

# SIMONE<sup>®</sup>

DEVELOPMENT COMPANIES

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## **Simone Development Companies Signs New Lease with Adams Clinical and Announces Opening of Good Mercy Pharmacy at Hutchinson Metro Center**

*Medical Research Center Takes Over 7,200 SF and 2,600 SF Drug Store Debuts at Bronx Complex*

**BRONX, NY – August 21, 2024** – [Simone Development Companies](#) has signed a new long-term lease with [Adams Clinical, Inc.](#) for its new [Davis Clinical](#) site: 7,236 square feet of research and office space at 1200 Waters Place, part of the [Hutchinson Metro Center](#) in the Bronx, NY. Simone Development Companies was represented by in-house leasing and legal teams, while Adams Clinical, Inc. was represented by [Revise Group](#) and Kenneth Salzman of Lee & Associates NYC.



Adams Clinical, Inc. is a network of clinical research centers specializing in psychiatric and neurological drug development. Headquartered in Watertown, MA, this marks their second location in New York.

“Adams Clinical’s new Davis site is an excellent addition to our vibrant scientific community here at the Hutchinson Metro Center and we look forward to supporting their vital research and innovation efforts,” said Joe Simone, President of Simone Development Companies. “Home to over 80 leading businesses,

healthcare and educational institutions as well as federal, state, and city agencies, our mixed-use campus of medical, office, retail, hospitality and academic space is the perfect home for this type of cutting-edge work.”

1200 Waters Place is a modern, 433,000-square-foot building with three floors of Class A medical, academic, and office space, along with amenities including a landscaped courtyard, fitness center, teleconference center, and free parking. Major tenants at the property include Mercy College, New York GI Center, ENT and Allergy Associates, and several city, state, and federal agencies.

In addition to Davis Clinical, Good Mercy Pharmacy, which signed a long-term lease earlier this year, has opened a 2,592-square-foot pharmacy and retail space at Tower One, 1250 Waters Place, within the [Hutchinson Metro Center](#). Ownership was represented by in-house leasing and legal teams while Good Mercy Pharmacy was represented by Sherry Scanlon of KZA Realty. Good Mercy Pharmacy provides both delivery and walk-in pharmacy services and a convenience store at the new location.

Good Mercy Pharmacy joins several well-known retail tenants at the Hutchinson Metro Center, including Chipotle, LA Fitness, Dunkin’ Donuts, A-Z Nutrition, Tower Café, and a Residence Inn by Marriott. The property is also home to several healthcare tenants including Montefiore Medical Center, MJHS Health System, Freedom Center Home Dialysis, NY Spine and Sport Center, Motion PT, and Shein Orthopedics, among others.

Tower One at 1250 Waters Place is a 285,000-square-foot Class A building with nine floors of prime medical, office, and retail space, as well as conference centers and abundant free and valet parking and 24/7 security.

#### [About Simone Development Companies](#)

Simone Development Companies is a full-service real estate investment company specializing in the acquisition and development of healthcare, mixed-use, office, industrial, retail, and residential properties. Headquartered at the Hutchinson Metro Center, it boasts a portfolio of over 7 million square feet throughout the Bronx, Manhattan, Queens, Long Island, Westchester County, Orange and Fairfield Counties and New Jersey. With expertise spanning acquisition, development, construction, finance, asset management, accounting, leasing and property management, Simone Development Companies is set apart by its vertically integrated management team, long-term asset ownership and its pursuit of visionary development.