

# REAL ESTATE WEEKLY

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## *Simone announces new leases at Bronx mixed-use project*

Simone Development Companies has announced over 20,000 s/f of office and retail leasing activity at Metro Center Atrium, Simone's new 370,000 s/f mixed-use project under construction at Hutchinson Metro Center in the Bronx.

On the office side, Montefiore Medical Center will expand its existing presence at Hutchinson Metro Center with a new 16,000 s/f office lease at Metro Center Atrium, and the Law Offices of Joseph A. Romano will relocate into 5,000 s/f of newly built space.

Retail leasing continues with the signing of Dunkin Donuts, which will occupy 1,500 s/f on the ground floor, joining an LA Fitness health club (New York City's first) and a 9,000 s/f Children's Corner day care center and providing an amenity for other tenants.

Simone is also negotiating with a national family-style restaurant chain that could open at Metro Center Atrium.

The new building will feature a Marriott Hotel in addition to ground floor retail and 212,000 s/f of office space. Metro Center Atrium is less than a mile from five major hospitals, which the developer expects will help attract medical practices and healthcare companies. For retail tenants, the Metro Center Atrium provides over 4,000 people working at the Hutchinson Metro Center complex. Retail spaces will open soon, and office spaces are currently being built out with occupancy expected in early summer.

"The momentum at Metro Center Atrium is tremendous right now. The level of interest from office and retail users is unbelievable, to the point where we're wishing we had even more space to

offer," said Jim MacDonald, vice president of Leasing for Simone. "Hutchinson Metro Center has an outstanding set of attributes that appeal to major medical and corporate office tenants, as well as retailers, and we're seeing a great response as we move toward full occupancy."

Located within Simone Development's 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 building features a glass atrium and lobby and is set in a landscaped suburban-style campus setting. Parking is provided on-site with more than

1,100 spaces.

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.