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Simone Development and Montefiore Health System Expand Their Lease to Offer Residents Greater Access to Local Healthcare

Additional space will augment comprehensive outpatient services for the Bronx

(BRONX, NY – May 8, 2018) – Simone Healthcare Development, a division of [Simone Development Companies](#), is expanding its lease with Montefiore Health System, one of New York’s premier academic health systems. The new lease will total 96,500 square feet of office and medical space at the company’s Hutchinson Metro Center in the Bronx.

The long-term expansion lease is for 90,000 additional square feet at Tower One of Hutchinson Metro Center (1250 Waters Place in the Bronx) and 6,500 square feet at the nearby Metro Center Atrium.

The space at Tower One of Hutchinson Metro Center will allow Montefiore to consolidate more clinical and administrative divisions under one roof. Montefiore will also expand the footprint of various clinical departments, including women’s health, breast-oncology, urology, and orthopedics. This will help make sure that patients and their families, as well as providers, have easier access to Montefiore-specific floors and services. Simone Healthcare Development is also retrofitting a portion of the building with a new entrance and elevators to accommodate patient needs. The increased square footage at the nearby Metro Center Atrium will accommodate additional office and administrative space.

Simone Development’s Hutchinson Metro Center is one of the most successful commercial projects in the history of the Bronx, totaling more than 1.4 million square feet of office, medical and retail space. The space is almost completely occupied by some of the leading medical, educational and government tenants in New York City.

“Simone Healthcare Development and Montefiore have enjoyed a long partnership aimed at meeting the growing needs of one of New York’s leading health care providers and their patients. We are thrilled to be able to accommodate Montefiore’s latest expansion at Hutchinson Metro Center,” said James MacDonald, Vice President, Leasing, Simone Development. “We look forward to continuing our collaboration with Montefiore as they expand their operations throughout the region.”

With this new lease, Montefiore now occupies a total of 453,000 square feet at Hutch Metro Center.

Tower One at Hutch Metro Center is a 280,000-square-foot Class A office building featuring nine floors of office space over four levels of covered parking. The building offers exceptional amenities including an elegant lobby, subway shuttle and City bus service and the Tower Café. Healthcare tenants in the building include Montefiore Medical Center’s Orthopedic Specialties Department, the

New Jewish Home, ENT & Allergy Associates, Pelham Gardens Oral Surgery, Westchester Square Physical Therapy, NY Associates in Gastroenterology, Schein Orthopedics, Westchester Bronx OB/GYN, NY Spine & Sport, NY Associates in Gastroenterology, UroCare Services, Ramsheel Neurological Institute, Calvary Hospital Hospice and Home Health Agency, Pulmonary Medicine and NY Metro Sleep. It is also the headquarters of Simone Development Companies, the developer of the Hutchinson Metro Center. Tower One is fully leased.

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About Simone Development Companies

Simone Development Companies is a full-service real estate investment company specializing in the acquisition and development of office, retail, industrial and residential properties in the New York tri-state area. Headquartered in the Bronx, the privately held company owns and manages more than 5 million square feet of property in the Bronx, Westchester County, Queens, Long Island, New Jersey and Connecticut. The company's portfolio includes more than 100 properties and ranges from multi-building office parks to retail and industrial space.