

# DESIGN GUIDE

Choose a pre-designed building or customized floor plan to fit your needs.

Quickly. Easily. Affordably.

## COMMERCIAL MODULAR BUILDINGS FOR MEDICAL AND HEALTHCARE FACILITIES

### Specializing in Modular:

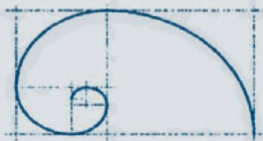
- Medical Clinics
- Rural Health Clinics
- Professional Buildings
- Administrative Offices
- Laboratories
- Rehab Facilities (up to 40 beds)
- Sleep Study Suites
- X-Ray, MRI & Cat Scan Suites
- Pharmacies
- In-Service Training Classrooms



NEED MORE SPACE?  
IN A HURRY?  
ON A TIGHT BUDGET?

Rose Factory Built Modular  
Healthcare Buildings are the answer.

- Purchase, rent, or lease to own
- Design a custom floor plan
- Customize your finishes
- Delivered within weeks of order
- Huge cost savings over site built



ROSE OFFICE SYSTEMS

Commercial Modular Buildings

(888) 608-1173

[www.RoseOffices.com](http://www.RoseOffices.com)

Specializing in high end custom modular  
construction in the Southeastern USA.



We invite you to tour our model center located off I-65 in Calera, Alabama so you can feel the difference in quality modular construction for yourself.



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You may not need extra space today, but you might in upcoming months or years.

**Please file this free floor plan catalog for future reference.**



# ABOUT ROSE OFFICE SYSTEMS:

Since 1997, Rose has been serving the Southeastern United States with custom commercial modular buildings. Founded by Garry Cain, a leader in the modular industry since 1986, the company continues to expand and produce high-end quality modular buildings. With an eye for creative design and years of hands-on experience, Gary and his team provide specialty modular construction that focuses on the customer's needs while providing attractive and affordable modular building solutions.

## A FEW **FREE** EXCLUSIVE BENEFITS OF ORDERING A ROSE BUILDING:

- No obligations quotes with detailed building specifications and costs
- Space planning and floor plan designs in AutoCAD
- Engineering of blue prints
- 3D Renderings before order
- Site evaluations using satellite imagery
- Real-time online meetings with professional design team
- Furniture space planning custom fit inside your rooms
- Detailed placement of electrical outlets, cat5 wiring and j-boxes to suit your furniture layout
- Customer service before, during and after your order
- Knowledgeable staff with decades of combined experience

FOR MORE PHOTOS, FLOOR PLANS AND INFORMATION  
PLEASE VISIT OUR WEBSITE AT [WWW.ROSEOFFICES.COM](http://WWW.ROSEOFFICES.COM)





You only get one chance to make a first impression.

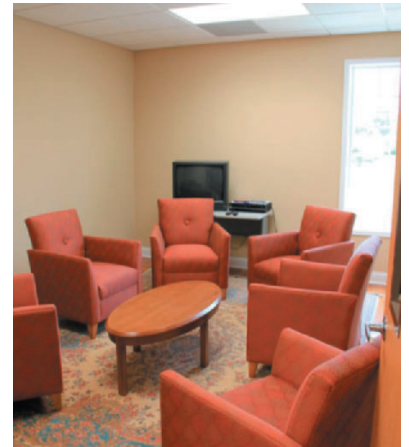
We offer spacious, well lit lobby areas in a wide range of both custom and factory finishes.



## WAITING ROOMS

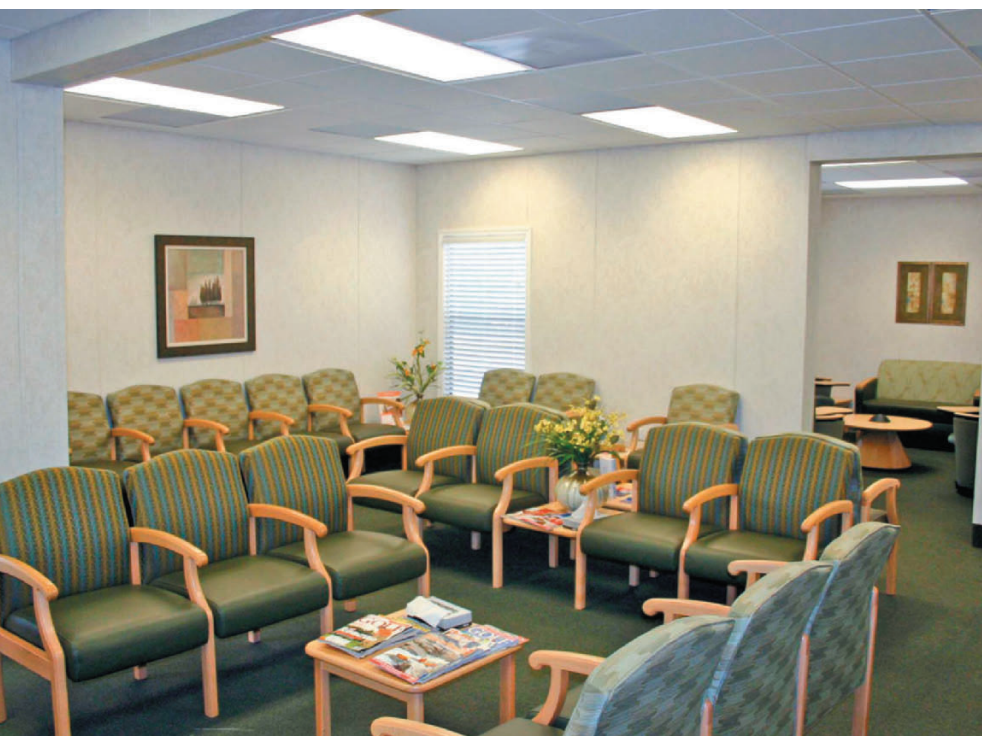
**Above:** We can customize your lobby with painted walls, crown moldings, wainscot, or faux brick panels, and even 11 foot ceilings for a WOW first impression as clients walk into the door. Let our in-house design team help you choose color schemes at no additional charge.

**Below:** If budgets are a concern, our typical factory finish using commercial specifications are still clean and inviting.



### TREND TIP:

Chairs in the side lobby dedicated to business clientele feature built-in laptop tablets and offer unlimited Wi-Fi to patients. What a great service to offer in this busy modern age.





# RECEPTIONISTS & NURSE STATIONS



WE OFFER FURNITURE PACKAGES: Ask us about providing a solid, functional and beautiful nurse station for your modular medical clinic.

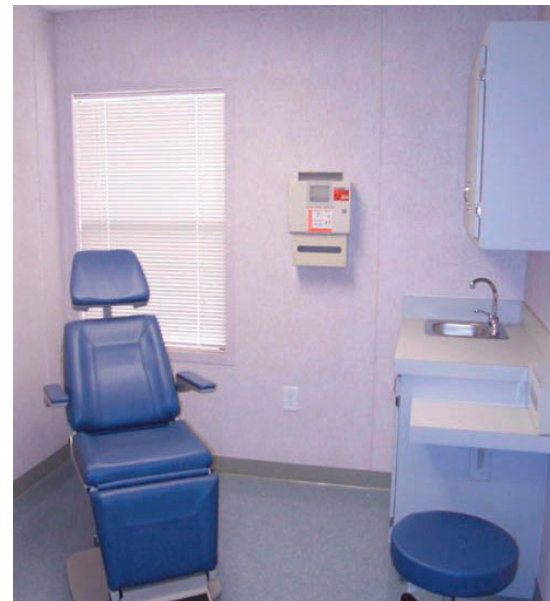






## EXAM ROOMS

Exam rooms are the workhorses of a medical practice. Durability is the key in high-traffic areas. Upgraded features such as solid surface countertops and oak cabinets help you increase the longevity of your building investment.





## QUALITY SPECIFICATIONS YOU CAN TRUST:

- Solid core doors, acoustical ceilings and sound absorbing sheetrock offer protection against noise transfer between exam rooms
- 8 foot high ceilings are standard with upgrades available up to 11 feet high
- Fire rated hallways and doors if required by code
- Washable vinyl wall coverings are standard
- Solid oak cabinets with laminate or solid surface countertops and stainless steel sinks
- Sturdy flooring and cove base for high traffic areas



## OUR BUILDINGS OFFER OPTIONAL SOUND ABSORBING WALLS

Special "Quiet-Rock" sheetrock absorbs sound between exams and open areas to comply with HIPAA guidelines for privacy. It converts sound energy into heat energy to make speech muted.







## SPECIALTY SERVICES

A few examples of the many different types of clinical, technical and ancillary services that can be operated inside a modular facility.

- ◆ X-ray Suites
- ◆ CAT Scan Suites
- ◆ Wound Care Centers
- ◆ Sleep Clinics
- ◆ Labs
- ◆ Wellness Centers
- ◆ Behavioral Health
- ◆ Dental Clinics
- ◆ Medical Clinics
- ◆ Emergency Rooms
- ◆ Ultra Sound Suites
- ◆ Weight Loss Clinics
- ◆ Rehab services
- ◆ Extended stay care
- ◆ Nursing Homes
- ◆ Assisted Living

Modular construction is suitable for all types of healthcare buildings. Most Rose jobs are completed as fast as **90 days** from start to finish.





# DOCTOR OFFICES AND ADMINISTRATIVE SPACE



## WE ALSO PROVIDE FURNISHINGS

Rose offers complete top of the line furniture packages for all of our clients at a standard discount of 50% off list price. Let us design a customized space plan to fit your building and your needs. Our experienced installers will assemble and have your building move-in ready with minimal hassle.

See page 17 for more information.





# CONFERENCE AND BREAK ROOMS





# OFFERING EXCLUSIVE ELEVEN FOOT HIGH CEILINGS



## YES! HIGH CEILINGS ARE POSSIBLE!

We know of no one else who can provide 11 foot ceiling heights in a modular building. Our competition will offer you 9 foot high, but we have specially designed a taller ceiling height for our clientele desiring a high-end interior.



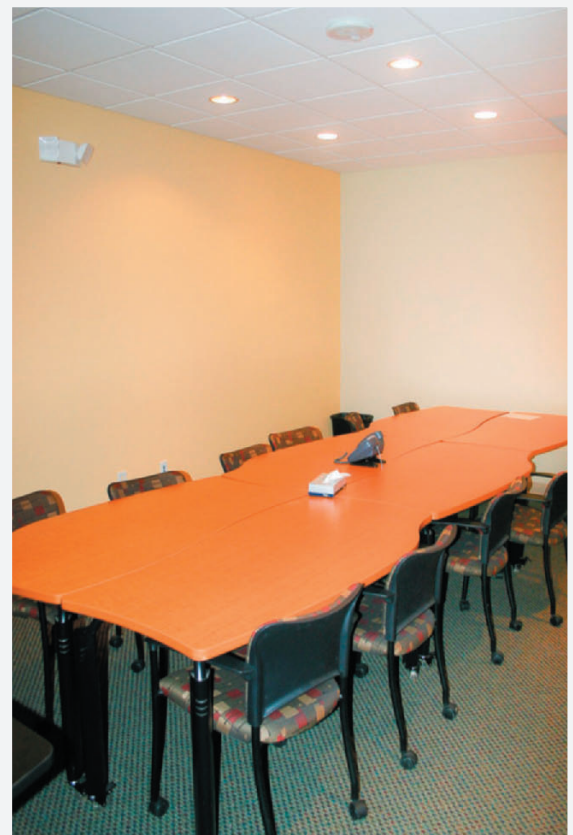




## CUSTOM FEATURED BUILDING:

### The Brookwood Office Complex- 11,000 square feet

Administrative office space for 65 employees was needed in this extra large modular complex, but after getting bids for site-built “brick & mortar” office space, the costs were so high that the project was almost abandoned. The solution was a custom designed modular building that would not only compliment the existing main building, but cost approximately 40% lower than the initial bid estimate. The results speak for themselves. The office building is spacious with 9 foot high ceilings, site installed floor coverings, and finished sheetrock walls that were painted on site. A mixture of private offices and cubicle style furnishings work together to form a very inviting yet functional space.





# ROSE MODULAR BUILDINGS ARE...

- **FAST.** It normally takes just a few weeks to months to be in brand new space. While you are preparing your site—we are building the structure in our climate controlled factory at the same time. Our normal lead time from start to finish for an average size construction project is around 90 to 120 days.
- **SAVING YOU MONEY.** Sometimes budget restraints trumps all other considerations. You need space, but don't have the budget. We can build any of our floor plans to a more economical specification level so that you can still enjoy the extra space that you need. We offer many levels of quality, from basic specs up to beautiful high end specs and any level in between. Compared to conventional “stick-built” construction methods building with modular typically saves around 30% to 50% of the total building investment. We work with all budgets to fit your needs.
- **PERMANENT OR TEMPORARY. YOU DECIDE.** While most of the buildings Rose constructs are permanent, there are many rental and leasing options available. Whether you need clinical or administrative office space, classrooms, or lab space you can lease our buildings temporarily. Lease terms for new custom buildings are available ranging from 36 to 84 months.
- **FLEXIBLE.** Rose also has a Lease-to-Own option available. We offer capital leases with \$1 buyouts up to 84 months. These popular leases are available at very competitive rates.
- **CUSTOMIZABLE.** After nearly two decades in business, we have numerous floor plans available that have been developed over the years for many other clients. You have the option of designing your own custom built modular building, or we can alter one of our existing plans to fit your space requirements. We aim to suit your specific space or site requirements.



**Did you know?** With factory controlled building environments and wholesale purchasing power, modular buildings can be installed in a fraction of the time it takes to site build. Since Rose Office Systems and the factory have in-house engineering and drafting departments customers can bypass expensive architectural design and blueprint fees.

