

REAL ESTATE WEEKLY

May 31st, 2017

Simone opens Boyce Thompson Center

For nearly four decades, the Boyce Thompson Institute plant research center building in Yonkers sat abandoned and deteriorating, its walls covered in graffiti, greenhouses in ruins and grounds overgrown.

On May 23, executives of Simone Development Companies joined with Yonkers Mayor Mike Spano and City and County officials to celebrate the transformation of the historic building into the Boyce Thompson Center, an 85,000 s/f mixed-use center featuring office and medical space, retail stores, restaurants and banks.

"The grand opening celebration represented an important milestone for Simone Development and the City of Yonkers," said Joseph Simone, president of Simone Development Companies, the developer of the \$35 million project.

"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."

Built in the 1920s, the property was acquired two years ago by Simone Development, who 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 s/f freestanding building was constructed and is leased to St. John's Riverside Hospital for outpatient care and physician offices.

A new 20,000 s/f addition was constructed at the southern end of the main building. WESTMED Medical Group is leasing the entire structure.

Other healthcare tenants include Westchester Gastroenterology, Juvanni Med Spa and Family Wellness Pharmacy.

Retail tenants include Tompkins Mahopac Bank, PLUSH-BLOW Salon, Ultimate Spectacle and The Taco Project.

Fortina, one of the region's hottest restaurants, has leased the entire wing on the northern end of the main building. Led by celebrity chef Christian Petroni, Fortina is scheduled to open next month.



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