

# Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER IN THE WORLD

## Rush of CBRE reps ATF in 20,000 s/f lease at Simone Development's Tower One at 1250 Waters Place



Joseph Simone, Simone Development Companies



Tower One at 1250 Waters Place - Bronx, NY

According to The Hutchinson Metro Center, the U.S. General Services Administration (GSA) has signed a long-term lease for 20,000 s/f for a New York Field Office of the Bureau of Alcohol Tobacco and Firearms (ATF).

The ATF's New York Field Office, which is moving from a location in Queens, will occupy an entire floor in Tower One at 1250 Waters Place.

"We are very pleased that the Hutchinson Metro Center has been selected by the federal government for ATF's New York Field Office. The Hutchinson Metro Center continues to attract governmental agencies on the federal and local level that are looking for class A office space in a convenient and central location," said Joseph Simone, president of Simone Development Companies, the developer of the office complex.

Doreen Rush of CB Richard Ellis was the broker representing ATF.

Other governmental entities located at the Hutchinson Metro Center include the U.S. Internal Revenue Service, New York City Housing Authority and the New York City Administration of

Children's Services, all of which occupy significant blocks of space in the main office building at 1200 Waters Place.

The Hutchinson Metro Center is emerging as a hub for governmental agencies especially with the development of New York City's new 911 Call Center which is under construction on a site adjacent to the 42-acre office complex. The new 550,000-square-foot building is part of a major overhaul of the city communications network. It will house the call-taking and dispatch operations among police, fire, and emergency medical responders.

"We anticipate that the development of New York City's 911 Call Center just north of our site will attract a growing number of federal, state and city agencies to this area of the Bronx. In addition to our easy access to major highways and public transportation, the Hutchinson Metro Center also offers excellent access to a large and growing labor pool," Simone said.

First-class amenities 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, on-site pharmacy, ATM, on-site executive car wash and detailing center, dry cleaners, sundry shop and complimentary shuttle service to nearby subway. For certain businesses relocating to the complex, they may qualify for business and property incentives.

Located off the Hutchinson River Parkway in the Pelham Bay section, the Hutchinson Metro Center offers class A office space and world-class amenities and services in a suburban campus setting that's convenient to the city as well as the suburbs. The Hutchinson Metro Center features one of the most convenient and central office locations in the tri-state region as well as abundant free parking. The complex is easily accessible to major highways, bridges and airports. The northern suburbs and Manhattan are less than 30 minutes away.