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Montefiore Medical Center Signs 280,000 SF Deal at Hutchinson Metro Center

By [Jacqueline Hlavenka](#)

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The new facility will total 280,000 square feet.

NEW YORK CITY-From Sloan Kettering to St. Vincent's, the city's biggest names in medical office are all developing new facilities and care centers designed for the future of medicine over the next several years. Now, the Bronx is getting a new state-of-the-art hospital, too.

Montefiore Medical Center inked a 280,000-square-foot lease agreement with Bronx-based **Simone Development** to anchor one of its new 11-story buildings at the 42-acre Hutchinson Metro Center in the Pelham Bay section of the borough, GlobeSt.com has confirmed with the firm. As part of the 16-year lease deal, Montefiore has the option to extend the lease or purchase the tower, according to Simone.

The hospital – expected to be completed by third quarter of 2014 – will be a multidisciplinary care center that will provide necessary treatments without the need for hospitalization, a trend being seen further downstate at sites such as the former [St. Vincent's Campus in Greenwich Village](#) and [Sloan-Kettering's proposal to build an outpatient center at 1133 York Ave.](#) on the Upper East Side.

Joseph Simone, president of Simone Development, tells GlobeSt.com that the new building will include an ambulatory surgery center, featuring 12 operating rooms, utilizing 35,000 square feet exclusively just for surgery. "It is a very important component," he explains, noting that the property will also include four procedure rooms; an advanced imaging center; onsite laboratory services and a pharmacy.

The development continues to build on Montefiore's footprint in the metropolitan area. The Montefiore Medical Center network – which is made up of three main campuses in the Bronx, as well as more than 100 ambulatory care offices throughout the Bronx and Westchester County – will be bumped up to four hospitals total with the addition of the Hutchinson location. In addition, the new tower will be adjacent to another building on the Simone Development site that is home to Montefiore's Center for Orthopaedic Specialties.

Simone says one of the key features at the Hutchinson Metro Center Campus is its location. "We are adjacent to the Hutchinson River Parkway with a huge amount of exposure," he says, noting the property's access right off the parkway and more than 1,100 spaces. The site is also in close proximity to the Westchester Square train station, where a shuttle bus departs every 15 minutes to take people to and from campus. "It is a major, major hub," he says.

Overall, Hutchinson Metro Center currently has more than one million square feet of new development underway, Simone says. The company is working on phase two of the project, including the 370,000-square-foot Metro Center Atrium, a new development that will be anchored by a 125-room Residence Inn by Marriott, and Tower Two, a 280,000-square-foot class A office building. At the present time, the first two phases of the complex – 1200 Waters Place and 1250 Waters Place – are completed and 100% occupied by tenants like Mercy College, University Diagnostic Imaging, ENT & Allergy Associates, New York City Administration of Children's Services, New York City Housing Authority and Visiting Nurse Services of New York.

Peter Sorokin of Hartford, CT-based **Rogin Nassau LLC** provided legal representation for Montefiore on the deal, and **Jeff Moerdler** and **David Alin** of **Mintz Levin** represented Simone in the negotiations.