

Hutch Center proving to be just the tonic for medical users

Medical tenants continue to move to the Hutchinson Metro Center where approximately 25,000 *s/f* 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 *s/f* 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 *s/f* in Tower One for the administrative offices of its Comprehensive Care Management (CCM) program, has leased an additional 7,500 *s/f* 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 *s/f* lease on the eleventh floor of Tower One for a physical therapy center. Last year, Montefiore Medical Center leased 31,000 *s/f* of space on the eighth floor of Tower One for its orthopedic specialties department.

In another medical lease, Tarek Elrafai, M.D. has signed a 3,000 *s/f* lease on the seventh floor of Tower One for his oncology practice.

With the signing of these new leases, the Hutchinson Metro Center now has over 225,000 *s/f* of medical space leased. Among the other medical practices located at the Hutchinson Metro Center include University Diagnostic Medical Imaging; ENT & Allergy Associates; Hutchinson 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 real estate and the Hutchinson Metro Center is leading the way with some

of the region's most prestigious medical tenants," said Joseph Simone, president of Simone Development Companies, the developer of the Hutchinson Metro Center.

"The fact that world-class medical institutions are expanding their presence at our complex reaffirms that the Hutchinson Metro Center is the location of choice for today's medical practices."

The Hutchinson Metro Center offers custom-built medical suites, suburban campus setting, free parking and free shuttle to subway. The complex is convenient for ambulettes and has diagnostic and physical therapy services on site.

The Hutchinson 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 *s/f*.

A second tower of 280,000 *s/f* is planned for construction adjacent to Tower One. The two towers will be connected by a common lobby. The first phase of 460,000 *s/f* at the Hutchinson Metro Center was fully leased in less than two years.



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