**Save time and money by constructing a modular building.**

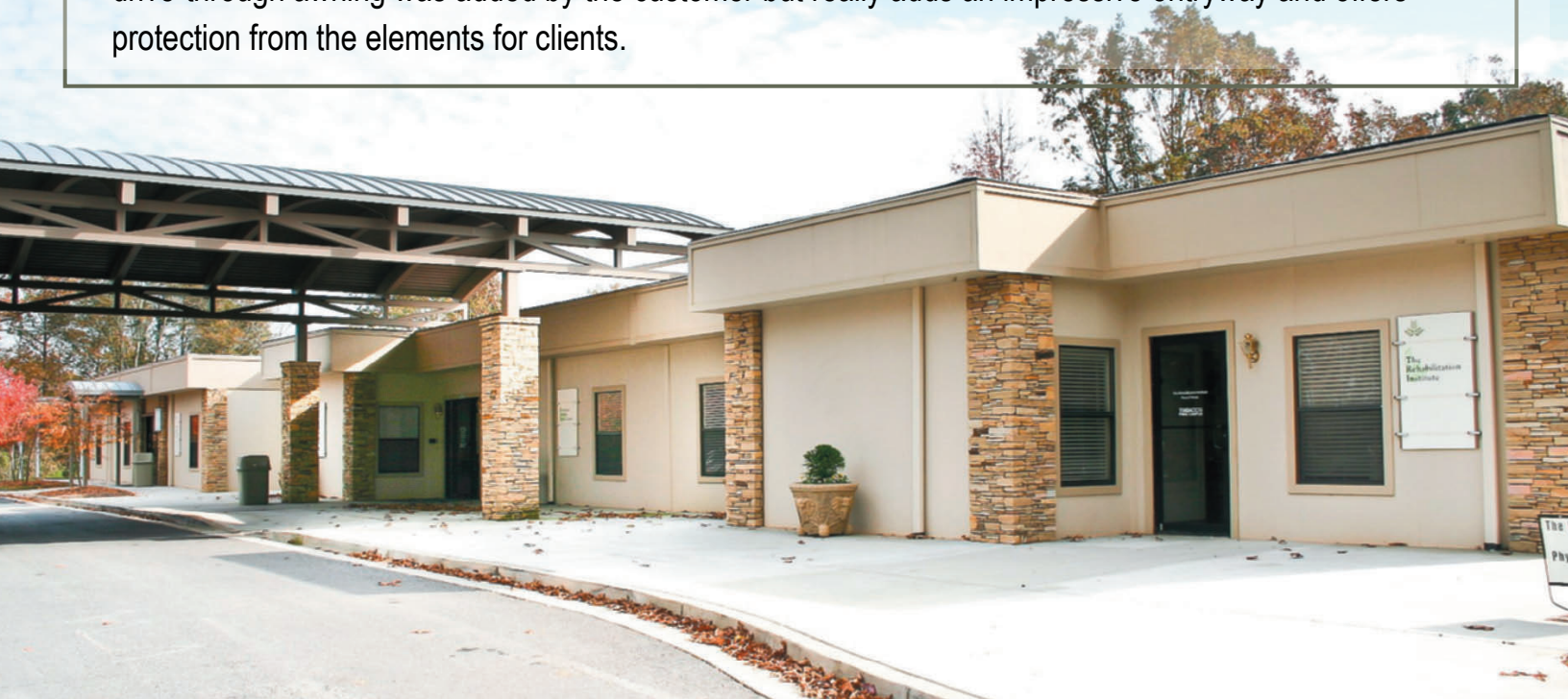




## CUSTOM FEATURED BUILDING: The Braselton Medical Center– 12,000 square feet

This extra large medical clinic is located in a busy Atlanta suburb in Northeast Georgia. The health clinic originally was built with 7,000 square feet. A few years later Rose Office Systems was contacted again to build a modular expansion with an additional 5,000 when their day-to-day operations surpassed the original capacity. The new building joined seamlessly beside the existing building without even disrupting the staff working next door.

This beautiful modular building features an overhanging roofline and rock “columns” on each corner for an attractive rustic look that blends well in the scenic mountains of North Georgia. The site installed drive-through awning was added by the customer but really adds an impressive entryway and offers protection from the elements for clients.







## CASE STUDY : University Medical Trauma Center

During remodeling and construction of the new medical center of this large state university, office space was required to be located on the campus for staff and doctors. Modular Offices by Rose Office Systems were leased for a multi year term. The 3,500 SF modular building had to be custom built and fitted onto an extremely tight site near the ER entrance for the Dept. Chair and staff. Pictured above was one of the largest offices at 15' by 30'. The building includes conference & break rooms, plus 12 private offices and work spaces.



**Did you know?** Since Hurricane Katrina—almost every southern state has adopted the International Building Codes (IBC) for commercial modular buildings giving you the quality assurance of 3rd party engineering company inspections. Factory built buildings are some of the strongest you can own. We can build from 100 to over 150 mph wind loading per IBC codes, depending on your location. You can option to specify 130 to 140 mph at very little added cost.





ACTUAL BUILDING



RENDERING OPTION 1



RENDERING OPTION 2

## ASK ABOUT CUSTOM FURNITURE INSTALLATIONS AND 3-D RENDERINGS

With an experienced in-house design staff equipped with Auto-CAD and the latest designer software, Rose Office Systems offers customized turn-key furniture installation packages for our modular buildings. You can also receive full color exterior renderings to visualize your new modular clinic building before your order is ever placed.

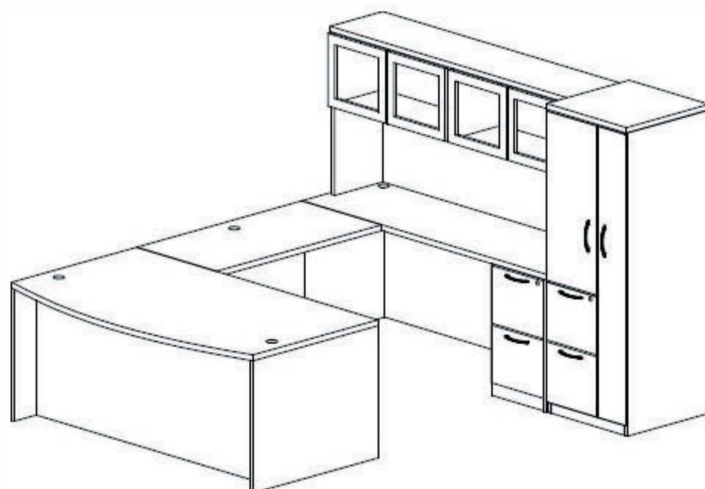
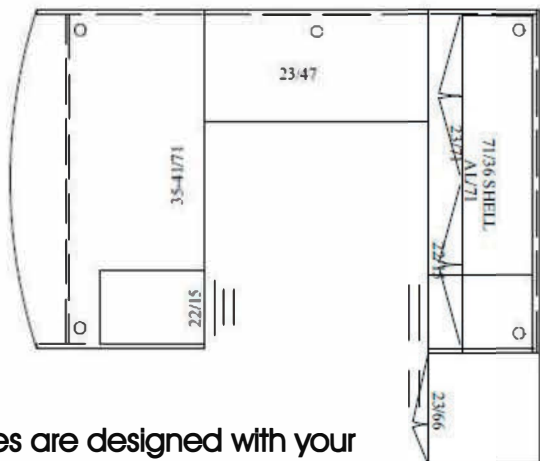
Rose Office Systems offers both sales and leases of commercial modular buildings and office furniture. This includes case goods, chairs, files, cubicles and conference tables.

We provide an in-house commercial design staff who not only understands the modular construction process, but also has experience with commercial furniture space planning. This combination offers our customers a unique one-stop shop in our industry. No matter what type building space you require, we can offer it in a modular solution that will rival almost any "site built" building.



# CUSTOM FURNITURE SAVES YOU TIME AND HASSLE.

The modular design process has never been simpler. Our customers have the benefit of a personalized space plan layout from our design team. We install new custom built furniture to fit your building and your personnel needs. With customization of the location of CAT5 data drops, telephone jacks and electrical outlets around a well designed furniture plan, Rose eliminates the hassles of moving into a new building.



Rose offices are designed with your needs in mind from start to finish.

Shown above: 3D rendering of proposed furniture package.

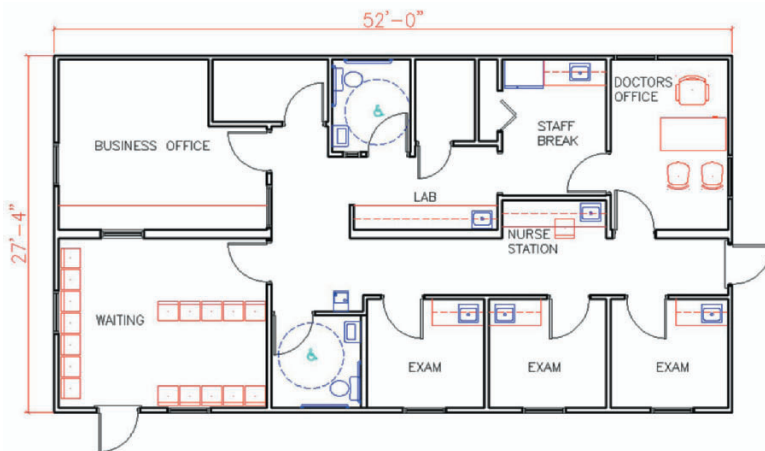
Shown below: Actual finished furniture package in Rose building.



**The best part?**  
**We install it.**  
**You don't have**  
**to lift a finger.**  
**Make life easier**  
**with Rose.**

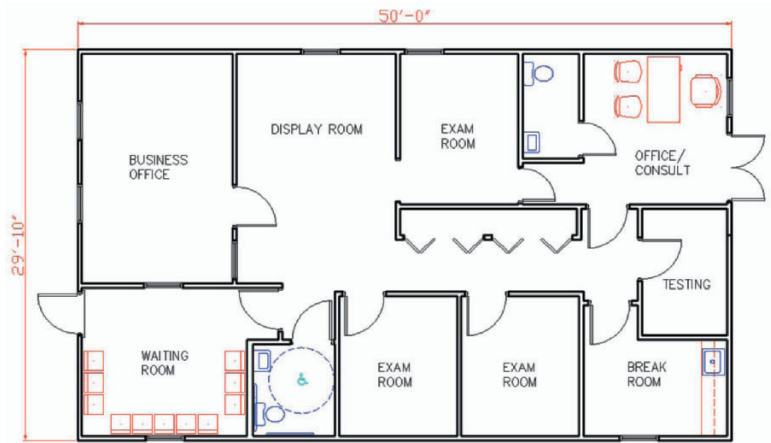


# Small Clinics: 1,000 — 2,000 square feet



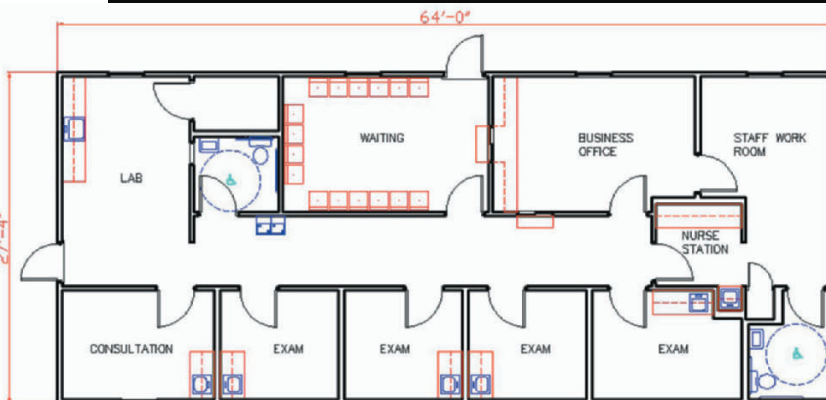
*The* **GREENSBORO** 28x52 1450 SF

Exam rooms: 3      Doctor Offices: 1  
Break Room: Yes      X-Ray: No



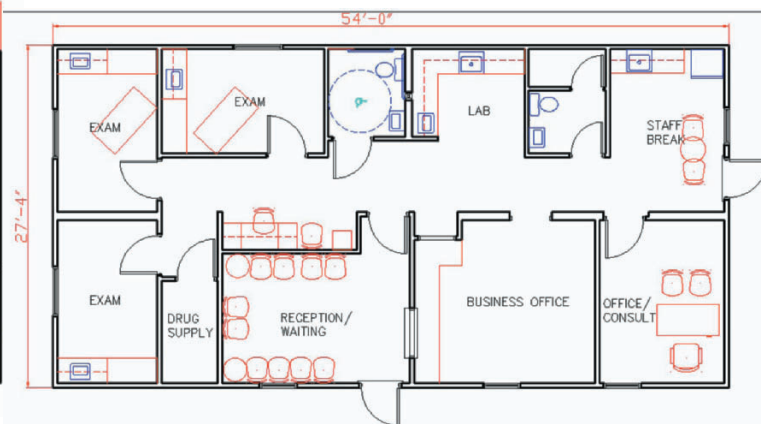
*The* **ABLETON** 30x50 1500 SF

Exam rooms: 3      Doctor Offices: 1  
Break Room: Yes      X-Ray: No



*The* **ABBEVILLE** 28x64 1792 SF

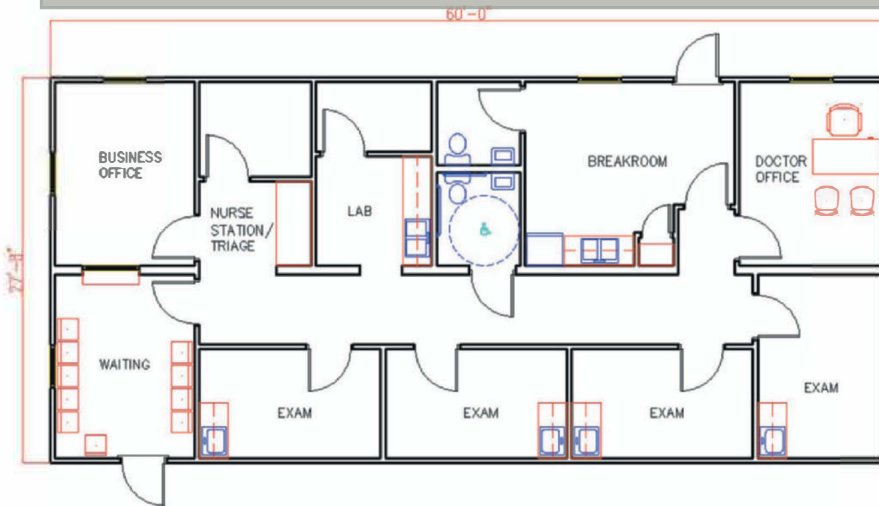
Exam rooms: 5      Doctor Offices: 1  
Break Room: Yes      X-Ray: No



