



# HUTCHINSON METRO CENTER

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## **Hutchinson Metro Center Announces 25,000 SF in New Leases for Medical Space at Bronx Complex**

**42-Acre Complex is Becoming ‘The Center of it All’  
for Medical Practices in the Greater New York Metro Area  
With More Than 225,000 SF of Medical Space Leased**

BRONX, NY (October 2010) – Medical tenants continue to move to the Hutchinson Metro Center where approximately 25,000 square feet of new leases for medical office space have been signed in Tower One at the 42-acre office complex in the Bronx.

In its latest medical leases, the Hutchinson Metro Center announced that **Calvary Hospital** has signed a 7,500-square-foot lease on the seventh floor of the Tower One office building. Calvary Hospital, which is located next to the Hutchinson Metro Center, is moving administrative offices to the new space.

Beth Abraham, which last year leased 20,000 square feet in Tower One for the administrative offices of its **Comprehensive Care Management (CCM)** program, has leased an additional 7,500 square feet of space. It will now occupy the entire sixth floor of Tower One. CCM is a not-for-profit organization whose community based centers provide socio-medical services to medically underserved neighborhoods.

**Montefiore Medical Center** has signed a 7,500 square foot lease on the eleventh floor of Tower One for a physical therapy center. Last year, Montefiore Medical Center leased 31,000 square feet of space on the eighth floor of Tower One for its orthopedic specialties department

In another medical lease, **Tarek Elrafei, M.D.** has signed a 3,000 square foot lease on the seventh floor of Tower One for his oncology practice.

With the signing of these new leases, the Hutchison Metro Center now has over 225,000 square feet of medical space leased. Among the other medical practices located at the Hutchison Metro Center include University Diagnostic Medical Imaging; ENT & Allergy Associates; Hutchison 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.

“Health care is today’s hottest growth area in commercial real estate and the Hutchison Metro Center is leading the way with some of the region’s most prestigious medical tenants. The fact that world-class medical institutions, such as Montefiore and Beth Abraham, are expanding their presence at our complex reaffirms that the Hutchison Metro Center is THE location of choice for today’s medical practices,” said Joseph Simone, President of Simone Development Companies, the developer of the Hutchison Metro Center.

The Hutchison Metro Center offers many benefits to medical tenants including custom-built medical suites, first-class amenities, suburban campus setting, free parking and free shuttle to nearby subway, and a convenient and highly visible location directly off the Hutchinson River Parkway. The complex is also convenient for ambulettes and has diagnostic and physical therapy services on site. The Hutchison 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.

Located at 1250 Waters Place, 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 Hutchison Metro Center was fully leased in less than two years.

First-class amenities at the Hutchison Metro Center include a full-service Metro Café, 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, full service branch of Hudson Valley Bank, full service pharmacy on site, on-site executive car wash and detailing center, dry cleaners, sundry shop, ATM and complimentary shuttle service to nearby subway.

**For leasing information about the Hutchison Metro Center, please call (718) 518-8600 ext. 105. For more information, visit [www.hutchmetrocenter.com](http://www.hutchmetrocenter.com)**

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