

## Metro Hutch Tower One 93% leased; Tower 2 begins

BY PATRICK ROCCHIO

Tower One, the second phase of the highly successful Hutchinson Metro Center, is now over 90% occupied, with the developer beginning work on a second tower.

The tower, which is located on the 42-acre office park at 1250 Waters Place, contains 280,000 square feet of usable space on nine floors over a four-story parking garage, and is now about 93% leased, said owner and president of Simone Development Companies Joseph Simone.

The recent lease of 31,000 square feet, comprising the entire 11th floor of Tower One, to Comprehensive Care Management, a member of the Beth Abraham Family of Health Services that provides services to the elderly and disabled, make CCM the largest lease holder in the tower and made the building more than 90% occupied, Simone said.

"We are very pleased to have Comprehensive Care Management as a major tenant at the Hutchinson Metro Center," Simone said. "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."

Medical offices comprise the single biggest group of tenants in the mixed-use park, Simone said.

"We speak 'healthcare,' which is a language that is half business and half medical," Simone said. "There is a separate language called healthcare, and you have to learn to speak that language."

CCM now leases almost 60,000 total square feet in Tower One, Simone said.

Despite the recessionary economy, the first phase of the Hutchinson Metro Center was completely leased in less than two years, Tower One is now better than 90% leased, and work has already begun on Tower Two, which will share an adjoining lobby with Tower One, Simone said.

"Pillings and footings are in the ground, and the next move is steelwork," Simone said. "We are looking at an official groundbreaking in spring of 2012. We are finalizing some needs from a tenant who will occupy 80% of the next building."

Only about 18,000 square-feet of space is still available in Tower One for lease, and the company has also leased out an additional 60,000 square feet of space at

2510 Westchester Avenue in what had previously been a building owned by Verizon in nearby Westchester Square.

Simone Development Companies has also chosen to make the Hutchinson Metro Center its headquarters, Simone stated.



Photo courtesy of Simone Development Companies

A recent lease made Tower One of the Hutchinson Metro Center more than 90% occupied.