*The* **VERNON** 28x54 1515 SF

Exam rooms: 3      Doctor Offices: 1  
Break Room: Yes      X-Ray: No





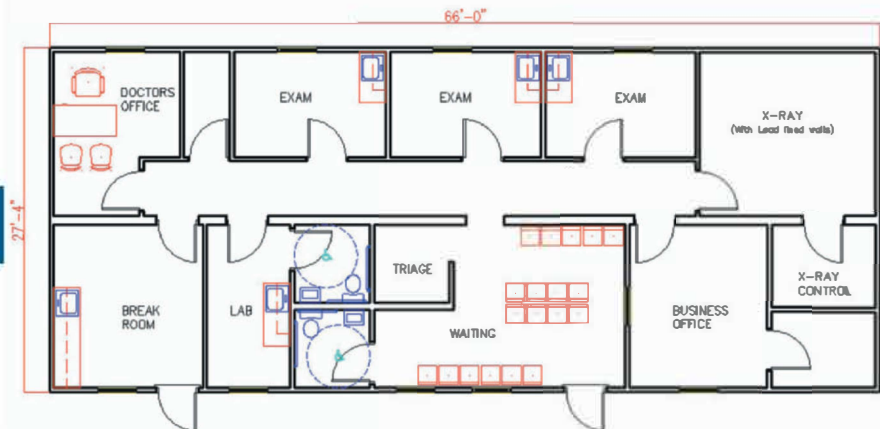
*The* **CLINTON** 28x60 1680 SF

Exam rooms: 4      Doctor Offices: 1  
Break Room: Yes      X-Ray: No

Modular Buildings are perfect for Small Health Clinics,  
Rural Health Clinics  
Family Practices...

*The* **HERRINGTON** 28x66 1848 SF

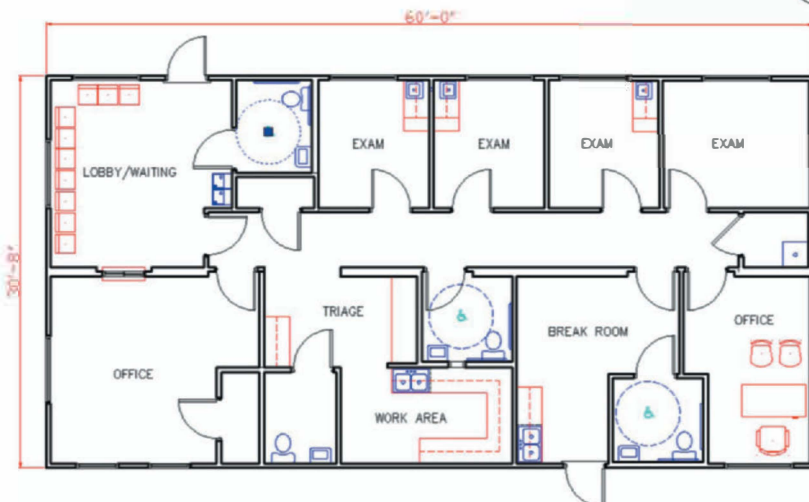
Exam rooms: 3      Doctor Offices: 1  
Break Room: Yes      X-Ray: Yes



...Pediatricians  
Optometrists  
Dentists and more!

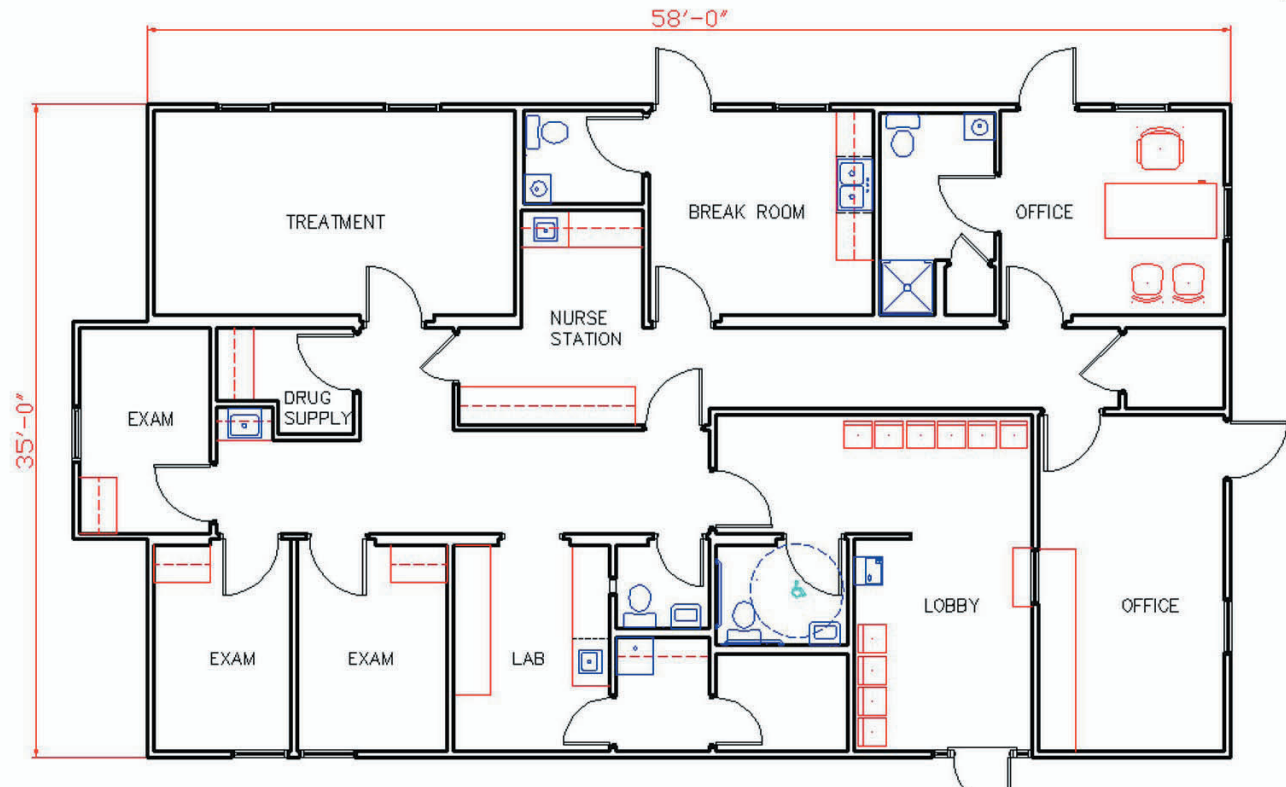
*The* **HUNTLEY** 31x60 1860 SF

Exam rooms: 4      Doctor Offices: 1  
Break Room: Yes      X-Ray: No



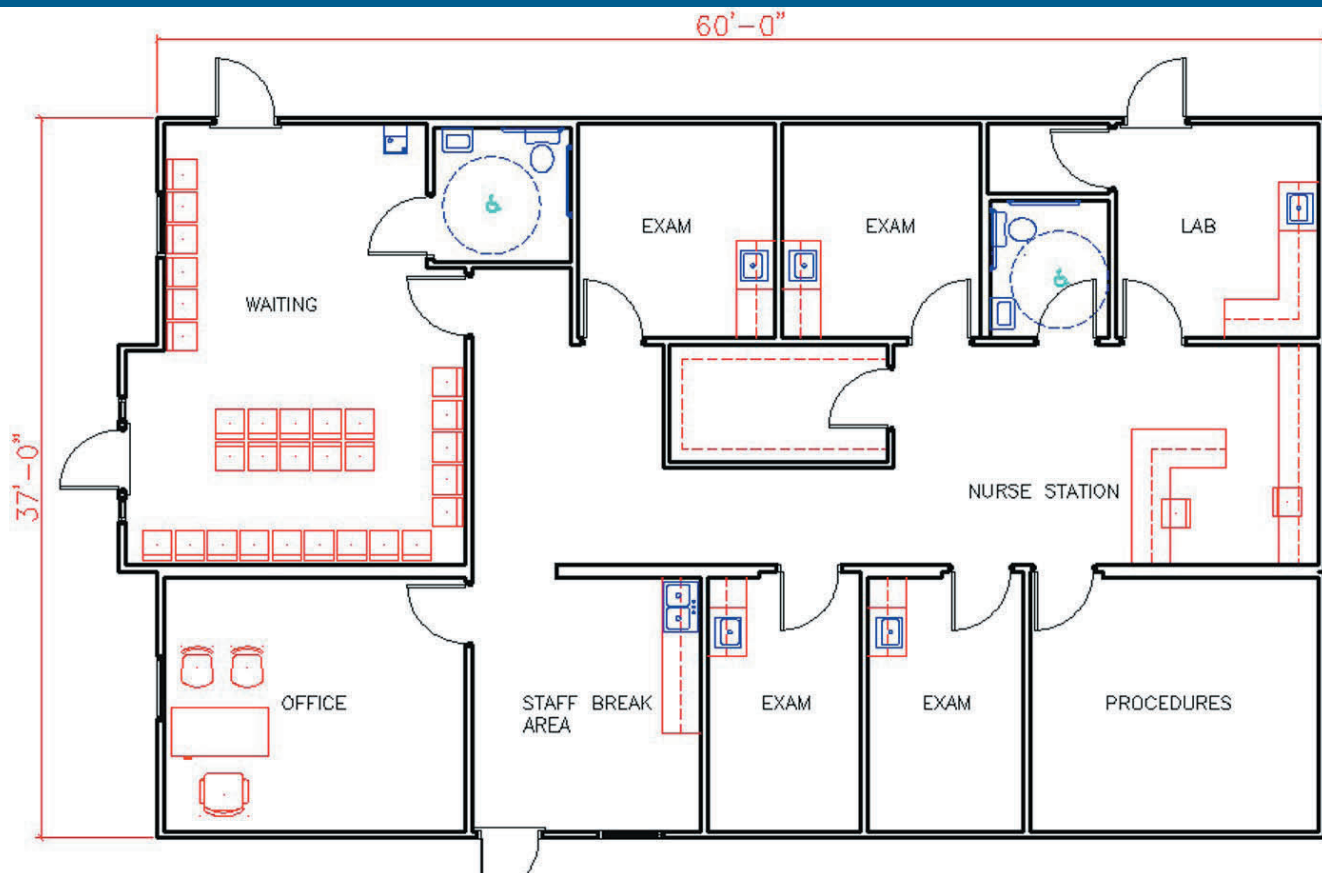


# Medium Clinics: 2,000-3,000 square feet



*The* HARPERSVILLE 35x58 2030 SF

Exam rooms:	4	Doctor Offices:	1
Break Room:	Yes	X-Ray:	No

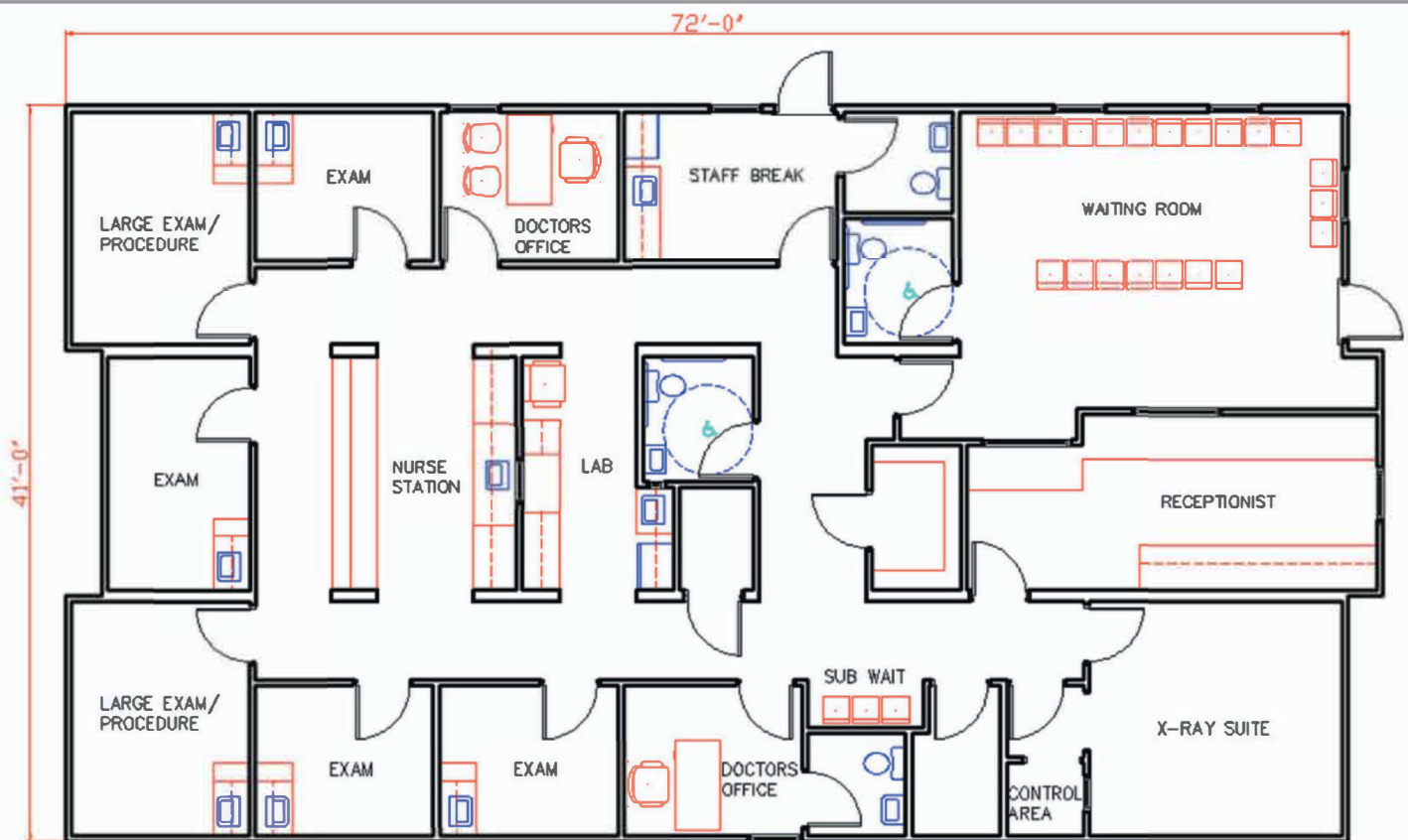


*The* BAKER 37x60 2,220 SF

Exam rooms:	4-5	Doctor Offices:	0-1
Break Room:	Yes	X-Ray:	No



Unique features such as faux brick or rock siding combined with staggered and raised center modules are a few signature features of Rose buildings. Breaking up the “big box” look of traditional modulares is our specialty. We strive to make our modular buildings look as aesthetically pleasing as possible.

