

## Simone fills 280,000 s/f tower; plans second phase

In a major milestone for one of the region's most successful office developments, the Hutchinson Metro Center has announced that Tower One, a 280,000 s/f Class A office building, is now 100 percent leased.

Tower Two, a sister tower of 280,000 s/f of office space adjacent to Tower One, is expected to break ground this summer.

"We are very pleased to announce this landmark event for the Hutchinson Metro Center. With the addition of a second office tower, we will have more than 1 million square feet of Class A office space in one of the finest office locations in the entire New York Metropolitan Area," said Joseph Simone, president of Simone Development Companies, the owner and manager of the 42-acre complex.

The Hutchinson Metro Center is a former state-owned property that has been transformed into a growing community of businesses, medical practices and government agencies employing over 4,000 people in the Bronx. The first phase of 460,000 s/f was fully leased in less than two years.

The Center has emerged as the premier location for the area's medical community, attracting over 30 medical practices and healthcare related firms which currently

occupy more than 250,000 s/f of space.

Among the medical practices and healthcare firms located at the complex are University Diagnostic Medical Imaging, ENT & Allergy Associates, Calvary Hospital and Westchester Square Physical Therapy.

Last year, Montefiore Medical Center opened its Orthopaedic Specialties Department in Tower One occupying the entire 31,000 s/f 11th floor.

Benefits for medical practices include custom-built suites, a suburban campus setting, free parking and access to a large and growing patient base. The complex is less than a mile from five major medical institutions — Albert Einstein College of Medicine, Montefiore Medical Center, Jacobi Medical Center, Westchester Square Medical Center and Calvary Hospital.

"Our vision for the Hutchinson Metro Center was to capitalize on our close proximity to the major medical institution in the Bronx and provide a convenient and patient-friendly environment where medical practices could thrive," said Simone.

"The fact that we have attracted such world-class medical institutions as Montefiore, Calvary and Beth Abraham reaf-



firms the Hutchinson Metro Center as the choice location for medical tenants in this region.

“We intend to build on our reputation as a hub for medical practices with the construction of Tower Two, which is already attracting significant interest from the nearby medical community.”

Other major tenants at the Hutchinson Metro Center include Mercy College, Visiting Nurse Services of New York, New York City Housing Authority, Internal Revenue Service and dozens of other companies attracted to the convenient location and world-class amenities and services.

Amenities at the Hutchinson Metro Center include Metro Café, Tower Café, fitness center, teleconferencing center, child care facility, attended gatehouse with 24/7 security, landscaped courtyards, full service branch of Hudson Valley Bank, full service pharmacy, nail salon, on-site executive car wash and detailing center, dry cleaners, sundry shop, ATM and complimentary shuttle

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service to nearby subway and even a shoe shine stand.

“We’ve created a mini-city within a city, where businesses can grow and their employees have everything they need right at their fingertips, whether it’s going to the bank, picking up a prescription or getting their car detailed,” said Simone.

The Hutchinson Metro Center has also been hailed as a catalyst for growth in the surrounding area. In addition to the New York City 911 Call Center, which is under construction on a site just north of the Hutchinson Metro Center, other major projects underway in the surrounding neighborhood include expansions by the New York State Office of Mental



Joe Simone’s Tower One (above) is 100% occupied. Work will start on second tower this summer.

Health, Montefiore Medical Center, and Jacobi and Einstein medical centers.

“We are very proud of the contribution that the Hutchinson Metro Center has made — and will continue to make — to the Bronx economy,” said Simone whose company moved its headquarters to the borough last year.

“The Bronx has it all — a great labor pool, easy access to highways and mass transit and a pro-business environment that encourages economic development. We see tremendous potential in this market and plan to be a major player here for many years to come.”