

Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER IN THE WORLD

CCM expands headquarters at Hutchinson Metro Center; 42-acre complex owned by Simone Dev.



Tower One, Hutchinson Metro Center - Bronx, NY

According to The Hutchinson Metro Center, Comprehensive Care Management (CCM), a not-for-profit member of the Beth Abraham Family of Health Services, has signed a lease for 31,200 s/f for its headquarters on the 10th floor of Tower One. With the completion of this major transaction, the 280,000 s/f Tower One is now over 90% leased.

This is the second major lease for CCM at the Hutchinson Metro Center. In early 2010, CCM leased 20,000 s/f on the sixth floor of Tower One and later took an additional 7,500 s/f. In total CCM, has leased nearly 60,000 s/f, making it the single largest tenant in Tower One.

CCM, which provides home healthcare services to the elderly, disabled and chronically ill in the New York Metro Area, was previously located in four different locations in the Bronx.

"We wanted to bring them together in one location and that's when we decided to look at the Hutchinson Metro Center," said Joe Healy, COO of CCM. "This is a wonderful location in terms of access to any area in the metropolitan region whether you drive or take public transportation. The amenities here are great and the free parking and shuttle service are another big benefit," he said. CCM employs over 150 people at the Hutchinson Metro Center.

"We are very pleased to have Comprehensive Care Management as a major tenant at the Hutchinson Metro Center. Their move here and recent expansion reaffirm the Hutchinson Metro Center as the premier location for medical practices and healthcare companies that are looking to grow their business in a suburban-style campus setting with state-of-the-art medical space and first-class amenities," said Joseph Simone, president of Simone Development Companies, the owner and manager of the 42-acre complex.

CCM's expansion is the latest example of healthcare firms and medical practices moving and expanding at the Hutchinson Metro Center. Montefiore Medical Center recently opened its Orthopaedic Specialties Department at Tower One occupying the entire 31,000-square-foot 11th floor. In other recent medical related leases at Tower One, New York Spine and Sport has leased 5,541 square feet of space and Empire State Orthopaedics leased 6,500 square feet. In an expansion move, NY GI Center recently leased 11,000 square feet in Tower One.

Currently, there are over 30 medical practices and healthcare related firms located at the Hutchinson Metro Center occupying more than 250,000 square feet of space. Among the other medical practices are University Diagnostic Medical Imaging; ENT & Allergy Associates; Hutchinson Metro Dental; Laboratory Corp. of America; Metro Eye Surgeons; New York Associates in Gastroenterology; Occupational Therapy Associates of New York; Pelham Gardens Oral Surgery Associates; Pro Health Care Associates and Westchester Square Physical Therapy.

The Hutchinson Metro Center offers many benefits to medical tenants including custom-built medical suites, first-class amenities, suburban campus setting, free parking and free shuttle to nearby subway, and a convenient and highly visible location directly off the Hutchinson River Parkway. The complex is also convenient for ambulettes and has diagnostic and physical therapy services on site. The Hutchinson Metro Center is also less than a mile from four major medical institutions -- Albert Einstein College of Medicine, Montefiore Medical Center, Jacobi Medical Center and Calvary Hospital.

Located at 1250 Waters Place, Tower One features 280,000 square feet of Class A space on nine floors with four floors of covered parking. Approximately 18,000 square feet of space remains available in Tower One. A second tower of 320,000 square feet is planned for construction adjacent to Tower One. The two towers will be connected by a common lobby. The first phase of 460,000 square feet at the Hutchinson Metro Center was fully leased in less than two years.

First-class amenities at the Hutchinson Metro Center include a full-service Metro Café, fitness center, state-of-the-art teleconferencing center, on-site child care facility, attended gatehouse with 24/7 security, landscaped courtyards with gardens and seating/dining areas, full service branch of Hudson Valley Bank, full service pharmacy on site, on-site executive car wash and detailing center, dry cleaners, sundry shop, ATM and complimentary shuttle service to nearby subway.