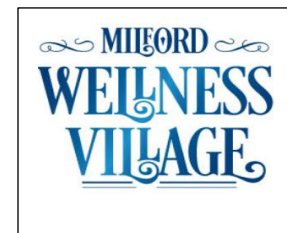


Milford Wellness Village

21 W. Clarke Avenue,
Milford, Delaware 19963



The Milford Wellness Village is a new, beautiful and innovative multi use facility committed to delivering integrated health, education, and other professional services to the City of Milford, along with Kent and Sussex Counties and the State of Delaware. Established by Nationwide Healthcare Systems, there vision is to provide coordinated services by a select mix of like-minded organizations and services that share the opportunity to improve health and well-being for the community. The Milford Wellness Village was the former 264,000 square foot Milford Memorial Hospital. The renovations to this old hospital have turned it into a magnificent state of the art facility. Join the tenants listed below in this exciting new medical/professional village.



Milford Wellness Village HIGHLIGHTS

- Available for lease at \$17.00 per square foot, Triple Net.
- The building is approximately 264,000 square feet.
- Approximately 40,000 square feet is available for lease immediately.
- Micro-suites up to large contiguous space available.
- Plenty of private off-street parking in several large parking lots.
- Conference Center available to Tenants and the public.
- On site café known as the Village Café is available to the public.
- Easy access to Dupont Blvd (RT. 113) and state route 1.
- Great location within the city limits of Milford but located in Sussex County.
- 20 min. south of Dover, 30 min. from the beach, 30 min. from Georgetown, 40 min. from Seaford.



Driven...by our Client's Success

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Service Providers at the Milford Wellness Village

Polaris Healthcare & Rehabilitation Center is a state-of-the-art facility that provides quality nursing care services in an environment that is warm and welcoming. Polaris is a proud member of Nationwide Healthcare Services – a premier provider of healthcare throughout Delaware and Pennsylvania. Polaris is now admitting new residents for its short-term and long-term care facility.

PACE Your LIFE participants receive highly personalized and complete medical care. It is a healthcare plan that provides an all-inclusive, customized care plan delivered by our dedicated team of health professionals.

Aquacare Physical Therapy provides orthopedic, sports, physical and specialized therapy services such as pelvic, spine, hand and aquatic care. The facility has been treating patients under a limited capacity following all CDC guidelines. The location includes the Milford Lifestyle Fitness Center, a wellness gym tailored for personal training in a small intimate environment.

Banyan Treatment Centers is a national addiction services provider that offers a wide array of residential treatment programs that provides access to medical services. This includes daily therapy sessions, community support groups and additional medical care.

Bright Path - Early Learning and Child Care is an affordable, elite program that can accommodate parents' work schedules, while still creating a family environment. It offers small group sizes, low child-to-teacher ratios, and an enriched learning center that helps children experience the joy and excitement of learning, all while developing an appreciation for their individuality in a healthy, safe and challenging environment.

La Red Health Center provides quality, patient-centered care to the diverse members of our community. This includes pediatrics and adolescents, adults and seniors, oral health, behavioral health, women's health, chronic disease screening and general patient assistance.

Nurses ‘n Kids provides programs designed to care for infants and children with acute & chronic medical needs, developmental delays and nutritional deficiencies that cannot be provided by a regular day care center. The facility will be one of only three such centers in the state of Delaware, two of which are Nurses ‘n Kids.

Village Café is open for breakfast and lunch Monday through Friday and offers a selection of quality food and beverages for dine-in or take-out. Its convenient location enables local residents, surrounding businesses and visitors to the Milford Wellness Village to grab a bite from one of the Café’s handcrafted food stands.

IdentoGO- provides a wide range of identity-related services with the primary service being the secure capture and transmission of electronic fingerprints for employment, certification, licensing and other verification purposes - in a professional and convenient location at Milford Wellness Village.

The WeCare Program helps you navigate through your medical needs, assisting with nutrition, activities of daily living, and improving your quality of life. Funded by ACL and the federal government, WeCare is designed to keep seniors safe and healthy in their homes at no cost to the participants.

Village Audiology is a satellite location providing adult hearing evaluation services initially and primarily to the veteran population scheduled through VA agencies. It will eventually be providing additional services through private insurance once it is credentialed, including hearing aid fittings, full audiograms, and middle ear testing including tympanometry and acoustic reflexes.

