

May 31, 2017

Simone Development Signs The New Jewish Home to a New Lease



[Simone Development Companies](#) has signed a new lease with [The New Jewish Home](#), one of the nation's largest and most diversified not-for-profit geriatric health and rehabilitation systems, totaling 49,739 square feet of office and adult day services space at **1200 Waters Place** at the Hutchinson Metro Center in the Bronx.

The New Jewish Home signed the long-term lease for the first and second floors of 1200 Waters Place, a 460,000 square-foot mixed-use building within the Hutch Metro Center.

James D. MacDonald, Vice President of Leasing, and Josh Gopan, Director of Leasing for

Hutch Metro Center, represented the owner, Simone Development, in the transaction. Brian Weld and Matt Etlinger of Cushman & Wakefield, represented The New Jewish Home.

"This deal is yet another example of the Hutch Metro Center's being the destination of choice for major service providers and office tenants in the Bronx," said Mr. MacDonald. "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 heart of New York City."

Said **Audrey Weiner**, President and CEO, The New Jewish Home: "The new location will unite what are now two separate adult day centers in a single state-of-the-art facility. The physical design will support a diverse array of programs, including programs for the very frail, the cognitively impaired, and those needing rehab. These advantages, combined with our person-directed approach to care, will make the new center extraordinary."

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, Visiting Nurse Services, 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.

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.

ABOUT SIMONE DEVELOPMENT COMPANIES

Simone Development Companies is a full-service real estate investment company specializing in the acquisition and development of office, medical, 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.

ABOUT THE NEW JEWISH HOME

Serving New Yorkers of all faiths and ethnicities for 168 years, The New Jewish Home is transforming eldercare as we know it. One of the nation's largest and most diversified not-for-profit geriatric health and rehabilitation systems, The New Jewish Home serves 12,000 older adults each year, in their homes and on campuses in Manhattan and Westchester, through short-term rehabilitation, long-term skilled nursing, low-income housing, and a wide range of home health programs. The New Jewish Home believes that high quality care and personal dignity are everyone's right, regardless of background or economic circumstance. Technology, innovation, applied research and new models of care put The New Jewish Home at the vanguard of eldercare providers across the country.