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# Middle Market Digest: The Northeast

BY JOHN JORDAN

Here is a roundup of the latest leases, sales and other transactions in the Northeast middle markets.

YONKERS, NY—Executives of Simone Development Companies joined with Yonkers Mayor Mike Spano and city and county officials on May 23rd to celebrate the transformation of a former historic building into the **Boyce Thompson Center**, a 85,000-square-foot mixed-use center featuring premier office/medical space, retail stores, restaurants and banking.



“Today’s grand opening celebration represents an important milestone for Simone Development and the City of Yonkers. What was once an eyesore will now be generating tax revenue for the city, creating jobs and bringing new retail and [healthcare services](#) to the residents of Yonkers and nearby Rivertown communities. We are especially pleased to be preserving an important piece of history for Yonkers and

Westchester County,” said Joseph Simone, president of Simone Development Companies, the developer of the \$35-million project.

Built in the 1920s, the property was acquired by Simone Development two years ago, which meticulously restored the main building to its original character with a new plaza and fountain. On the northern end of the site, a new two-level, 15,000-square-foot freestanding building was constructed and is leased to St. John’s Riverside Hospital for outpatient care and physician offices. A new 20,000-square-foot addition was

constructed at the southern end of the main building with an architectural style resembling the historic building. WESTMED Medical Group is leasing the entire structure.

In addition to St. John's and WESTMED, other healthcare tenants at the property include Westchester [Gastroenterology](#), Juvanni Med Spa and Family Wellness Pharmacy. Retail tenants include Tompkins Mahopac Bank, PLUSHBLOW Salon, Ultimate Spectacle and The Taco Project. The restaurant Fortina has leased the entire wing on the northern end of the main building and is scheduled to open next month. Approximately 85% of the Boyce Thompson Center is leased and additional new tenants will be announced soon.