Compassionate Care Hospice in Milford gives patients facing a terminal illness the freedom to live each day to its fullest by offering comfort, dignity, quality of life and time. Compassionate Care Hospice works in close coordination with patients, their families and their doctors to deliver high-quality hospice care around the clock.

CHIS Independent Medical Evaluations for Disabled Veterans in addition to Psychiatric Care (Medication Management and Therapy) for Women.

Xeron Clinical Laboratories is a full-service laboratory that has been serving the community for over 20 years. Our team of experienced technicians and medical professionals are dedicated to providing you with the highest level of service and care.

Delaware Assistive Technology Initiative (DATI) led by the **Center for Disabilities Studies at the University of Delaware**, helps people learn about AT options and acquire the devices that can support them at work, school, home and in the community. DATI demonstrations compare features and benefits of particular devices. Loans let people borrow AT devices that can aid decision-making, fill a gap while the person is waiting for device repair or funding, provide short-term accommodation, or provide the opportunity to become familiar with a product's operation. DATI also offers programs that provide assistive technology at no cost to individuals who have no other means to obtain it.

The Delaware Network for Excellence in Autism (DNEA), a program of the Center for Disabilities Studies at the University of Delaware, offers training and technical assistance that benefits individuals with autism, their families, and the professionals who serve them.

Easterseals Delaware & Maryland's Eastern Shore offers a variety of exceptional services throughout the state, including children's therapies, day programs for adults with physical or intellectual disabilities, supported employment, senior services, personal attendant services, recreational camping, respite services, and services for caregivers. Our Community Outreach Program is based at Milford Wellness Village to provide resources, information and case management for those caring for a loved one with a disability, chronic illness or aging condition.

AccentCare is here to maximize your health, independence, and peace of mind. With our community-leading home health, hospice and personal care programs, we prioritize your individual needs and goals to deliver customized care in the most sacred place – your home.

The Mental Health Association in Delaware (MHA) is a statewide, nonprofit organization founded in 1932 to promote mental health. MHA provides services throughout Delaware, and our focus is education, support and advocacy for mental health issues. Our mission is to strengthen knowledge, resources and support around mental health and recovery. We do this through programs that include suicide prevention and mental health training, wellness groups, peer certification training, mental health court mentorship, information and referral, and more.

Village Primary Care - Exceptional, patient-centered care that meets both short-term and long-term health goals, guided by the principles of Connection, Integrity, Collaboration, and Excellence. We are dedicated to fostering a healthcare environment that values each individual and ensures accessibility and convenience for all.

Delaware State University- Geriatric Workforce Enhancement Program-This partnership with Education Health and Research International at the Milford Wellness Village expands Delaware State University's outreach and impact into the Geriatric Health arena by promoting improved competent care for Delaware's growing senior citizens population. This grant-funded program will also provide training and internship opportunities for DSU students in its Nursing and Social Work programs.

Genoa Pharmacy- Genoa Healthcare is a pharmacy that offers personalized services to people with complex conditions. They work with clinics and communities to help people get and stay on their medications. Genoa Healthcare is part of Optum Rx.

Services offered

Mental health: Pharmacy care that helps people take control of their mental health Assisted living: Customized pharmacy care for residents or their loved ones.

HIV: Pharmacy care that helps people feel comfortable and confident to treat or prevent HIV.

MIFORD WELLNESS VILLAGE

KINGS HWY

WILLIAMS ST

POLK AVE

MAIN ENTRANCE

PARKING LOT

MAIN ENTRANCE

Main Street- Campus Walkway

Common Area



DNEA Delaware Network for Excellence in Autism



accentCare. Reimagining Care, Together.

CONFERENCE CENTER

VILLAGE PRIMARY CARE



MAIN BANYAN ENTRANCE



PACE ENTRANCE



MANAGEMENT OFFICE



EHRI & ADMIN OFFICE



REAR CAFE ENTRANCE

VILLAGE CAFE



POLARIS ENTRANCE

FRONT CAFE ENTRANCE



CHAPEL



LA RED ENTRANCE



W. CLARKE AVE

PARKING LOT

W. CLARKE AVE