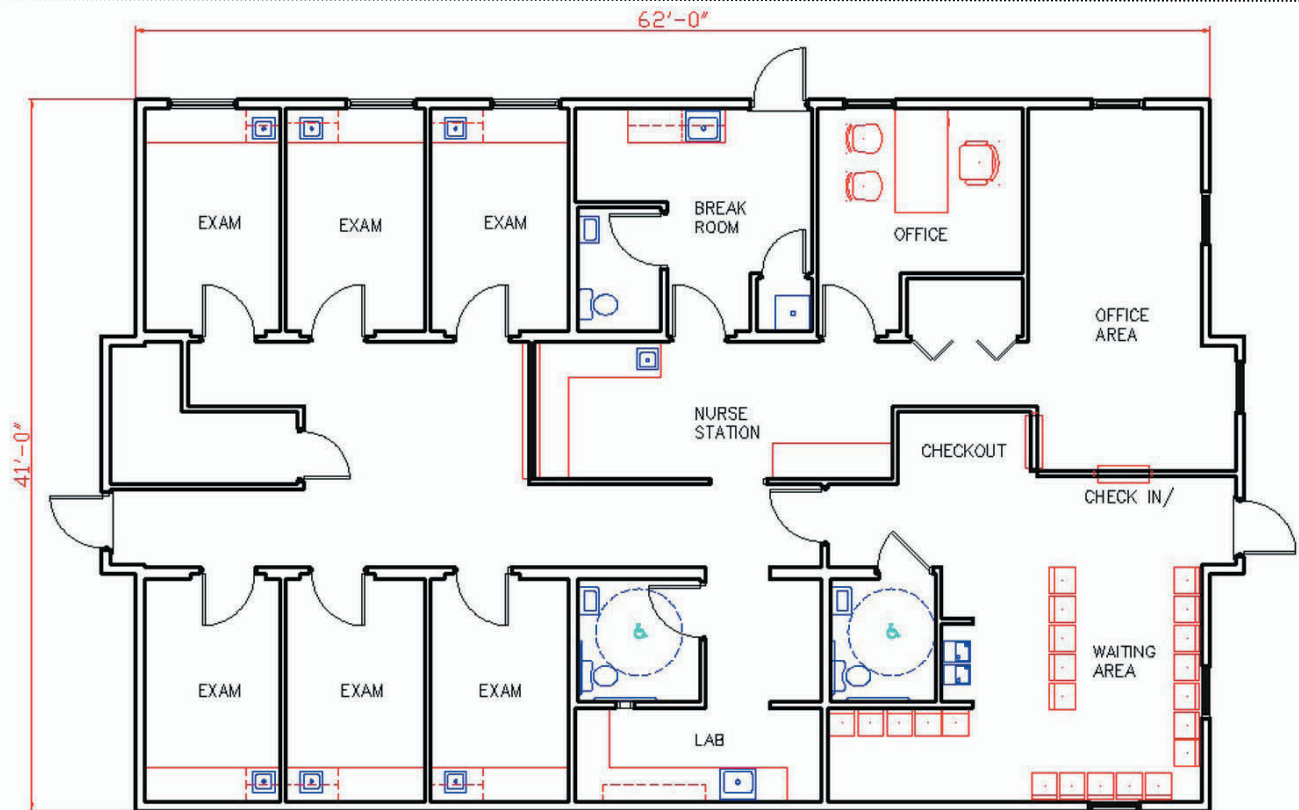


Exam rooms:	6	Doctor Offices:	2
Break Room:	Yes	X-Ray:	Yes

*The* **BAYSIDE** 41x72 2952 SF

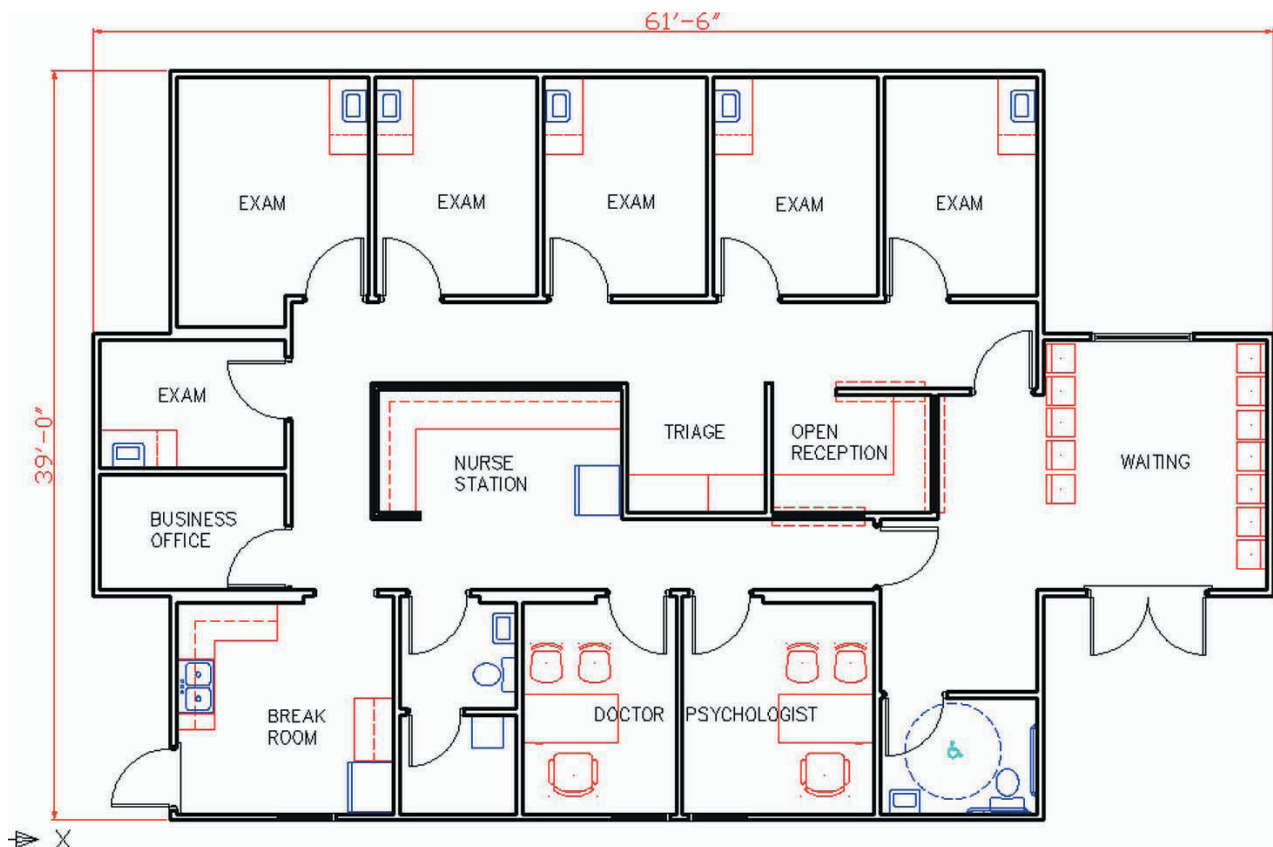


# Medium Clinics: 2,000-3,000 square feet



*The* **CLARKSVILLE** 41x62 2540 SF

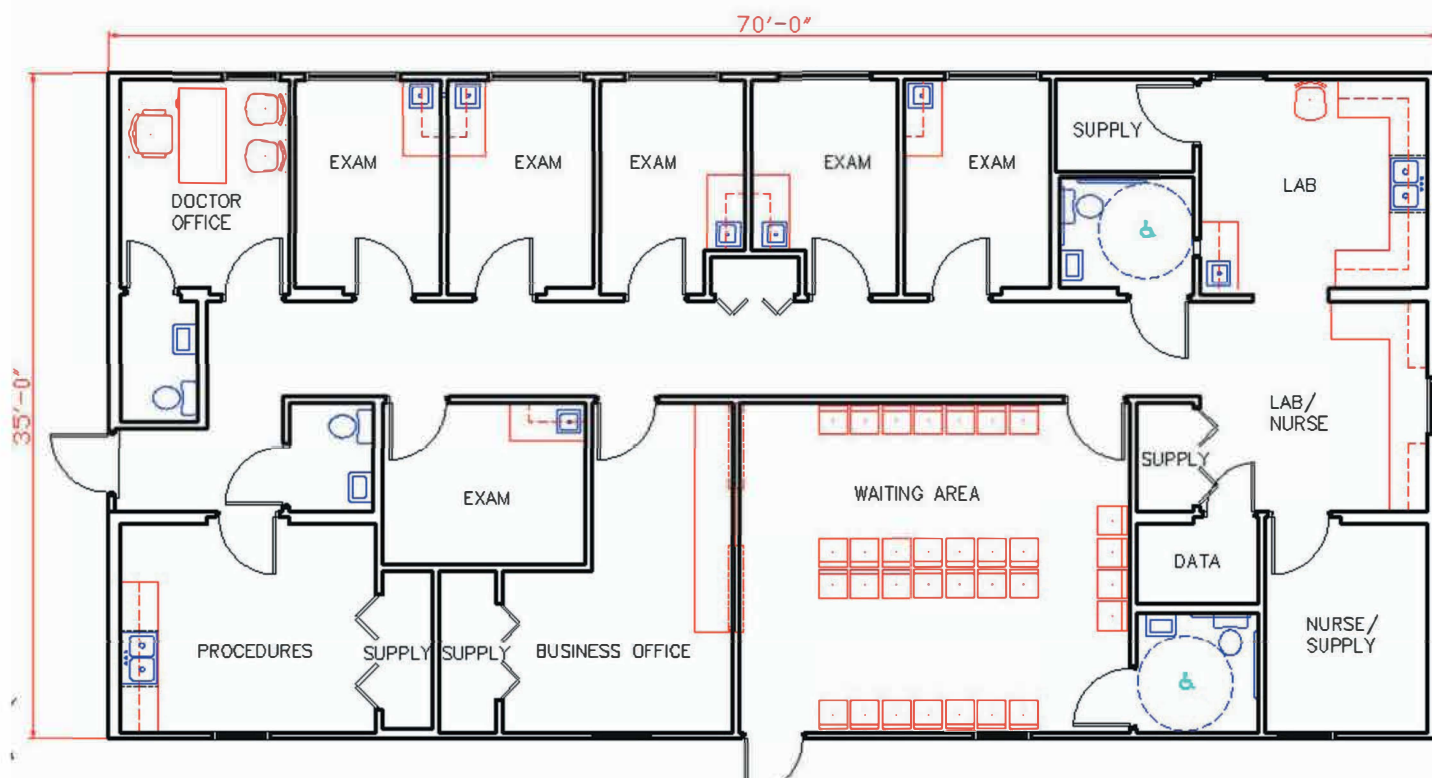
Exam rooms:	6	Doctor Offices:	1
Break Room:	Yes	X-Ray:	No



