What’s New In NYC Life Science Development?
LIFE SCIENCES LEADER
$2.5+ BILLION Portfolio

3.0+ MILLION SQUARE SF Owned/Operated

1.0+ MILLION SF Under Development

Acquisitions
Development
Management
Leasing

Boston
New York
Raleigh/Durham
Innolabs Long Island City
A Purpose-Built Life Science Building

266,800 RSF
6 Floors

100 LB/SF
Live Load

4 BAY
Loading Dock

ROBUST
Central Mechanical System

WELCOMING LOBBY
Spacious reception and generous adjacent hospitality-level gathering space.

FLEXIBLE EVENT SPACE
A ground-level and multi-purpose room to host small teams and town-hall meetings.
Why Long Island City?

FIVE
Waterfront Parks

40+
Art & Cultural Institutions

50,000+
Higher Education Students

31,000+
Hotel Rooms

540,000 SF
of New Retail
LIFE SCIENCES

2020 REAL ESTATE DEVELOPMENT SYMPOSIUM

NYC BUILDS BIO+
Total Building Area: 322,000 SF

Life Science Tenants
- New York Stem Cell Foundation - 65,000 SF
  - HiberCell - 15,000 SF

Other Tenants: Icahn School of Medicine at Mt. Sinai, Manhattan Surgery Center, Rogosin Institute.

Pre-built lab development: 97,000 sf total. 33,000 SF delivering July 2021
Hudson Research Center
619 West 54th St
Tenant:

NYSCF
The New York Stem Cell Foundation

Approximate RSF: 65,000 SF
Hudson Research Center
619 West 54th St
Tenant:
HiberCell
Approximate RSF: 15,000 SF
LIFE SCIENCES 2020 REAL ESTATE DEVELOPMENT SYMPOSIUM
Phase I: The Mink Building
Phase II: The Sweets Building
Phase III: The Malt House
Phase IV: The Taystee Building
LIFE SCIENCES 2020 REAL ESTATE DEVELOPMENT SYMPOSIUM
HOME OF VISIONARIES
HUTCHINSON METRO CENTER IS A THRIVING ECOSYSTEM DESIGNED FOR THE GROWTH OF SCIENCE, TECHNOLOGY AND INNOVATIVE INDUSTRIES
WHERE THE FUTURE IS MADE

DISCOVERHMC.COM
TRANSPORTATION & REGIONAL ACCESS

Off the Hutchinson River Parkway and close to Manhattan, Southern Westchester and JFK and LaGuardia Airports, HMC seamlessly connects pioneering organizations with partners, research and talent.

TRAIN

5 6 2

BUS

BX21 BX24

HIGHWAYS

95 278 295 87 495
2001
LAUNCH OF HMC
Simone Development Companies acquires a 19-acre site in the Bronx.

2003
1200 WATERS PLACE
Opening of a 430,000 SF medical, academic and office facility fully leased since 2005.

2004-2005
CAMPUS EXPANSION
HMC expands to 42 acres.

2008
TOWER ONE
Completion of a 280,000 SF medical and office facility at 1230 Waters Place.

2011
RELOCATION TO HMC
Simone Development Companies HQ moves to HMC.
HISTORY

2014
TOWER TWO
MONTEFIOR AMBULATORY CARE CENTER
Launch of a 280,000 SF medical facility and ambulatory surgery center at 1250 Waters Place.
One of the largest, most technologically advanced ambulatory surgery centers in the Northeast.

2015
METRO CENTER ATRIUM
Opening of a 350,000 SF mixed-use complex home to the Marriott Residence Inn at 1776 Eastchester Road.

2021
CAMPUS EXPANSION
Planning begins for the HMC expansion to 75 acres and 3.3M SF.

2024
GROUND BREAKING
Construction of the HMC expansion begins.

2024
METRO NORTH TRAIN STATION OPENING ON HMC CAMPUS
The Morris Park Metro-North Station at HMC provides direct service to Penn Station on the New Haven line.
MASTER PLAN

ACADEMICS
LIFE SCIENCES
OFFICE
HOSPITALITY
HEALTHCARE
RETAIL
LIVING
BUSINESS GROWTH DOWN TO A SCIENCE
THANK YOU

H. GUY LEIBLER
President
Simone Healthcare Development
gleibler@simdev.com
718.215.3000

MEGAN M. GUY
Vice President of Development
mguy@simdev.com
718.502.3800