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Simone Gets Perks for Montefiore Medical Project in Westchester

Simone Healthcare, an affiliate of Simone Development Companies, plans to renovate the four-story 104 Corporate Park Drive office building in Harrison that will be fully leased to Montefiore Medical Center.

By **John Jordan** |



A rendering of Montefiore Medical Center's pediatric care facility at 104 Corporate Park Drive in Harrison, NY.

WHITE PLAINS—Bronx-based Simone Healthcare Development secured a resolution of intent from the Westchester County Industrial Development

Agency on Thursday to provide nearly \$1.75 million in incentives for its \$61-million plan to redevelop a vacant office building in Harrison, NY into a pediatric care ambulatory facility for Montefiore Medical Center.

Simone Healthcare, an affiliate of **Simone Development Companies**, plans to renovate the four-story 104 Corporate Park Drive office building in Harrison that will be fully leased to Montefiore Medical Center. The building will also house a cancer center, which will be operated with White Plains Hospital, a member of the **Montefiore Health System** and Westmed Medical Group.

A 5,000 square-foot addition will be constructed to house a linear accelerator for the cancer center. A new 200 space garage connected to the building is also a component of the redevelopment project.

The Westchester County IDA Board at its meeting on Thursday approved \$1,328,021 in sales tax exemptions and \$419,755 in [mortgage](#) tax exemptions for the project. Simone states that the redevelopment project will [create](#) approximately 100 construction jobs and 250 permanent healthcare related jobs upon completion.

The renovated building at 104 Corporate Park Drive will feature urgent care, behavioral health, maternal fetal medicine, sports medicine, infusions, children's evaluation and rehabilitation, an imaging suite and lab facilities. The renovated building will incorporate various green building technologies such as LED lighting, high efficiency HVAC, and high solar reflective index roofing material.

Simone Healthcare has an extensive portfolio with Montefiore Medical. Back in May of last year, Simone reported that Montefiore Health System had expanded its lease for 90,000 additional square feet at Tower One of Hutchinson Metro Center (1250 Waters Place in the Bronx) and 6,500 square

feet at the nearby Metro Center Atrium. The Hutchinson Metro Center in the Bronx totals more than 1.4 million square feet of office, medical and retail space.

With the new lease, Montefiore increased its presence at the Hutchinson Metro Center to 453,000 square feet.

The Westchester IDA Board of Directors on Feb. 14 also approved an extension of sales tax benefits for the second phase of LCOR's Continuum rental development in Downtown White Plains. The second phase of the project increases the building's height from 16 to 17 stories and the total rental units from 273 to 309. Total affordable units will increase from 55 to 62. The sales tax exemption was increased from \$4.15 million to more than \$6.4 million.