*The* **MITCHELL** 39x62 2,420 SF

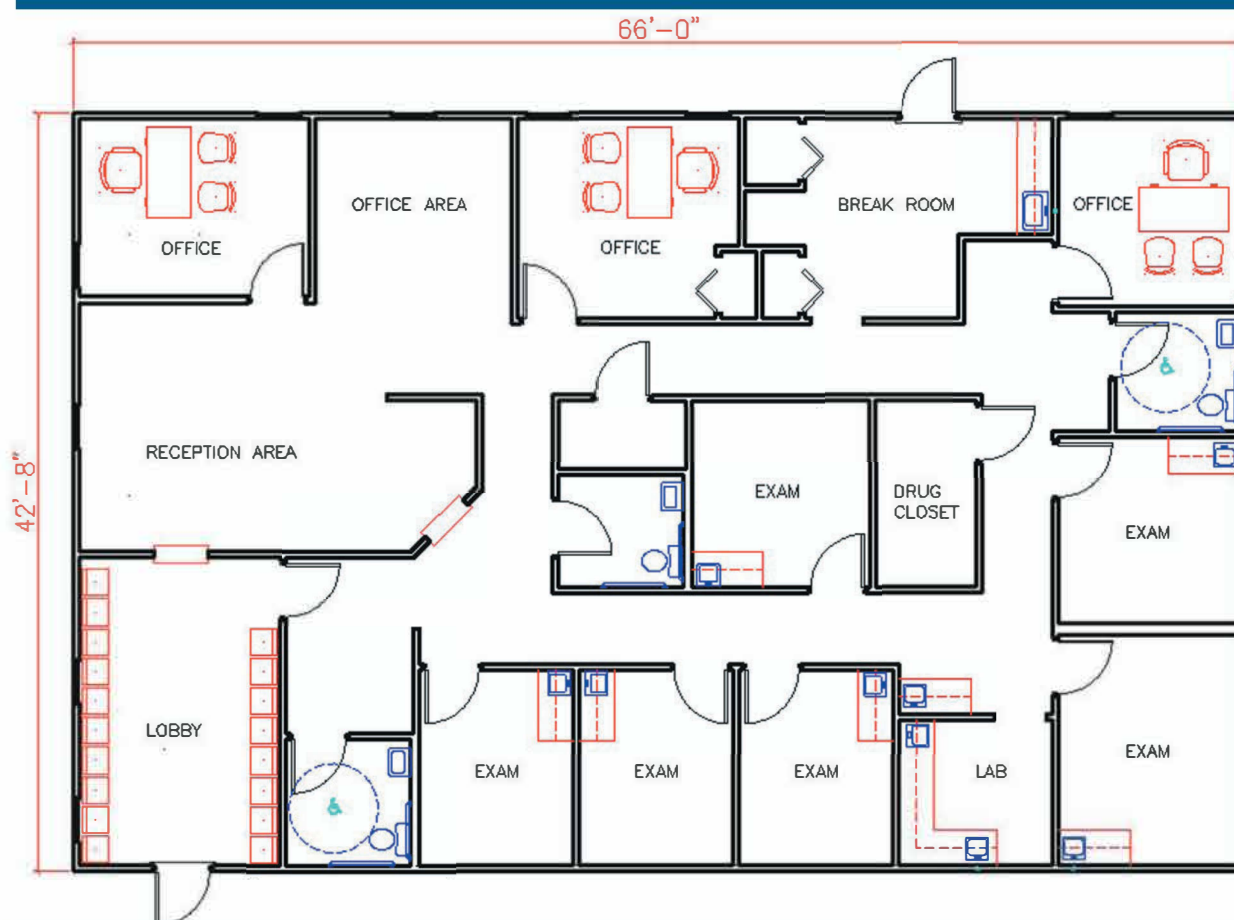
Exam rooms:	5-6	Doctor Offices:	2
Break Room:	Yes	X-Ray:	No





Exam rooms: 6-7    Doctor Offices: 1-2  
 Break Room: Yes    X-Ray: No

*The* **BLOCTON** 35x70 2450 SF



Exam rooms: 6-7    Doctor Offices: 2-3  
 Break Room: Yes    X Ray: No

*The* **CHILTON** 43x66 2838 SF



# Medium Clinics: 2,000-3,000 square feet



Exam rooms: 6-7    Doctor Offices: 2  
Break Room: Yes    X-Ray: No

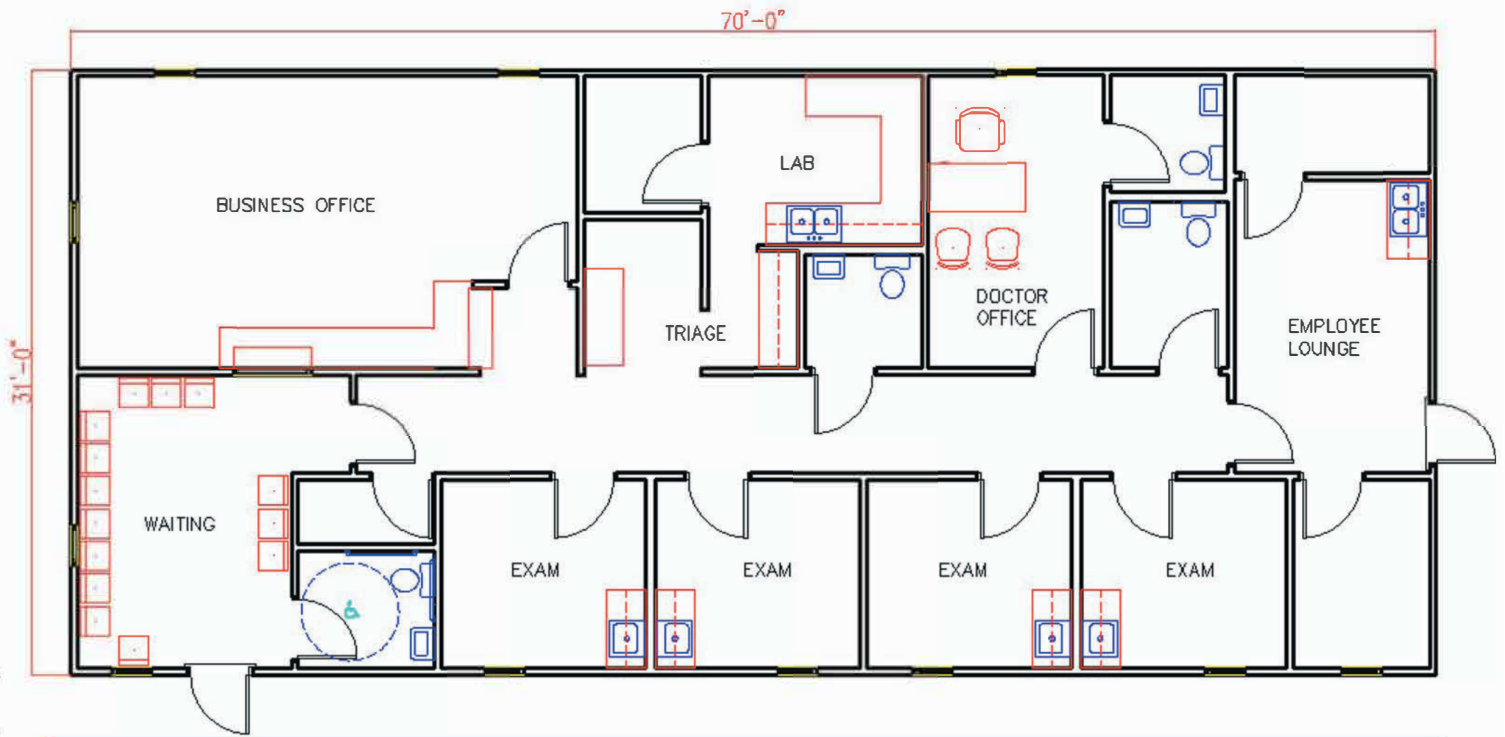
*The* **CHIPLEY**

41x70 2870 SF

Shown Below: The Chipley Clinic (floor plan shown above) serves as a free-standing medical practice outside the Northwest Florida Community Hospital. The building is on a 60 month operating lease with an option to renew. This relieves capitol funding for other endeavors.

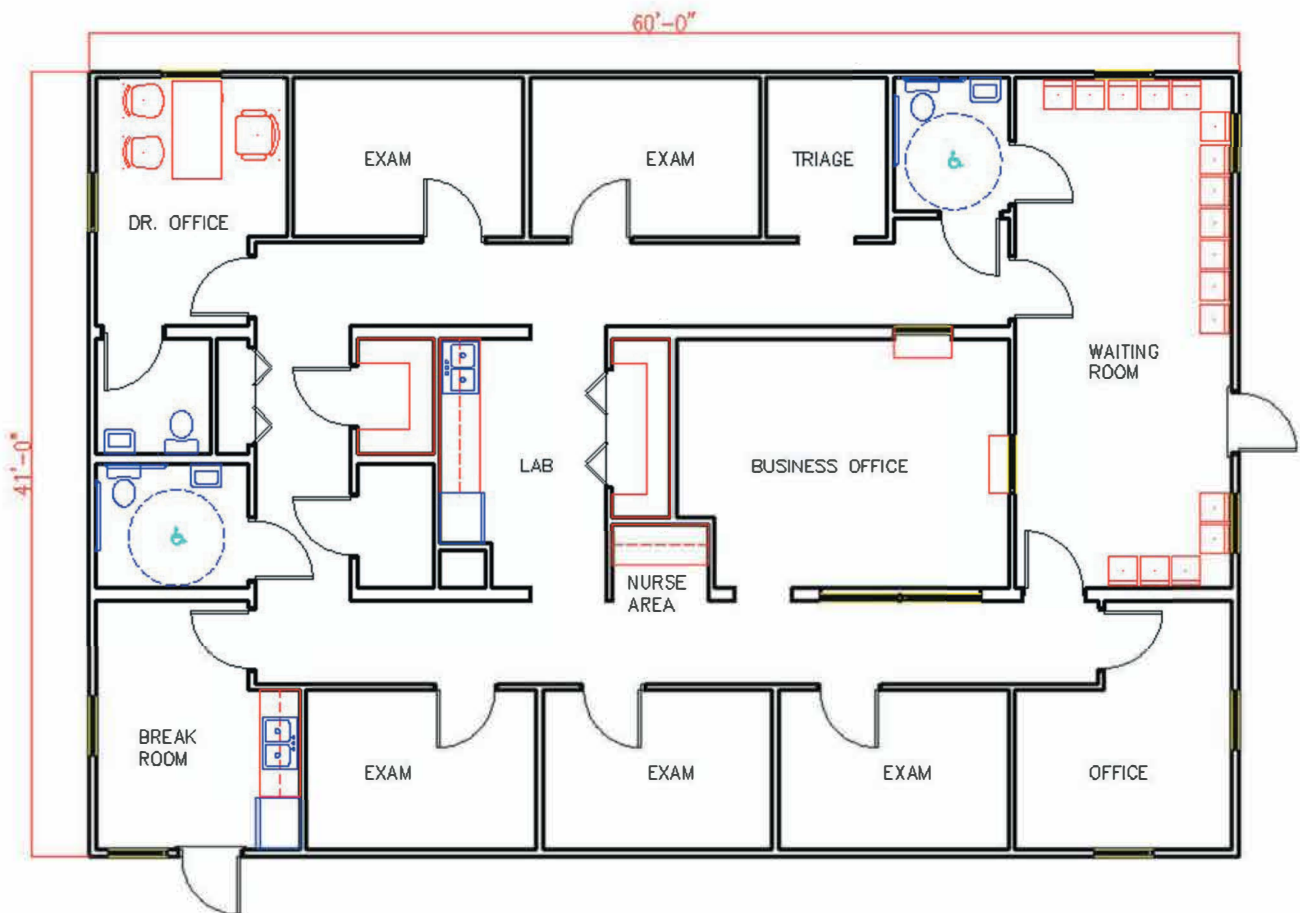






*The* **WHATLEY** 31x70 2,170 SF

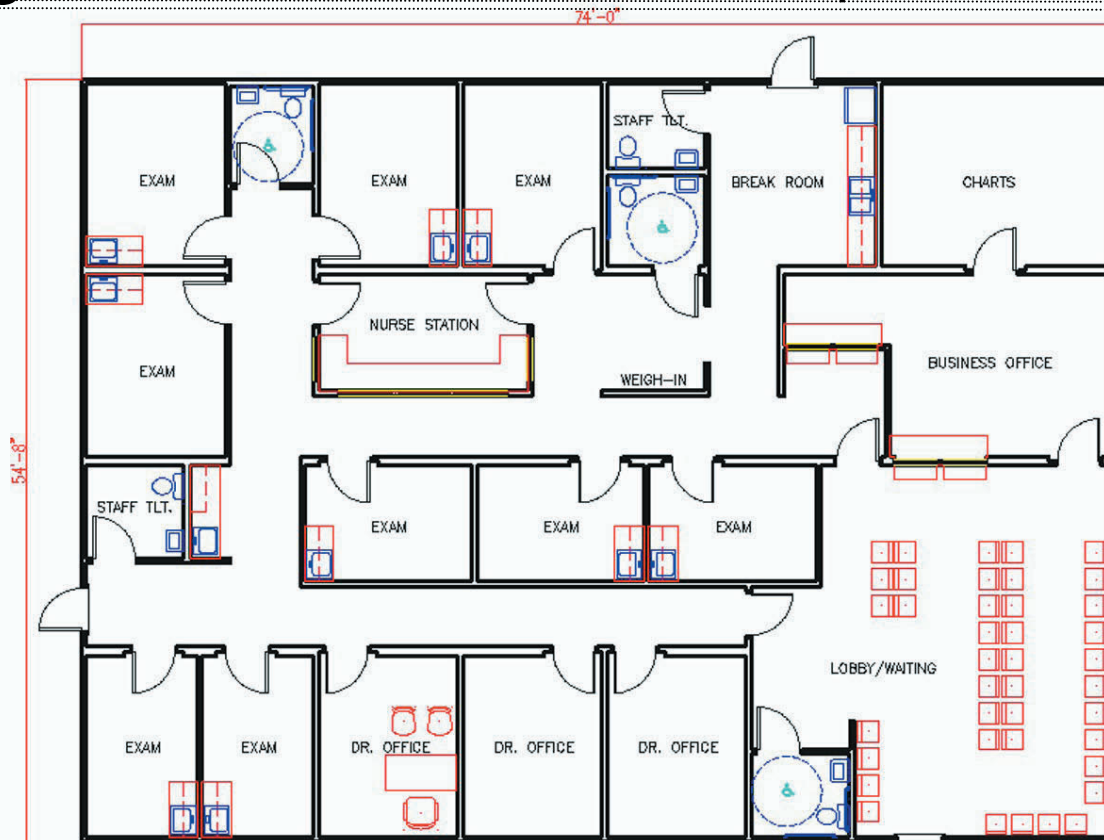
Exam rooms:	4	Doctor Offices:	1
Break Room:	Yes	X-Ray:	No



