

Montefiore leases 31,000 sf in Hutchinson Metro Center

BY PATRICK ROCCHIO

The Hutchinson Metro Center announced that Montefiore Medical Center has signed a 31,000-square-foot lease for medical office space. According to the developer, Simone Development, Montefiore will relocate its orthopedic specialties department to Tower One in September.

Montefiore is leasing space on the eighth floor of the new 13-story Tower One in the Hutchinson Metro Center, a 42-acre office complex at 1250 Waters Place.

Major tenants that are already located in the office park include Mercy College, Visiting Nurse Service of New York, University Diagnostic Medical Imaging, and the New York City Housing Authority.

"We are delighted to welcome Montefiore to the growing medical community at the Hutchinson Metro Center," said Joseph Simone, president of Simone Development. "In addition to great amenities, free parking and a convenient location, we offer access to a large and growing patient base."

A spokesman for Montefiore confirmed that the space had been leased, and that the hospital was considering multiple uses for the floor.

"It is Montefiore space - we leased a floor's worth of space," said Steven Osborne, spokesman for Montefiore Medical Center. "We find it to be very convenient for the patients, near our Einstein-Weiler division. It is near public transportation and a highway system. In this day and age, it is important that it has a lot of parking. Because of all those reasons, Montefiore decided to lease space the Hutchinson Metro Center."

The orthopedic specialties department is currently located on Blondell Avenue in the Weiler cam-



Photo courtesy of Hutchinson Metro Center

Montefiore Medical Center has leased 31,000 square-feet of space on the eighth floor of Tower One, pictured above.

pus, as well as at the main Montefiore campus on E. Gun Hill Road.

The Hutchinson Metro Center, a 42-acre complex, is located on land purchased from the Bronx Psychiatric Center.

Tower One features approximately 280,000 square-feet of Class A office space on nine floors with four floors of covered parking. Approximately 35% of the building is leased. A second tower is planned for adjacent to Tower One, also containing 280,000 square feet. A lobby will link them.

The construction of the first two buildings marked the first Class A office space built in the Bronx during the first half of this decade.

Among the other medical tenants at the

Hutchinson Metro Center are: Westchester Square Physical Therapy, Barry Dolich, M.D., Charmain Cohen, M.D., ENT & Allergy Associates, Hutchinson Medical Services, Hutchinson Metro Dental, Laboratory Corporation of America, Metro Eye Surgeons, Michael Mutone, M.D., Pelham Gardens Oral Surgery, and many others.

In addition to all the amenities already present, on March 24 Deputy Mayor for Operations Edward Skyler stated the city would also commit roughly \$1.1 million to study the need for new entrance and exit ramps on the Hutchinson River Parkway leading directly into the Hutchinson Metro Center and a neighboring property.