

Simone re-energizes former Verizon property

Over 50% of space now leased

BY MAX MITCHELL
2510 Westchester Avenue is back in business.

Recently, five organizations signed leases for space in the former Verizon call center, which is owned by Simone Development.

The building has been empty for more than a year as the call center moved out and Simone Development renovated the facility from top to bottom.

With the leases signed totaling a about 32,500-square feet, more than half of the space at the 60,000-square-foot facility will be occupied. Westchester Square business leaders are excited for the potential customers that will be commuting daily to the area.

"When Verizon was there, there were over 300 people that worked in the building and provided part of the economic fuel for the square," said John Bonizio,

of the Westchester Square Merchants Association. "We're anticipating a resurgence of that fuel as the new tenants and visitors of the building start coming when operations begin."

The largest of the leases is an agreement with Integrated Medical Professionals for 19,500 square feet. The multi-specialty physician group, which serves the greater New York metro area, is planning to use the space for its urology division.

Premier Home Health Care is looking to lease about 5,000 square feet for its administrative offices and Catholic Charities has signed an agreement to use 3,500 square feet for a counseling center.

The comprehensive human services agency PSCH Inc., has leased 2,500 square feet for administrative offices and Isabel Rodriguez, M.D., will lease 2,000 square



Photo courtesy of Thompson & Bender/MRM

Simone Development has leased out more than half of the available office space at 2510 Westchester Avenue.

feet for her medical practice.

The building is located only a few yards away from the Westchester Square IRT train station. Being so close the hospitals in the area and the businesses on the square has made the location a perfect site for the medical hub it is fast becoming, officials with Simone Development said.

"Simone has invested heavily in the future of Westchester Square and we're happy to have them as a partner in the Square's future development," Bonizio said.

Along with the office space, the facility includes a 150-space parking garage, which will be operated by Manhattan Parking Group. Spaces will be avail-

able for stays of five minutes to a month, in order to accommodate commuters and shoppers at the Square.

For Bonizio, the parking spaces are an important addition if hundreds of new employees will be coming to the already congested area.

"There's going to be tremendous need for parking in that lot when those operations start," he said.