Exam rooms:	5	Doctor Offices:	2
Break Room:	Yes	X Ray:	No

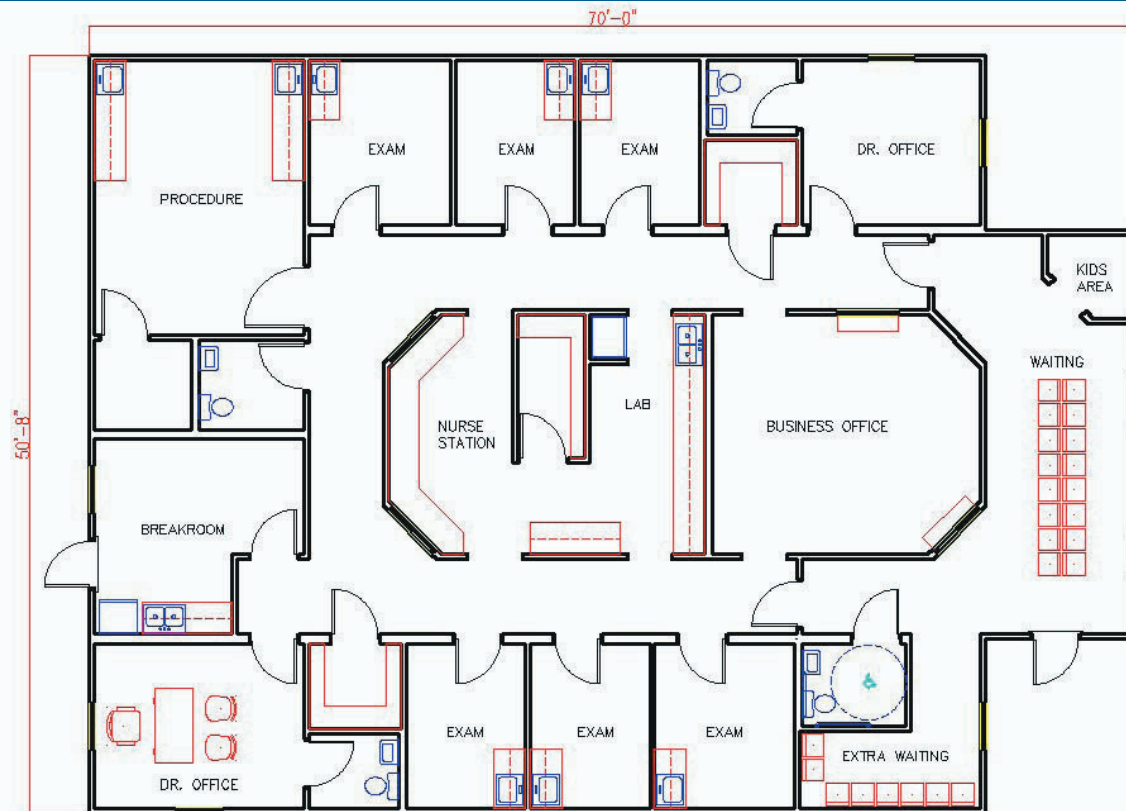
*The* **JACKSON** 41x60 2460 SF

# Large Clinics: 3,000-5,000 square feet



*The* **EVERGREEN** 55x74 4,070 SF

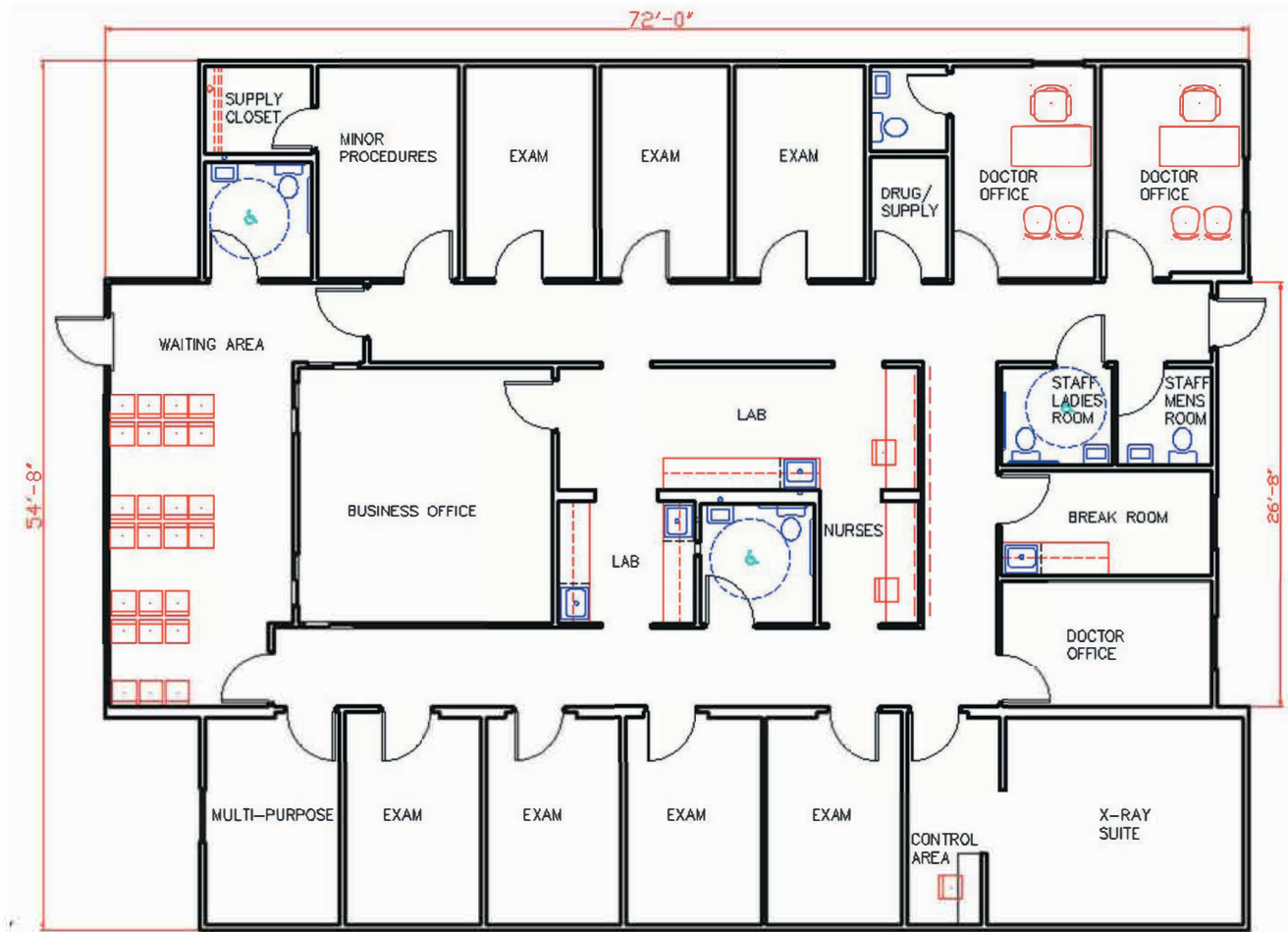
Exam rooms:	9	Doctor Offices:	3
Break Room:	Yes	X-Ray:	No



*The* **ST MARY** 51x70 3,570 SF

Exam rooms:	6	Doctor Offices:	2
Break Room:	Yes	X-Ray:	No





Exam rooms:	9	Doctor Offices:	3	<i>The</i> <b>HARTNESS</b> 55x72 3,960 SF
Break Room:	Yes	X-Ray:	Yes	

Shown Below: The Hartness Clinic (floor plan show above) is located in North Carolina as a private family practice. This attractive exterior welcomes patients into a clean and friendly environment with a well-designed interior.

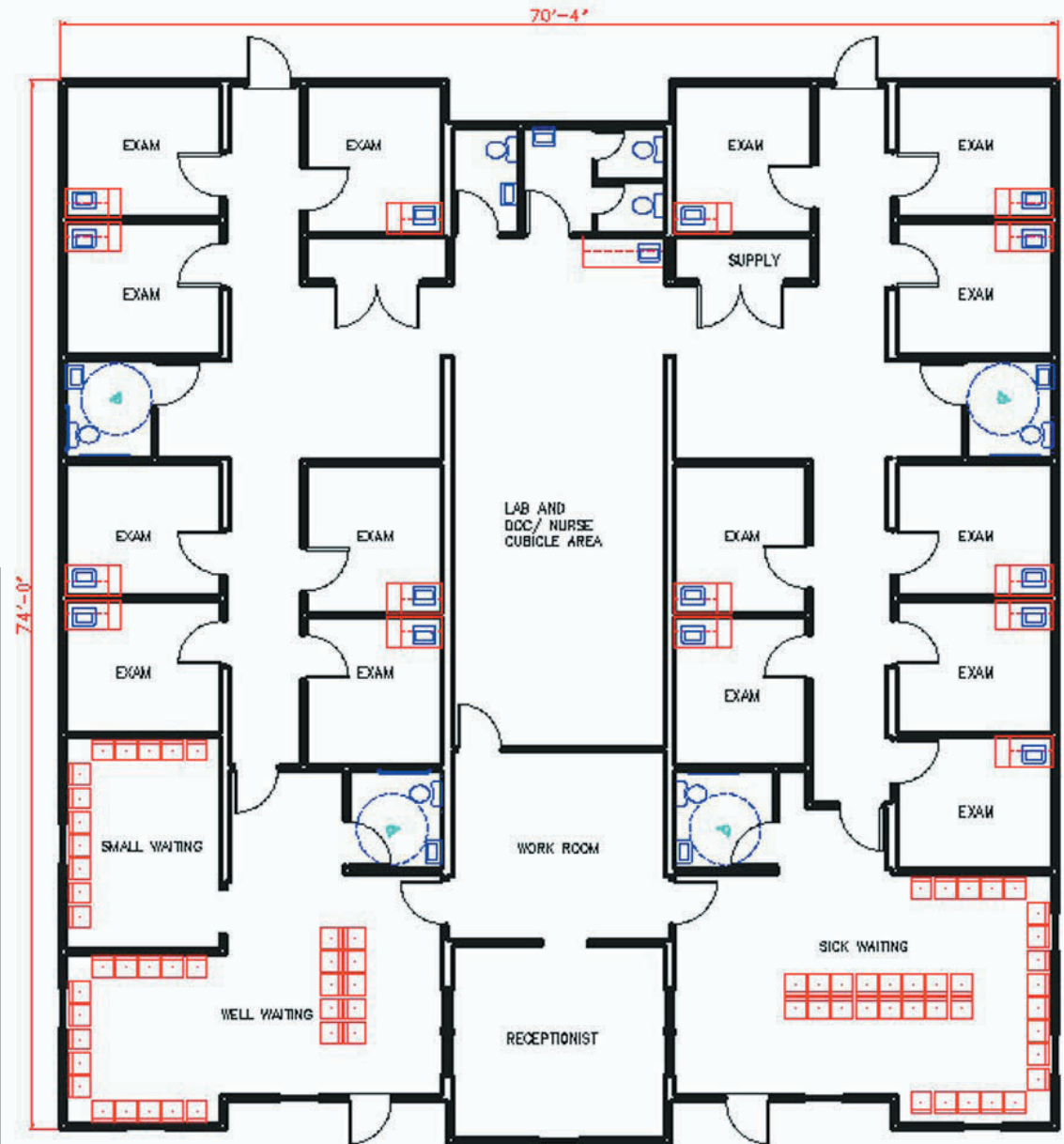


# Extra Large Clinics: 5,000 + square feet

*The* SAYLES

71x74 5,200 SF

Exam rooms: 15  
Break Room: Yes  
Doctor Offices: 2-3  
X-Ray: No

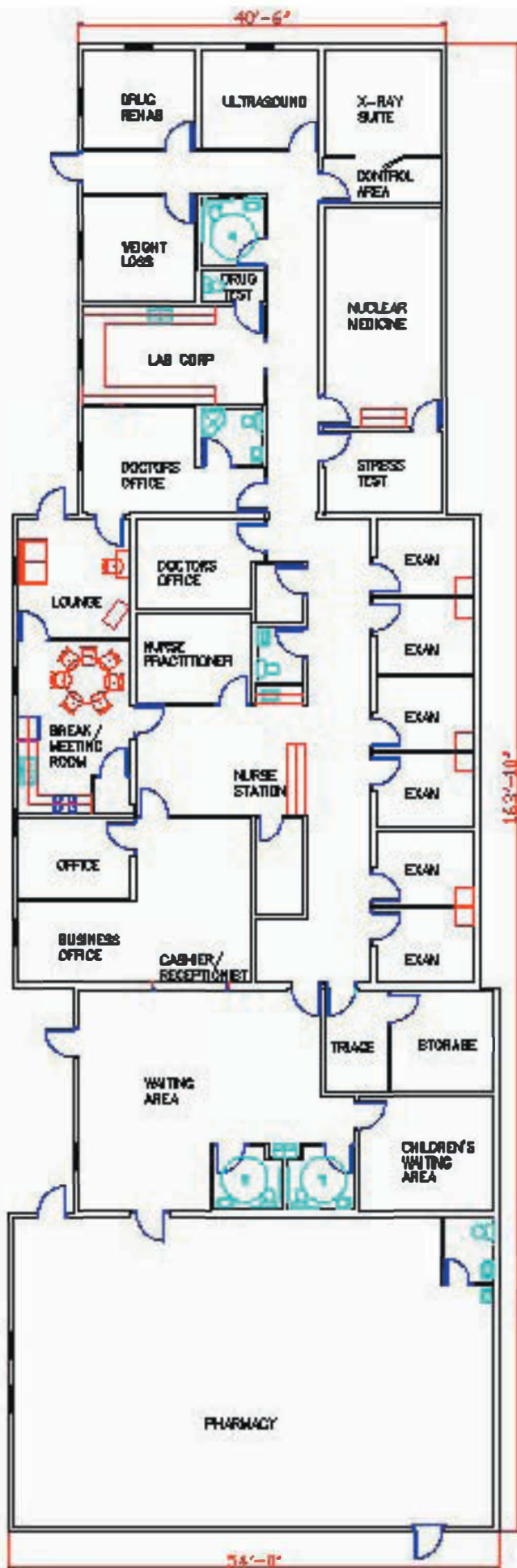


**ATTRACTIVE EXTERIORS**  
**BEAUTIFUL INTERIORS**  
**AFFORDABLE PRICING**

That is what Rose does best!  
Let our experienced staff help  
you design your new modular  
medical clinic today.

