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Simone Development Completes 100% Retention of Original Tenants at 1200 Waters Place in the Bronx

Latest Lease Renewal Secures Full Commitment from Inaugural Roster as Hutchinson Metro Center Approaches its 25th Anniversary

BRONX, NY (November 11, 2026) – Simone Development Companies has completed an 8,000-square-foot lease renewal with **VNS Health (VNS)**, formerly **the Visiting Nurse Service of New York,** for its Bronx regional office at 1200 Waters Place. The agreement completes a full sweep of long-term recommitments from all three original tenants that joined the building when the Hutchinson Metro Center first opened in 2003.



VNS Health joins Mercy University and University Diagnostic Medical Imaging in recently extending their tenancies at 1200 Waters Place. Today, the building serves as a central anchor within the 95%-occupied campus—widely recognized as the Bronx's most successful private mixed-use development.

Simone Development was represented by its in-house leasing and legal teams in the transaction, while Peter Trivelas and Tara Stacom of Cushman & Wakefield represented VNS Health. Current availability at 1200 Waters Place includes individual suites from 1,186 to 6,737 square feet, alongside a 74,250-square-foot contiguous block that can be divided or customized for multi-tenant or large-scale operations.

"When we launched 1200 Waters Place nearly 25 years ago, VNS Health and our inaugural tenants shared a bold vision for what the Bronx could become," said Joe Simone, president of Simone Development Companies. "Their early commitment helped us transform underutilized land into the thriving, 42-acre Hutchinson Metro Center—a regional destination that now welcomes over 13,000 workforce professionals, patients, and visitors daily. We are deeply proud of these enduring partnerships."

Today, the Hutchinson Metro Center is a dynamic 1.4-million-square-foot campus for state-of-the-art healthcare, education, retail, hospitality, and office space. That multi-phase success began with 1200 Waters Place—a three-story, 433,286-square-foot facility constructed as the Bronx's first Class A office asset in over a decade. The campus is home to over 80 leading businesses and institutions.

ABOUT SIMONE DEVELOPMENT COMPANIES

Simone Development Companies is a privately owned, full-service real estate investment firm specializing in the acquisition, development, and management of healthcare, mixed-use, retail, office, industrial, and residential properties. The company's reach extends across New York City and its suburbs including Long Island, Westchester County, Orange and Fairfield Counties and New Jersey.

Over nearly five decades, this third-generation, family-owned business has built a portfolio exceeding 7 million square feet. The organization's vertically integrated team manages every stage of the project lifecycle, from finance and construction to leasing and property management. Simone Development Companies is set apart by this comprehensive approach, a commitment to long-term asset ownership, and a proven track record of transforming vacant and underutilized sites into vibrant developments that elevate communities.

Learn more at https://simonedevelopment.com/