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'MEDICAL MILE' METAMORPHOSIS



Construction of Toll Brothers' Carraway luxury apartment complex is ongoing at 103-105 Corporate Park Drive in Harrison. PHOTOS BY AKIKO MATSUDA/THE JOURNAL NEWS

Pediatric ambulatory care facility would join Wegmans, luxury housing on Corporate Park Drive

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HARRISON – Construction activities are in full swing on Corporate Park Drive, transforming the former office park into a mixed-use neighborhood with a Wegmans grocery store and a Toll Brothers apartment complex.

The trend is likely to continue as a pediatric ambulatory care center for Montefiore Medical Center is being proposed for another under-performing office property at 104 Corporate Park Drive, which abuts the Wegmans site.

The application to fully renovate the existing four-story, 117,798-square-foot building was filed by 104 Corporate Park Realty, a limited-liability company controlled by Simone Development, a

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104 Corporate Park Drive

A medical center has been proposed for the property in Harrison.



106-110 Corporate Park Drive

The new Wegmans grocery store is under construction in Harrison.

"Westchester has clearly emerged as a major market for world class healthcare."

William Mooney Jr.
President and CEO of the Westchester County Association

Mile

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Bronx-based major developer.

The biggest advantage of the area along Interstate 278 in Harrison, which has been known as the Platinum Mile, is the nearby parkways and other highways that provide easy access in all directions, said Guy Leibler, president of Simone Healthcare Development.

"Your transportation is as good as it can get," Leibler said.

The proposal is another example of Westchester's booming health-care industry, said William Mooney Jr., president and chief executive officer of the Westchester County Association.

"Westchester has clearly emerged as a major market for world class health care," Mooney said in a statement. "Patients from throughout the Hudson Valley as well as Connecticut will benefit from this convenient access."

Montefiore's medical facility would include the cancer center, and an addition would be made to the first floor of the existing building to house a linear accelerator, a device for radiation treatments, according to the proposal. A three-story parking garage would also be built on the site, offering 200 parking spaces in addition to 295 surface parking spots.

The Harrison Planning Board was to start reviewing plans this week.

Mixed-use trend

Leibler noted that Harrison's vision to transform the office park into a mixed-use community is also making the I-287



Marcus Partners, a Boston-based real estate investment company, purchased the office building at 3 Westchester Park Drive, Harrison, for \$10.97 million in January. PHOTOS BY AKIKO MATSUDA/THE JOURNAL NEWS

corridor appealing.

"It's the way we live now," he said. "Instead of having all office buildings in one area and all residential buildings in another area, and hospitals in another area, we have the opportunity to use those facilities in a simpler, more organic way."

Simone recently developed the Boyce Thompson Center, an 85,000-square-foot mixed-use building in Yonkers, featuring medical offices, restaurants, a bank and a blow-dry bar.

The health-care sector has been a major driver of the rebirth of the Platinum Mile, where corporate giants such as IBM, Kraft Foods and Texaco once called home.

For example, Memorial Sloan Kettering in 2014 opened a \$143 million cancer center at a former Verizon building at 500 Westchester Ave. in West Harrison. And about a

year ago, the Hospital for Special Surgery opened a \$20 million, 50,000-square-foot regional center at 1133 Westchester Ave. in White Plains.

Non-medical development projects have also been on the rise in recent years, including Carraway, a 421-unit luxury apartment complex being developed by Toll Brothers Apartment Living at 103 and 105 Corporate Park Drive.

Along the same street, Wegmans Food Markets is building a 125,000-square-foot store and a separate 8,000-square-foot retail building at a 20-acre parcel at 106-110 Corporate Park Drive.

More apartments

And earlier this year, Boston-based private-equity firm Marcus Partners purchased the adjacent office park at 3 Westchester Park Drive for

\$10.97 million. Plans to build a 450-unit, two-building apartment complex is set to be proposed for the 10.63-acre site, which is near Life Time Fitness. The fitness center at 1 Westchester Park Drive in Harrison opened in 2014, replacing a building that formerly housed The Journal News.

The 104 Corporate Park Drive property is one of the three parcels bought by Histogenetics, a biotechnology company based in Ossining, in 2012. In addition to 104, the company owns 100 and 102 Corporate Park Drive, according to property records.

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Chase occupies the building at 100 Corporate Park Drive in Harrison.



Hyatt House at 101 Corporate Park Drive in Harrison.