



SIMONE[®]
HEALTHCARE DEVELOPMENT

SHAPING HEALTHCARE

THE LEADER IN MEDICAL OFFICES
AND AMBULATORY FACILITIES

OUR EXPERTISE

Simone Healthcare Development has been a visionary pioneer in the health real estate field for more than 30 years. It is the unrivaled leader in healthcare real estate development in the New York Metropolitan area working with some of the region's most prestigious healthcare leaders. Simone offers a broad range of services delivering the highest quality in every aspect of the project: from site selection to architecture and engineering; finance to construction management and from project management to on-site property management. Simone's unparalleled expertise and depth of knowledge can provide every level of service required including: Ambulatory Surgical Centers, Cancer Treatment Centers, Radiology Centers, Dialysis Centers, Urgent Care Centers and Medical Specialty Offices. Through visionary developments we empower healthcare providers to achieve world-class outcomes to benefit the communities they serve.

OUR CAPABILITIES

Simone Healthcare Development offers a full range of medical office services to fulfill your healthcare strategy and objectives.

SITE SELECTION

ADAPTIVE REUSE

PROJECT MANAGEMENT

FINANCIAL ANALYSIS AND PLANNING PROJECT FINANCING

ARCHITECTURE AND ENGINEERING

CONSTRUCTION MANAGEMENT

PROPERTY MANAGEMENT

MUNICIPAL APPROVALS

THIRD PARTY DEVELOPMENT AND CONSTRUCTION

Consultation services available at no charge.

OUR HEALTHCARE RELATIONSHIPS AT A GLANCE

Montefiore
Inspired Medicine

“ Our new ‘hospital without beds’ has a larger surgical capacity than many traditional hospitals with interdisciplinary teams of doctors and nurses working together to provide innovative primary and specialty care. The building was designed with our patients and families in mind and brings the latest in ambulatory medicine to our patients throughout the region.

DR. STEVEN M. SAFYER
President and CEO, Montefiore Health System

 **Mount Sinai**

“ Our state-of-the-art facility at 5 Cuba Hill will allow Mount Sinai to put the North Shore Medical Group practices together to provide better service for our patients. The central location is critical to Mount Sinai offering the highest quality and most comprehensive healthcare services to the surrounding community. The new facility is an important step toward a consumer oriented, ease of access approach to healthcare.

DR. ARTHUR KLEIN
President, Mount Sinai Health Network

**ST. JOHN'S
RIVERSIDE
HOSPITAL**

“ This prime location will help us continue to serve our patients with convenient access to needed outpatient services, and is in keeping with our mission of providing the highest quality, most technologically advanced healthcare for our community today and for generations to come.

RON CORTI
President and CEO, St. John's Riverside Hospital

 **WESTMED**
MEDICAL GROUP

“ The full-service design results in greater integration and coordination of care which improves the quality and outcomes we provide to our patients. This uniquely designed building offers our patients the convenience of multi-specialty services as well as radiology and lab all under one roof creating a best-in-class experience.

ANTHONY VICEROY
Chief Executive Officer, Westmed Medical Group

PROJECT HIGHLIGHTS



MOUNT SINAI NORTH SHORE MEDICAL GROUP
Greenlawn, NY

SITE SELECTION

As the leading healthcare real estate developer, we can help you navigate the strategic decisions as you reposition and plan for the next generation of medical facilities. Our priority is to develop a collaborative and transparent partnership that delivers the financial, operational and patient centered objectives your organization demands.



PURCHASE PROFESSIONAL PARK
Purchase, NY

PROJECT MANAGEMENT

Simone will manage every aspect of the assignment to ensure your new medical facility is delivered on time, and on budget, and is a center of healthcare excellence. We are engaged across every discipline, liaising with key personnel to deliver your vision for the future while meeting today's needs.



MONTEFIORE AMBULATORY CARE CENTER
Bronx, NY

NEW CONSTRUCTION

The Simone construction team works with you throughout the planning, pre-construction, and construction phases of your project. From concept to completion, we incorporate best practices and use the most advanced technology to build an environment of care and trust. Clear and direct communication ensures your project is completed on time and on budget.



BOYCE THOMPSON CENTER
Yonkers, NY

ADAPTIVE REUSE

Location is one of the most important factors when considering a real estate acquisition. Existing buildings are often found in a prime location in the center of a town or on a busy roadway. These structures often require fewer land-use approvals, which means lower costs and shorter delivery-to-market time frames for our clients.



HUTCHINSON METRO CENTER
Bronx, NY

PROPERTY MANAGEMENT

Simone Healthcare Development has a proven track record of meeting the demands to operate healthcare properties at all stages of the real estate life cycle. We ensure the portfolio is maintained at the highest level to deliver health and safety, maximize efficiency, and provide a positive experience for your patients and staff.

OUR EXECUTIVE TEAM

The Simone Healthcare Development executive team is a group of dedicated professionals who work alongside the president to further the company's mission and core principals. The company continues to thrive under the guidance and leadership of some of the brightest minds and most experienced executives in the development industry.

The Simone Healthcare Development executive team provides a fully integrated approach bringing over six decades of experience and a wealth of unmatched excellence to all stages of development.

Simone Development owns more than 100 commercial properties with more than 7 million square feet within a 75 mile radius of New York City. Properties range from stand-alone Class A office and medical buildings, to office parks, to retail centers, to industrial/flex buildings. Simone Healthcare Development owns and operates more than 2 million square feet of healthcare real estate throughout the Tri-State Region of New York, Connecticut and New Jersey. 42 acres in the Bronx, now known as the highly successful Hutchinson Metro Center, has been widely cited as visionary and a bellwether achievement in the much-acclaimed revitalization of the Bronx. This campus property now features state-of-the-art buildings totaling more than 700,000 square feet of office and medical space.

IN-HOUSE SERVICES

ACCOUNTING

PROJECT MANAGEMENT

CONSTRUCTION

PROPERTY MANAGEMENT

FINANCE

LEGAL

LEASING

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HEALTHCARE DEVELOPMENT

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