

Simone Announces Bronx Office Towers

New Rochelle-based Simone Development Cos. has announced plans to develop two new office towers totaling 520,000 sf of Manhattan-quality office space as part of its Hutchinson Metro Center complex in the Pelham Bay section of The Bronx. The Towers at Hutchinson Metro Center will build on the momentum of the existing \$60 million, 460,000-sf Hutchinson Metro Center, which was the first class A office development in the Bronx in over a decade when it was built in 2001, and is the borough's only suburban-style office campus. It is currently 100% leased with tenants including

the Visiting Nurse Service of New York, Mercy College, the Internal Revenue Service and University Diagnostic Medical Imaging.

In all, Simone plans to develop 1.8 million sf of space on the 42-acre site it controls.

"With a wave of new office and residential projects under way as well as plans moving ahead for a new Yankee Stadium, the Bronx economy is currently enjoying a renaissance," says Simone

Construction on the \$62 million 10-story, 260,000-sf Tower One, which will offer 26,000-sf floorplates and a covered, below-grade parking lot, is scheduled to begin construction this fall. Construction on the second tower will be based on demand generated by construction of the first tower, according to project spokesman Dean Bender. Among the services offered will be a cafeteria, a fitness center, a state-of-the-art teleconferencing cen-

ter, the latest high-speed Internet and telecommunications systems, 24/7 security, abundant free parking, a dry cleaners, sundry shop and free shuttle service to the Westchester Square subway station. The suburban campus setting features multi-level courtyards landscaped with gardens and seating/dining areas.

Tara Stacom, JoAnn Stock and Shawna Meniffee of Cushman & Wakefield are the exclusive leasing agents for the Towers at Hutchinson Metro Center.