

Metro NEWS



SIMONE
DEVELOPMENT COMPANIES

 HUTCHINSON METRO CENTER

MESSAGE FROM MANAGEMENT

Spring is here... finally!!

No doubt about it. It's been a long, hard winter. However, throughout these rough winter



Joseph Kelleher
President

months we've maintained the Hutch to the highest of standards so our tenants can continue to run their businesses without interruption.

Hats off to our maintenance staff who battled through the seemingly endless snow and ice. And a big "Thank You" to all of our tenants for their patience and understanding over the past few months. Looking ahead, our crew will be doing a big spring cleanup to get the grounds ready for the warmer weather.

There's a lot happening at the Hutch. Some new tenants are moving in while others are expanding their space. We're also looking to add some new amenities such as a nail salon and a phone store. And you'll be pleased to know that the Metro Shoe Shine service is now available in both 1200 and 1250 buildings!

Enjoy Spring. We all deserve it!

HOMECOMING FOR HUTCH DEVELOPER

Simone Development Companies, the developer and owner of The Hutchinson Metro Center, has moved its headquarters from New Rochelle to 10,000 square feet of office space in the Penthouse level of 1250 Waters Place. About 35 employees now work at the new headquarters.

The move by Simone is a homecoming of sorts for the family owned company

which traces its roots to the Bronx in the early 1970s. Today, Simone Development Companies is a full service real estate investment company with a portfolio of more than 90 real estate properties which total approximately

4 million square feet of development space. In addition to developing the Hutch, the company owns and manages a wide array of commercial, retail and industrial space in the Bronx

as well as in Queens, Long Island, Southern Connecticut and Westchester County.



"Our move to the Hutchinson Metro Center is a logical next step in our company's growth. The Bronx is a

major focus of activity for us and our development partners. We're very happy to be back in the Bronx where it all began for our company," said Joseph Simone, President of Simone Development Companies.

MARCONI STREET BRINGS MANY BENEFITS

Construction is moving ahead on Marconi Street, the new city street that is being built along the road leading from Waters Place up to the Hutchinson Metro Center and the new 911 Call Center under way north of the Hutch site.

Completion of the new street, which is expected later this year, will bring many benefits to the Hutch and its tenants. The electrical power and telecommunications lines that serve the Hutch property are being

upgraded to meet today's growing needs. In addition, as a public city road, Marconi Street will be served by MTA bus service, further enhancing access to public transit for Hutch tenants.

Throughout the construction phase, the city has been very cooperative in keeping traffic flowing through the site. We, at Hutch Management, are working closely with the city to minimize any inconveniences to our tenants. We appreciate your patience.



UDMI's radiology team includes, from left, Gary Tubman, MD; Associate Medical Director Danny Gurell, MD; Ralph Lichtenstein, MD; Medical Director Marc Prager, MD; David Noble, MD; Robert Bernstein, MD and Flavio Kamenetz, MD.

IMAGING CENTER THRIVES AT THE HUTCH

University Diagnostic Medical Imaging (UDMI), which opened its doors in 2004 at 1200 Waters Place, was one of the first medical practices to move to the Hutchinson Metro Center. Now some seven years later, UDMI's Medical Director Marc Prager, M.D. recalls it was the best business decision the practice ever made.

"We were located in our own building on Eastchester Road for many years. We had terrific exposure. However, we started to outgrow our building both space wise and parking wise. In addition, we reached a point where we wanted to make a major upgrade in our technology," Dr. Prager said. "We decided to sell our building and either build new space or lease space. After seeing the Hutchinson Metro Center, it was a no brainer. Since then our practice has grown substantially."

University Diagnostic Medical Imaging was founded in 1986 with the vision of providing the best diagnostic imaging by experienced, board-

certified radiologists. Owned and operated by radiologists, it has built a solid reputation for excellence and professionalism. UDMI was the first full-service diagnostic radiology facility in the nation to earn all of the accreditations offered by the American College of Radiology. This achievement is an indication of the highest of possible standards.

UDMI offers a wide range of diagnostic services using the latest technology including MRI, low dose CT, PET/CT scans, Ultrasound, Nuclear Medicine, Digital Mammography, Guided Breast Biopsy, Diagnostic Radiology, Interventional Radiology, Osteoporosis Screening, Virtual Colonoscopy, Screening Chest CT, Magnetic Resonance Angiography, Prostate MRI, CT Enterography and Pain Management. UDMI also performs image guided tumor biopsy for cancer diagnosis.

The practice occupies 20,000 square feet of space in the south lobby of 1200 Waters Place and

employs 60 full and part-time personnel. Dr. Prager said the Hutchinson Metro Center offers UDMI's patients and staff many benefits including free parking, easy access to public transportation and great amenities. He also noted that UDMI is an excellent resource for the growing number of medical practices presently at or will be at the Hutch. "The Hutchinson Metro Center and its management have met my demands and needs and continue to do so," said Dr. Prager.

