

# Hutch Metro Center nearly fully leased; expansion plans released

13

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The Hutchinson Metro Center is the largest office park of its kind in the borough — and now it's almost full.

Developer Joseph Simone of Simone Development Companies took a \$60 million chance in 2001, purchasing 18 acres off the Hutchinson River Parkway. The property, the former site of a facility for the mentally challenged, had been auctioned by the state, giving Simone what now appears to be the opportunity of a lifetime. Today, 460,000 square feet of Class A office space stands at 1200 Waters Place and its nearly fully leased.

Simone said the outer boroughs are becoming the cool place to be. "We still believe in the old adage, 'location, location, location,'" the 50-year-old third generation builder said. "The office complex features city public transportation and a huge amount of parking, which is unique in a place like this."

Most of the Hutch Metro Center's tenants are not-for-profit institutions. The Visiting Nurse Service moved in first, back in 2003, and was followed by Mercy College, the Internal Revenue Service, and the offices of the New York City Housing Authority. The site is also home to a number of medical offices. Simone considers it his most aggressive project to date and said the location was ideal for several reasons.

He pointed out how the location is close to I-95 and the Hutch and that the complex will not only draw tenants and employees from the Bronx, but also from Manhattan and Westchester. Simone also linked the 3,500 workers at his new office building to a Bronx subway and bus depot in Westchester Square by setting up his own private shuttle bus service. In addition, he cited on-site parking and publicly funded incentive programs that lowered rent

as other pluses for tenants, not to mention amenities such as around the clock security, an on-site fitness center and cafeteria and on-site day care.

The development company also released its plans for expanding the office complex recently, adding two office towers, called The Towers. The new buildings will hold 520,000 square feet of office space and state-of-the-art amenities. Tower One, a 10-story building, offers 26,000-square-foot floor plates and will include a covered parking garage below the building. Construction is set to begin this fall, with an expected price tag of \$62 million. Construction for Tower Two is planned to begin when the first tower has been completed, approximately 18 months after construction begins.

(Right) Good news abounds at the Hutchinson Metro Center. The Towers (pictured) are planned for this year at the Waters Place office complex, while its Class A office space is nearly fully leased.



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