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## **PRESS RELEASE: Simone Development Signs Dialysis Provider Fresenius to Long-Term Lease at New Metro Center Atrium Building**

BRONX, NY – Simone Healthcare [Development](#) Group announced today that Fresenius Medical Care North America, a leading provider of kidney dialysis service and renal care products, has leased 17,000 square feet of space at Metro Center Atrium, Simone's new mixed-use project. Metro Center Atrium is a 370,000-square-foot office/retail/hotel complex that Simone Development is constructing as the latest phase of its 42-acre, multi-building Hutchinson Metro Center campus.

Fresenius provides products, dialysis care services, education and support for Chronic Kidney Disease (CKD), including treatment options for later stage CKD. Their dialysis care services include hemodialysis, peritoneal dialysis, education tools and transplant support services, in-center, at home, or in a hospital, to fit patients' needs. Fresenius manufactures and distributes a variety of dialysis products and equipment, including dialysis machines, dialyzers and other dialysis-related supplies.

"Metro Center Atrium has quickly taken shape as the Bronx's leading mixed-use property, offering the best package of amenities in its market," said Jim MacDonald, vice president and director of [leasing](#) for Hutchinson Metro Center. "We anticipate tremendous demand for the remaining Class A office, medical and retail space, particularly given the strong performance of previous phases of our development at Hutchinson Metro Center. These are exciting times for the Bronx and we're very proud to be a major contributor to the economic renaissance underway in the Borough."

Located within Simone Development's highly successful Hutchinson Metro Center complex in the Pelham Bay section of the Bronx, Metro Center Atrium features three floors of Class A office and medical space, as well as further retail and restaurant opportunities. The architecturally distinctive building will feature a spectacular glass atrium and lobby and is set in a beautifully landscaped suburban-style campus setting. Abundant parking is provided on-site with more than 1,100 spaces. Approximately 148,000 square feet of office and medical space remains available for lease. For [leasing](#) information, call (718) 518-8600.

"Metro Center Atrium is already 60 percent pre-leased and has already attracted national-level companies like Marriott and LA Fitness, and we expect that this project will continue to draw high-caliber office, medical and retail users," said MacDonald. "Among other things, Simone Development's ongoing expansion of Hutchinson Metro Center provides medical and business tenants with flexibility for their future plans because we can readily accommodate their growth needs within the Simone Development portfolio. Also, we're offering stellar [design](#) quality and modern space, and an incredibly central location with easy access to five major hospitals, three airports, and a host of transportation arteries."

Conveniently located off the Hutchinson River Parkway, Metro Center Atrium is easily accessible to major highways, bridges and airports. Manhattan is less than 20 minutes away and Westchester County is 10 minutes away. LaGuardia, JFK, and Westchester County airports are less than 30 minutes from the site. The Metro Center Atrium is also less than a mile from five major hospitals – Montefiore Medical Center, Calvary Hospital, Albert Einstein College of Medicine, Jacobi Medical Center and Westchester Square Medical Center – making it an ideal location for medical practices and healthcare companies.

For retail tenants, the Metro Center Atrium provides a tremendous market of potential customers, with over 4,000 people working at the Hutchinson Metro Center. Another 800 employees are expected to be added to the area with the completion of New York City's 911 Call Center on a site directly north of the Hutchinson Metro Center.

Metro Center Atrium is another chapter in the continuing success story of the Hutchinson Metro Center. The 42-acre suburban-style campus offers the finest Class A office space and a host of first-class amenities never before offered in this market. Existing amenities include the full-service Metro Café and Tower Café, fitness center, state-of-the-art teleconferencing center, on-site child care facility, attended gatehouse with 24/7 security, landscaped courtyards with gardens and seating/dining areas, full service bank branch, on-site executive car wash and detailing center, dry cleaners, sundry shop and ATM. The complex also offers abundant free parking and a complimentary shuttle service to nearby subway lines.

The tower at 1200 Waters Place, the 460,000-square-foot first phase of Hutchinson Metro Center, was fully leased in less than two years. The next phase of the project, known as Tower One (1250 Waters Place), features 280,000 square feet of Class A space on nine floors, with four floors of covered parking. The building is fully leased and occupied by a prestigious roster of tenants that includes Montefiore Orthopedic Surgery, CenterLight Healthcare, Westchester Square Physical Therapy and numerous medical, dental and law practices. An additional 280,000-square-foot tower, known as Tower Two, is nearing completion adjacent to 1250 Waters Place, and will be leased in its entirety by Montefiore Medical Center.

The success of the Hutchinson Metro Center is providing a major boost to the Bronx economy, creating thousands of new jobs and serving as a catalyst for growth in the surrounding area. In addition to the New York City 911 Call Center, other major projects underway in the surrounding neighborhood include expansions by the New York State Office of Mental Health, Montefiore Medical Center, Jacobi Hospital Center and Einstein Medical Center.