University Diagnostic Medical Imaging ★

To schedule an appointment, please call (718) 931-5620. Office hours are: Monday - Friday 7 am to 6 pm and Saturday 8 am to 2 pm. UDMI accepts almost all major insurance plans. Visit us at www.udmi.net.

HUTCH AN IDEAL SOLUTION FOR CORPORATE CONSOLIDATION

The Hutchinson Metro Center has long been an attractive office location for companies looking to consolidate their operations in one central site.

Case in point is Comprehensive Care Management (CCM), which consolidated its corporate offices on the sixth floor of the 1250 Waters Place office tower. CCM, which moved into about 20,000 square feet of office space last spring, has since expanded by another 7,500 square feet of space. It is one of the largest tenants in Tower One.

“Our corporate functions were in four different locations in the Bronx. We wanted to bring them together in one location and that’s when we decided to look at the Hutchinson Metro Center,” said Joe Healy, Chief Operating Officer for CCM. “This is a wonderful location in terms of access to any area in the metropolitan region. It’s easy to reach whether you drive or take public transit,” he said. “The ability to build out our own space to fit our needs was a big factor in moving here,” he added.

CCM is a not-for-profit New York State Managed Long Term Care organization that provides home healthcare services to the elderly, disabled and chronically ill in the New York metropolitan area. CCM, which was founded in 1985, is recognized as an innovator in the managed care field. Its Program of All-Inclusive Care for the Elderly (PACE) is today the largest such program in the nation.



Joe Healy, Chief Operating Officer of CCM, at new headquarters in Tower One.

CCM is a member of the Beth Abraham Family of Health Services, a national leader in providing and coordinating residential, home and community-based long term care for chronically ill and disabled adults throughout the New York metropolitan area. CCM is known for its team-based approach to care. At its 12 PACE Centers and five alternative care settings, a team of healthcare professionals work side by side to provide knowledgeable, attentive and culturally sensitive care to its members.

CCM employs about 150 people at its headquarters at the Hutch. “The amenities here are great. Our staff uses many of the amenities including the Fitness Center, the bank and drycleaners. The Metro Café and the new café in our building are terrific. And when we have large meetings here we frequently use

the teleconference center,” he said. He said the free parking and the shuttle service are another big benefit for CCM’s staff.

“Joe Kelleher and his management team are terrific. When we were building out our new space they did a phenomenal job of getting the work done under very tight deadlines,” Mr. Healy added.

Comprehensive Care Management ★

For information about CCM’s services, please call the Member Services Department at 1-877-226-8500, 7 days a week from 8:00 am through 8:00 pm TTY users should call 1-800-650-2774. Or email us at CCM-MemberServices@bethabe.org Visit us at www.ccmny.org.

CONGRATULATIONS!

Let's give a big cheer to the St. Catherine Academy in the Bronx whose varsity cheerleading squad placed fourth in the national championships held February 13 in Orlando, Florida. The team earned its fourth place national rank in the Medium Varsity Division.

Over 35 states and over 9,000 cheerleaders competed in the national event. The Hutch is proud to have sponsored t-shirts for the



team. We're also pleased to learn that one of the girls on the St. Catherine Academy JV squad is the

daughter of Linda Conciatori, who works at ENT & Allergy's office at 1200 Waters Place.

Hutch PEOPLE

HE'S THE GO-TO GUY AT THE HUTCH

Eric Ildefonso's official title at the Hutchinson Metro Center is Assistant Property Manager. But for many tenants he's known as the go-to guy at the Hutch, the person you call when you need help with your office space. It could be as simple as replacing a light fixture or as complex as coordinating a move into new office space.

Sitting at his desk at the Hutch Management office on the top floor of Tower One, Eric is like a one-man command center answering phone calls and emails from tenants. Much of the time he is on the run working with other members of the Hutch maintenance crew to deal with tenant requests. Need a door fixed? Call Eric. Need to reserve space in the Teleconference Center or set up audio visual equipment? Call Eric.

"Everyday is a new opportunity. It's



Eric Ildefonso, Hutchinson Metro Center Assistant Property Manager

never a dull moment. My days can get pretty hectic sometimes but it's always rewarding when the job is completed and the tenant is happy," said Eric who joined the Hutch team in 2006.

Eric enjoys the challenges and complexities of moving a new tenant into their space. "I get

involved from the time a lease is signed through the build out of the space to the actual move in by the tenant and then continuing with maintenance of the space," he explains.

An avid Yankees fan, Eric resides in Danbury, CT with his wife and two young children ages 9 and 3.