

Office tower at Hutchinson Metro Center draws tenants

BY MAX MITCHELL

The Hutchinson Metro Center is filling up.

Several new medical groups have signed leases to open up facilities in the 42-acre office complex at 1250 Waters Place. New tenants will be leasing about 25,000-square-feet. With the new leases, more than 225,000-square-feet of office space is now being leased to medical-related businesses, making the complex a major medical hub for the Bronx.

"Health care is today's hottest growth area in commercial real estate and the Hutchinson Metro Center is leading the way with some of the region's most prestigious medical tenants." Joseph Simone, president of Simone Development Companies, which developed the center. "The fact that world-class medical institutions, such as Montefiore and Beth Abraham, are expanding their presence at our complex reaffirms that the Hutchinson Metro Center is the location of choice for today's medical practices."

While several new customers will be coming to the center, three major hospitals are expanding their space and services at Tower One.

Calvary Hospital has signed a lease for 75,000-square feet of space on the seventh floor of Tower One. The hospital, which is already located close to the Hutch Metro Center, will be moving in several administrative offices into the new spaces very soon.

Beth Abraham, which last year leased 20,000-square-feet in Tower One for the administrative offices of its Comprehensive Care Management programs, has leased an additional 7,500 square feet of space. The health center will now occupy the entire sixth floor of Tower One. The program moving to the space is a not-for-profit organization that provides socio-medical services to medically underserved neighborhoods through community-based centers.

Montefiore Medical Center has also signed a 7,500 square foot lease on the eighth floor of Tower One to put in a physical therapy center. Last year the medical center leased 31,000-square-feet of space on the eighth floor of Tower One for its orthopedic specialties department.

Along with the major medical centers, Tarek Elrafei, M.D.,

has signed a lease for 3,000-square-feet on the seventh floor. The doctor will open an oncology practice there on Tower One.

Other medical practices that recently signed leases for space in the 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.

Tower One features 280,000-square-feet of space on nine floors with four floors of covered parking. A second tower is planned to be built adjacent to Tower One.



Photo by Robert Benimoff/MRM

Several medical groups have leased space at the Hutchinson Metro Center.

