



HUTCHINSON METRO CENTER

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Hutchinson Metro Center Announces Over 50,000 SF in New Leases for Medical Space at Bronx Complex

With Over 200,000 SF in Total Medical Space Leased, 42-Acre Campus is Becoming THE Location for Medical Practices in the NY Metro Area

BRONX, NY (September 2009) – Building on its reputation as THE location for medical practices in the New York Metro Area, the Hutchinson Metro Center has announced 51,000 square feet of new leases for medical office space at the 42-acre campus in the Bronx.

In its latest lease, the Hutchinson Metro Center announced that Beth Abraham Family of Health Services signed a 20,000-square-foot lease in the new Tower One office building. Beth Abraham is leasing the space for the administrative offices of its Comprehensive Care Management (CCM) program. CCM is a not-for-profit organization whose community based centers provide socio-medical services to medically underserved neighborhoods. Beth Abraham is relocating from offices in the Bronx.

The announcement closely follows the signing of a 31,000-square-foot lease by Montefiore Medical Center on the 8th floor of Tower One. Montefiore is moving its orthopedic specialties department to the new building. In total, the Hutchinson Metro Center has leased over 200,000 square feet of space to medical practices including one of the largest diagnostic imaging centers in the region.

“The health care and medical fields are the new growth sectors in today’s office market. The aging of the baby boomers combined with health care reform will further increase the demand for medical space. At the Hutchinson Metro Center, we’re meeting this growing demand with the finest Class A medical space available on the market today in one of the region’s most convenient locations,” said Joseph Simone, President of Simone Development Companies, the developer of the Hutchinson

Metro Center. “In addition to having great amenities, free parking and a suburban campus setting, we offer access to a large and growing patient base,” he added. The Hutchinson Metro Center is also less than a mile from four major medical institutions -- Albert Einstein College of Medicine, Montefiore Medical Center, Jacobi Medical Center and Calvary Hospital.

Mr. Simone observed that today’s medical practices are becoming more retail based and, as a result, require office locations that offer high visibility as well as ease of access for patients. “Our location directly off the Hutchinson River Parkway offers tremendous visibility with over 150,000 cars commuting each weekday past our site,” he noted adding, “We’re easily accessible to major highways, bridges and airports. Manhattan and the northern suburbs are less than 30 minutes away.”

Among the other medical practices located at the Hutchinson Metro Center include University Diagnostic Medical Imaging; ENT & Allergy Associates; Hutchinson Metro Dental; Laboratory Corp. of America; Metro Eye Surgeons; New York Associates in Gastroenterology; NY GI Center; Occupational Therapy Associates of New York; Pelham Gardens Oral Surgery Associates; Pro Health Care Associates and Westchester Square Physical Therapy.

Tower One features 280,000 square feet of Class A space on nine floors with four floors of covered parking. Space is available for immediate occupancy starting at 1,500 square feet. A second tower of 280,000 square feet is planned for construction adjacent to Tower One. The two towers will be connected by a common lobby. The first phase of 460,000 square feet at the Hutchinson Metro Center was fully leased in less than two years.

First-class amenities include a full-service Metro Café with Cyber Lounge, fitness center, state-of-the-art teleconferencing center, on-site child care facility, attended gatehouse with 24/7 security, landscaped courtyards with gardens and seating/dining areas, ATM, dry cleaners, sundry shop and complimentary shuttle service to nearby subway. For certain businesses relocating to the complex, they may qualify for business and property incentives.

For leasing information about the Hutchinson Metro Center, please call (718) 518-8600 ext. 105. For more information, visit www.hutchmetrocenter.com

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