

December 12, 2016

Simone Development Companies Welcomes New and Expanding Tenants to Hutch Metro Center

Over 20,000 SF of New and Expanded Leases Signed at 1200 Waters Pl. in the Bronx



[Simone Development Companies](#) announces the signing of five new and expansion leases totaling over 20,000 square feet of office and medical space at 1200 Waters Place at their flagship Hutchinson Metro Center in the Bronx.

Simone Development's Hutchinson Metro Center is one of the most successful commercial projects in the history of the Bronx, totaling over 1.4 million square feet of office, medical and retail space that is occupied by some of the leading medical, educational and government tenants in New York City, including Montefiore Hospital, Affinity Health Systems, Mercy College, the NYC Housing Authority, the IRS and the NYC

Administration of Children's Services among dozens of tenants employing over 6,000 individuals. The campus is also home to a Marriott Residence Inn, the borough's only national flag hotel, LA Fitness, Applebee's and other retailers.

New tenants at 1200 Waters Place include Clearview Eye, a vision correction medical group, which took over 2,500 square feet; Isleep, a leader in sleep diagnostics and management in the New York City metropolitan area that leased 2,500 square feet; and Property Appraisal, a full service real estate appraisal firm serving the Tri-State area since 1987, which signed a 2,000 square-foot lease in a relocation and expansion.

The property at 1200 Waters Place is a 460,000-square-foot modern office building featuring three floors of Class A office space and a host of outstanding amenities including a full-service Café with landscaped courtyard, Fitness Center, Teleconference Center, Child Care Center, Sundry Shop and abundant parking.

Another long-time major tenant at 1200 Waters Place, the Visiting Nurse Services of New York, has renewed and expanded its long-term lease at the property to 8,400 square feet. Hutchinson Metro Dental has also extended and expanded their long-term lease at the property to nearly 5,000 square feet.

Cushman & Wakefield represented VNS in the expansion.

Josh Gopan, Director of Leasing for Hutch Metro Center, represented the owner, Simone Development, in all transactions

"These deals reinforce the Hutch Metro Center's reputation as the destination of choice for major medical providers and office tenants in the Bronx," said Mr. Gopan. "Offering convenient access to Manhattan, Queens, Long Island and Westchester, the Hutch Metro Center offers the convenience of a suburban office park setting in the center of it all."

[About Simone Development Companies](#)

Simone Development Companies is a full-service real estate investment company specializing in the acquisition and development of office, retail, industrial and residential properties in the New York tri-state area. Headquartered in the Bronx, the privately held company owns and manages more than 5 million square feet of property in the Bronx, Westchester County, Queens, Long Island and Connecticut. The

company's portfolio includes more than 100 properties and ranges from multi-building office parks to retail and industrial space