

REAL ESTATE COMMERCIAL

Simone Signs Major Lease Deal with Montefiore

NEW ROCHELLE— Simone Development Companies based in New Rochelle reported recently that it had signed a 31,000-square-foot lease with Montefiore Medical Center at its Hutchinson Metro Center complex in the Bronx.

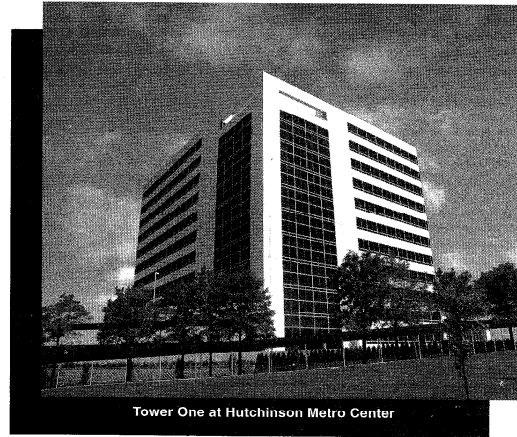
Montefiore, which is leasing space on the eighth floor of the new 13-story Tower One building, joins the growing number of medical practices located at the 42-acre office complex in the Bronx. Montefiore will relocate its orthopedic specialties department to Tower One. Occupancy is scheduled for September 2009.

"We are delighted to welcome Montefiore to the growing medical community at the Hutchinson Metro Center. Medical practices throughout the region are discovering the many benefits of moving their offices to the Hutchinson Metro Center. In addition to great amenities, free parking and a convenient location, we offer access to a large and growing patient base," said Joseph Simone,

president of New Rochelle-based Simone Development Companies, the developer of the office complex.

Tower One features 280,000 square feet of Class A space on nine floors with four floors of covered parking. Approximately 35% of the building is leased. 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.

Tower One, which officially opened last fall, builds on the success of the first phase of 460,000 square feet at the Hutchinson Metro Center which was fully leased in less than two years, company officials said. Major tenants include Mercy College, Visiting Nurse Service of New York, University Diagnostic Medical Imaging and New York City Housing Authority.



Tower One at Hutchinson Metro Center