

# COMMERCIAL OBSERVER

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## Senior Care Program Heads to Another Part of the Bronx

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1200 WATERS PLACE. PHOTO: SIMONE DEVELOPMENT COMPANIES

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A senior health and day services center leased a large new space at a suburban-style office campus in the Pelham Bay section of the Bronx.

**The New Jewish Home** inked a 20-year deal for 49,739 square feet on the first and second floors of **1200 Waters Place**, according to a press release from **Cushman & Wakefield**. The three-story, 460,000-square-foot commercial building occupies the northeastern corner of **Simone Development Companies'** 42-acre, 1.4-million-square-foot **Hutchinson Metro Center**. The asking rent was \$38 a square foot, or **\$1.89 million annually**, according to *The New York Times*, which first reported news of the transaction.

The nonprofit plans to use the new space to consolidate its adult day programs in Mamaroneck, in Westchester County, and at **100 West Kingsbridge Road** in the Kingsbridge area of the Bronx.

C&W's **Brian Weld** and **Matt Etlinger** represented the tenant in the transaction, and Hutchinson Metro's **James D. MacDonald** and **Josh Gopan** represented Simone Development in-house.

"This deal is yet another example of the Hutch Metro Center being the destination of choice for major service providers and office tenants in the Bronx," said MacDonald in prepared remarks. "Offering convenient access to Manhattan, Queens, Long Island and Westchester, the Hutch Metro Center offers the convenience of a suburban office park setting in the heart of New York City."

Simone's sprawling campus is home to a broad range of educational, medical and government tenants, including **Montefiore Hospital, Visiting Nurse Services, Affinity Health Systems, Mercy College**, the **New York City Housing Authority**, the **Internal Revenue Service** and the **New York City Administration of Children's Services**.

**KEYWORDS:** [100 West Kingsbridge Road](#), [1200 Waters Place](#), [Affinity Health Systems](#), [Brian Weld](#), [Cushman & Wakefield](#), [Hutchinson Metro Center](#), [Internal Revenue Service](#), [James D. MacDonald](#), [Matt Etlinger](#), [Mercy College](#), [Montefiore Hospital](#), [New York City Administration of Children's Services](#), [New York City Housing Authority](#), [Simone Development Companies](#), [The New Jewish Home](#), [Visiting Nurse Services](#)