**FREE DESIGN**  
**FREE BLUEPRINTS**  
**EXPERT ADVICE**





## *The* HASKETT 54x163 8,800 SF

Exam rooms: 6      Doctor Offices: 3  
 Break Room: Yes      X-Ray: Yes

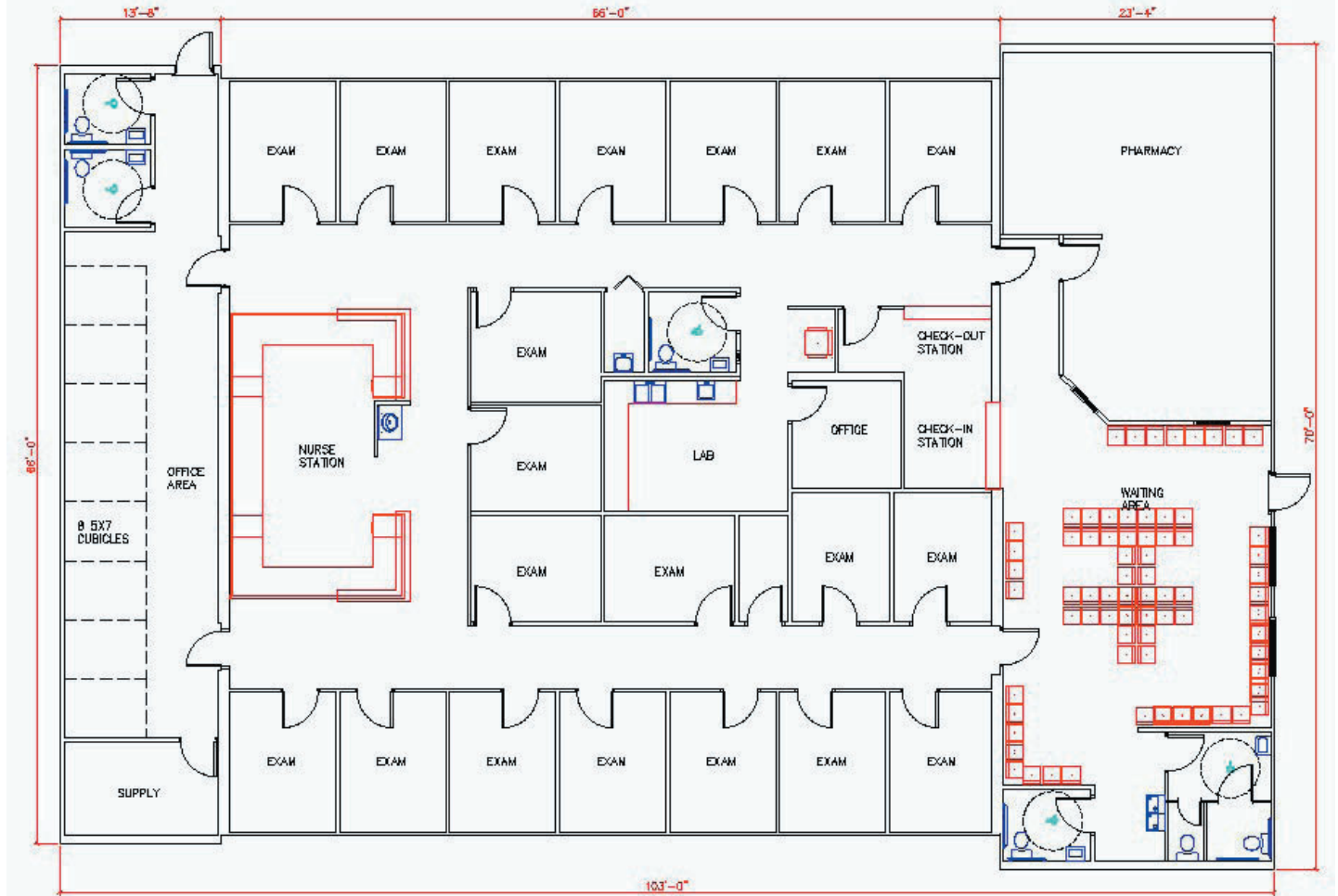






# *The* GULF COAST II 70x103 | 7200 SF

Exam rooms:	20	Doctor Offices:	multi
Break Room:	Yes	X-Ray:	No

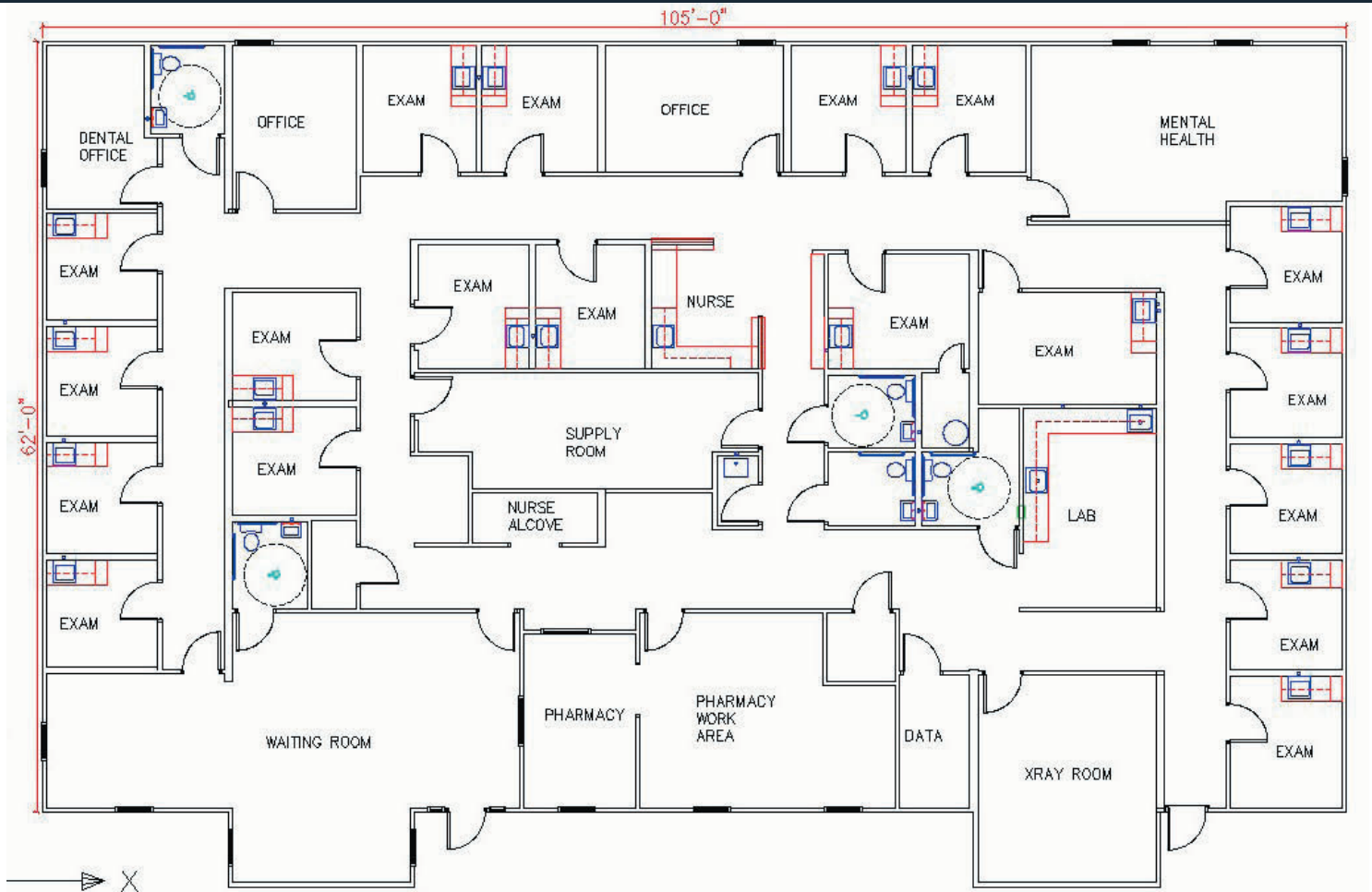






# *The* BRASELTON 62x105 | 6510 SF

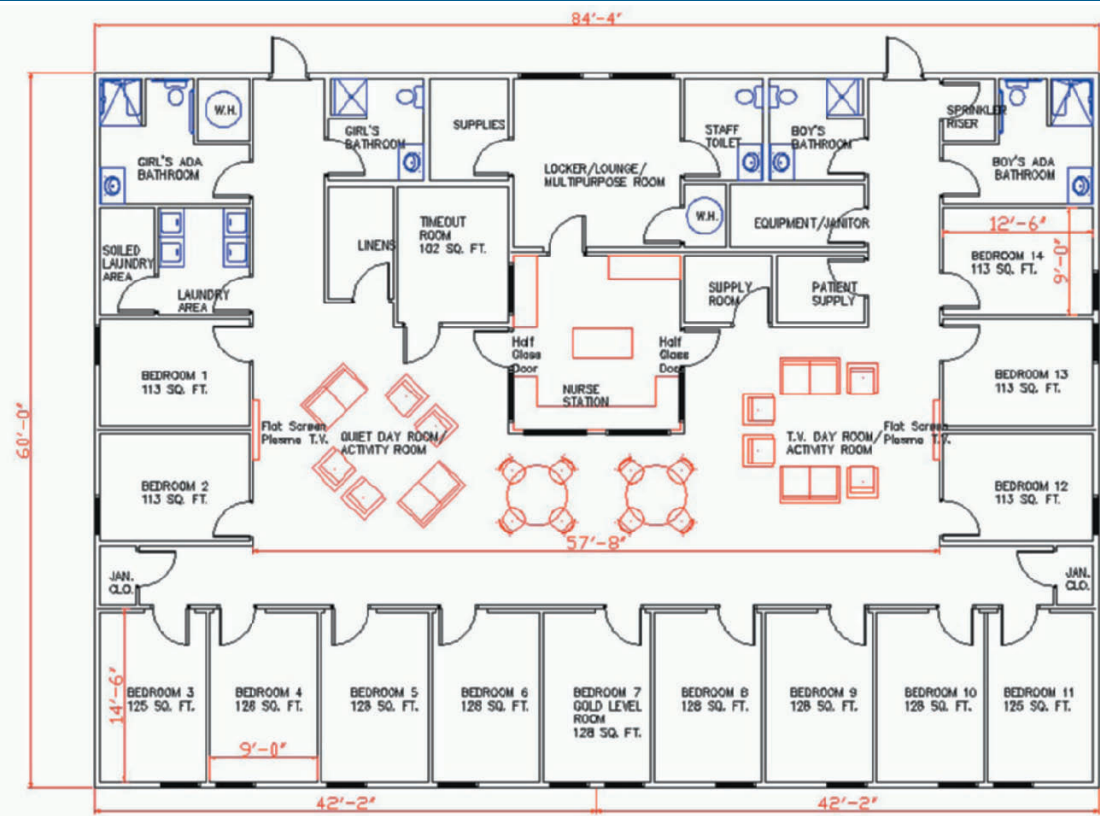
Exam rooms: 19    Doctor Offices: multi  
Break Room: Yes    X-Ray: Yes



