

SIMONE TAKING BRONX TO NEW HEIGHTS WITH DEBUT OF NEW SOUTH CAMPUS

Building upon the success of the Hutchinson Metro Center in the Bronx, Simone Development Companies is embarking on the next chapter of one of the most successful development stories in the Tri-State region.

The new South Campus at the Hutchinson Metro Center will be a 33-acre mixed-use campus featuring 1.9 million square feet of Class A office, retail and hospitality space located adjacent to the 42-acre, 1.4 million-square-foot Hutchinson Metro Center.

The first development phase of this multiphase project, which is scheduled to break ground in mid-2017, will feature 800,000 square feet in two buildings with up to 100,000-square-foot floor plates. The buildings will be ready for delivery in 2018. The second phase comprising 1.1 million square feet will feature four new ten-story buildings, each with 250,000 square feet of space.

The South Campus will be a unique center of innovation and creativity for biotech/life-science research, higher

education, technology and health care. It will provide a collaborative environment where biotech meets high-tech, where cutting-edge medicine meets PhD science and healthcare programs.

Amenities will include a new major flag hotel, fitness center,

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JOSEPH SIMONE, SIMONE DEVELOPMENT

restaurants and retail stores. The South Campus will have athletic facilities, such as a baseball diamond, bike paths, and a field with stadium seating for football, soccer and lacrosse.

With its central location directly off the Hutchinson River Parkway in the Morris Park section of the Bronx, the South

Campus is convenient to all of the region's business centers. Manhattan is only 20 minutes away, as are the city's major bridges and airports. The South Campus is easily accessible by car, subway or bus. Coming soon will be a new Metro-North train station adjacent to the campus

with service to Manhattan's Penn Station and the suburbs of Westchester County and Connecticut.

The South Campus is also less than a mile from some of the city's leading medical institutions, including the Albert Einstein College of Medicine, Montefiore Medical Center, Jacobi Medical Center and Calvary Hospital. The close proximity to major health care facilities makes the South Campus an ideal location

for the fast-growing biotech and bioscience research firms.

"We anticipate a great deal of interest from biotech companies that are looking for customized office and lab space in the New York Metro area," said Joseph Simone, President of Simone Development Companies.

The South Campus will offer the opportunity to create biotech offices and research lab facilities designed to suit a wide range of tenant requirements with access to amenities. Simone's in-house design and construction team will work closely with biotech companies to build the lab and incubator space they require to compete in a demanding environment.

The South Campus continues the momentum of the Hutchinson Metro Center's 42-acre North Campus, which has 1.4 million square feet of Class A office

and medical space including the region's largest ambulatory hospital and a Marriott hotel, the first luxury hotel in the Bronx. Today, the Hutchinson Metro Center is home to more than 80 businesses, health care institutions and government agencies employing 8,000 people with nearly 6,000 visitors each weekday.

With the development of the South Campus, a seamless mix of architectural styles will pull the two campuses together as one cohesive 75-acre commercial hub, unlike anything else in the New York metro region.

"The debut of the South Campus is truly a landmark event for the Hutchinson Metro Center, for our company, and for the Bronx. We have had our eye on this site for many years, and it is so gratifying to see this next phase of the development moving forward," Mr. Simone said.

"These are exciting times in the Bronx with new offices, retail centers and hotels rising throughout the borough. We are proud to have played an integral part in the renaissance of the new Bronx," said Mr. Simone. "With the debut of the South Campus, we are taking the Bronx to new heights. It is an amazing story and the next big chapter is about to unfold."



Plans are in the works to create direct access to the South Campus from the Hutchinson River Parkway



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