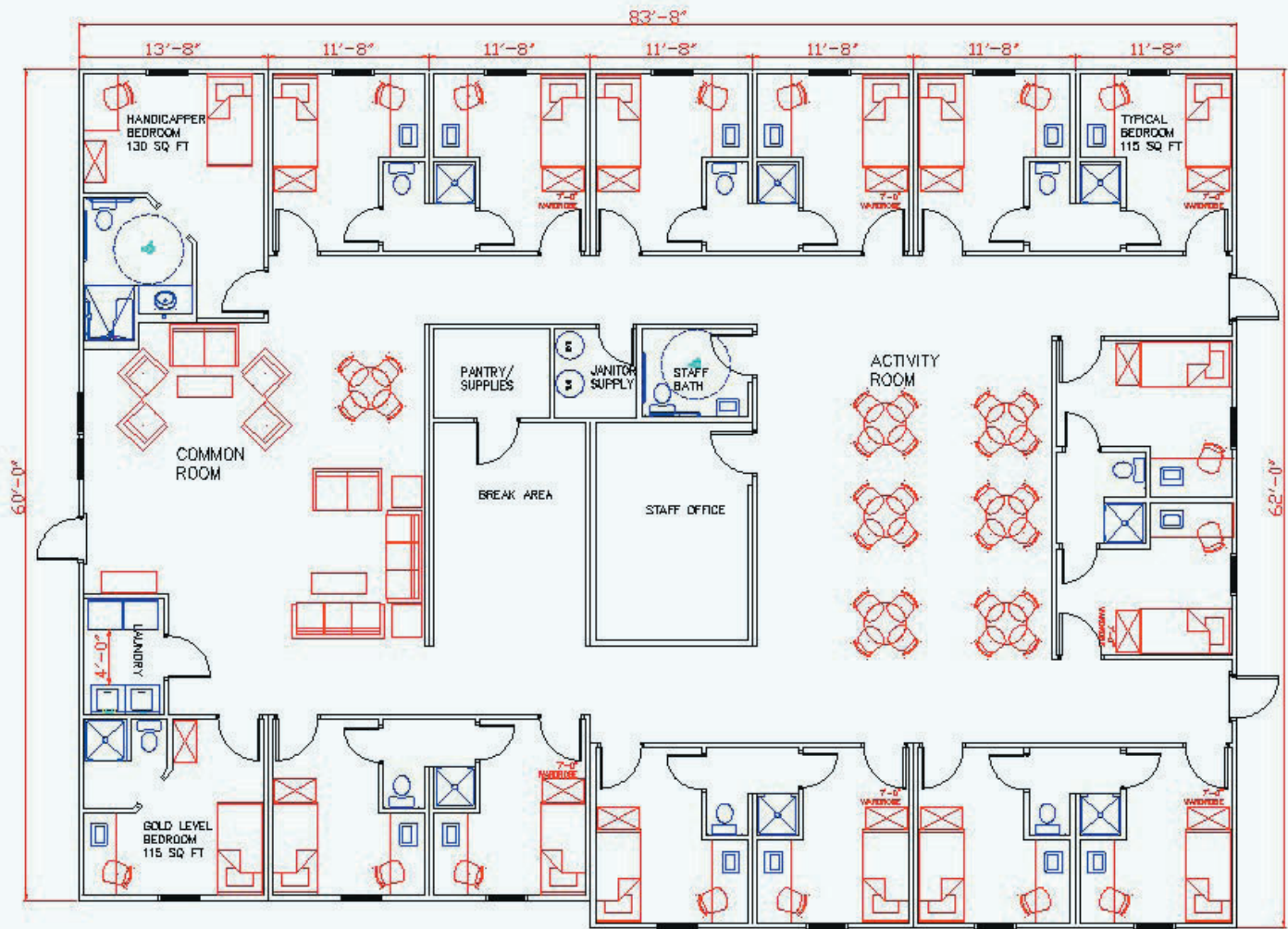


# Behavioral Health Clinics & Dormitories

*The* HILLCREST 60x84 | 5,040 SF | 14 Bed Juvenile Dormitory





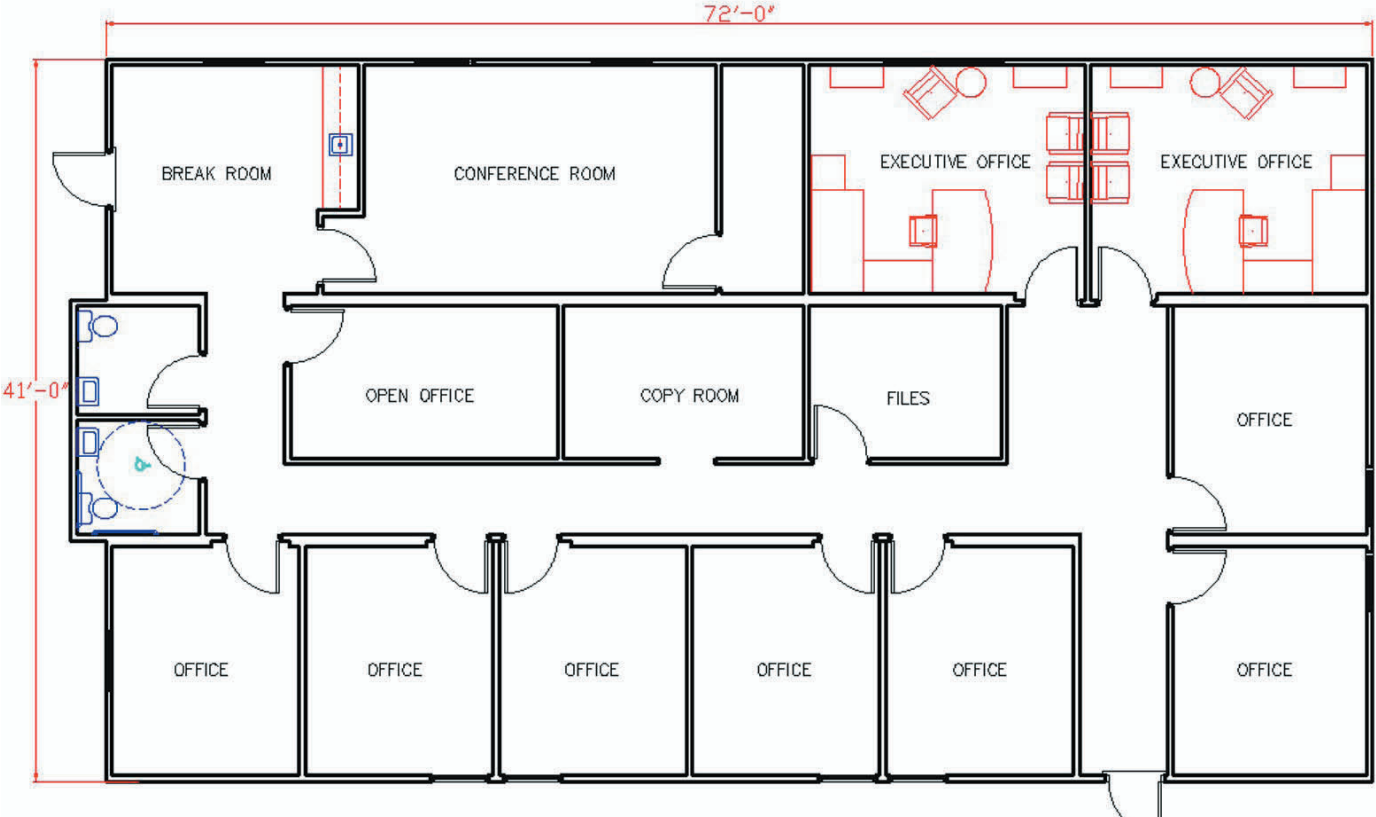


Since 1997, Rose Office Systems has provided many behavioral health facilities across the Southeast. Whether you need a juvenile detention center, a psychiatric facility with specialty hardware or a rehabilitation clinic, Rose has experienced staff that can help guide you through the construction process. Typically for an Institutional coded building the customer would also contract with an architectural firm to assist you with the permitting process.

# Administrative Buildings

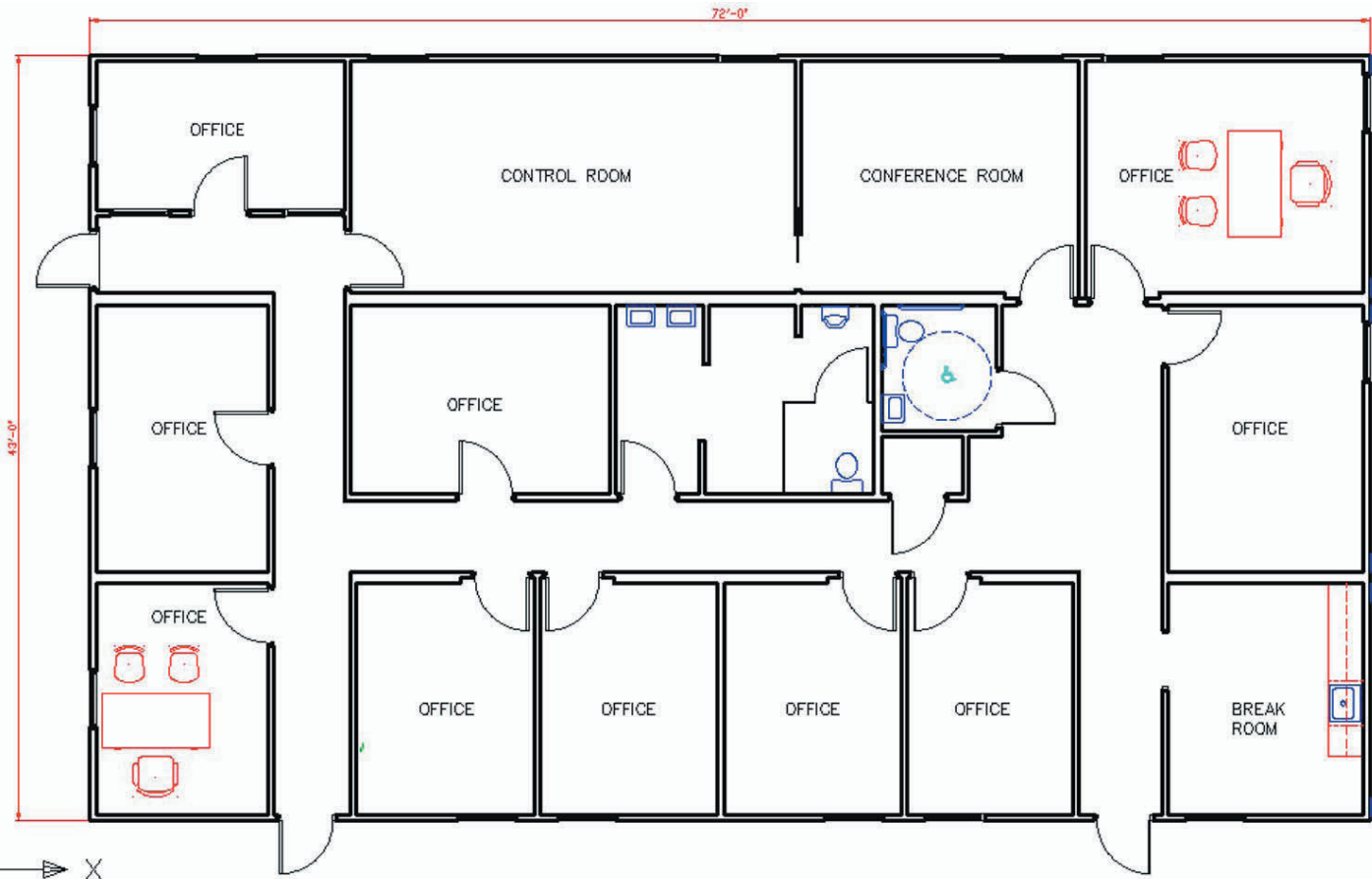
*The* AMEREX

41x72 | 2,952 SF | 10 Offices, Conference, Break, Copy and File



*The* BANKSTON

43x72 | 3,096 SF | 10 Offices, Conference, Break, Control

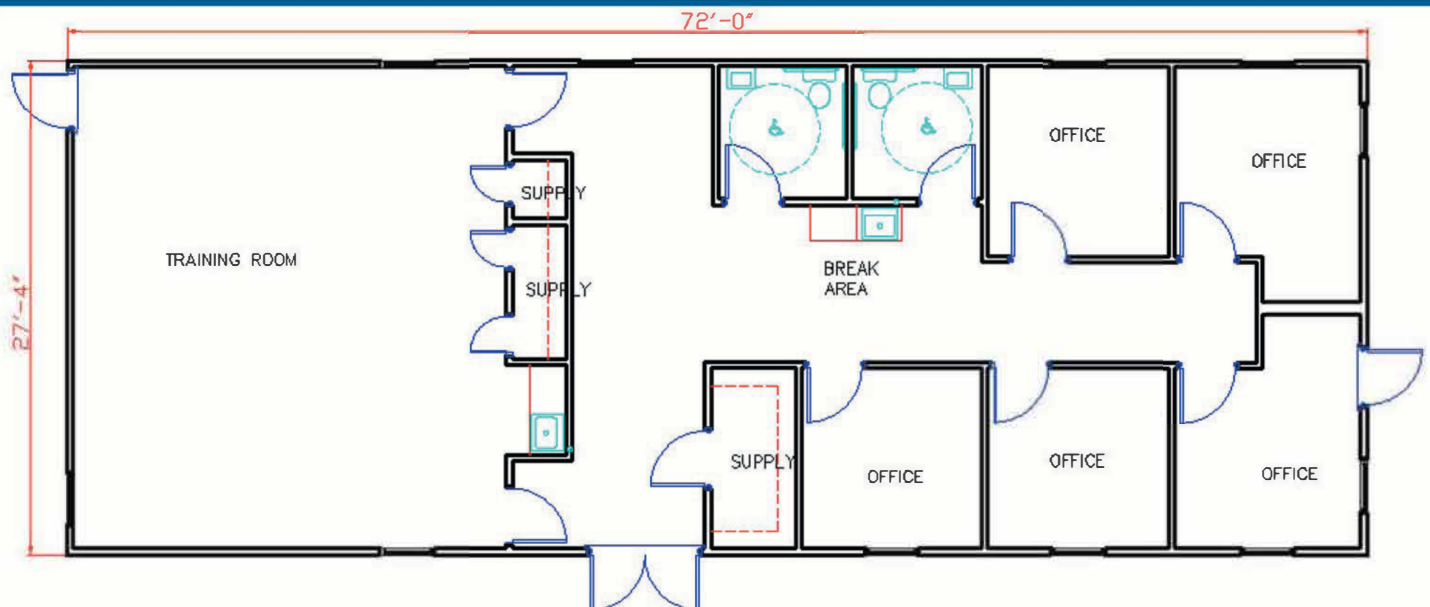




*The* **BEACHAM** 50x72 | 3600 SF | 10 Offices, Conference, Break, Reception



*The* **BRISTOL** 28x72 | 2,016 SF | 5 Offices, Break, Training Room



When your hospital needs more space, please consider a modular building. Rose Office Systems can provide you with a fully furnished building facility in a matter of weeks without the high cost and time of typical site-built construction. Our in-house staff will be happy to assist you every step of the way. One customer had to say this about our buildings:

"We found the modular option:

- Solidly constructed, easily comparable to stick construction
- Cost effective, we got about twenty percent more space within our budget
- Fast, we will be in our new building much sooner than traditional construction."

Rev. H. Lee Lowery, Rector - Episcopal Church of the Holy Spirit

For more testimonials please visit our website  
at <http://www.roseoffices.com/main/testimonials>

Out of space? On a tight budget? *Call us. We can help!*

**CONTACT US TODAY FOR MORE INFORMATION!**  
**WWW.ROSEOFFICES.COM OR (888) 608-1173**



Specializing in high end custom modular construction in the Southeastern USA. We work with you to put all your space needs under one roof.



**ROSE OFFICE SYSTEMS**  
Commercial Modular Buildings  
**(888) 608-1173**

You may not need extra space today, but you might in upcoming months or years.

**Please file this free floor plan catalog for future reference.**