



## **Property of the Month: Purchase Professional Park: New look and new name for Westchester's premier office park; four modern buildings totaling 220,000 s/f of class a office and medical space**

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One of Westchester County's premier professional office parks is getting a new look and a new name. Formerly known as the Harrison Executive Park, the 13-acre campus is undergoing a major capital improvement program and rebranding as the Purchase Professional Park.

Situated on Westchester Ave. in the heart of Westchester's Platinum Mile (I-287) in Purchase, the Purchase Professional Park combines first-class office and medical space, exceptional amenities and one of the most convenient office locations in the region. The park-like campus features three modern buildings (3000, 3010 and 3020 Westchester Ave.) totaling 135,000 s/f of class A office and medical space. A fourth building comprised of 85,000 s/f of medical space at 3030 Westchester Ave. is scheduled to be completed and occupied in the first quarter of 2015, bringing the total square footage of the park to 220,000 s/f. 3030 Westchester Ave. has been fully leased to WESTMED Medical Group, a large multi-specialty group medical practice. 3030 Westchester Ave. is the first new office building to be built on the I-287 corridor in more than 25 years.

Purchase Professional Park is a true suburban office and medical park offering the latest in corporate quality amenities and services, including: on-site cafe, fitness center, 24/7 building access with state-of-the-art camera security, landscaped courtyard with fountain and seating areas, on-site owner management and abundant complimentary parking. The complex offers a highly visible and convenient location at Exit 10 off of I-287, with access to major highways including I-95, I-684 and the Hutchinson River/Meritt Pkwy., and is just minutes away from the Westchester County Airport and Metro-North train stations in Rye, Harrison and White Plains, providing access to the growing suburban patient base in Westchester, Fairfield and Putnam counties.

Simone Development Companies and its development partner Fareri Associates are nearing completion of a major renovation and modernization of the existing buildings and common areas at the Purchase Professional Park. This renovation work includes refurbishing the exterior facades, renovating all of the lobbies as well as all common area hallways and restrooms, and replacing the elevators and elevator cabs with new finishes throughout all three of the complex's existing buildings. Landscaping is being upgraded throughout the campus and the existing courtyard will have a new fountain as its centerpiece, along with new plantings, pavers and outdoor furniture for visitors and employees working at the complex to enjoy. Further, new, brighter and more energy efficient LED lighting is being installed throughout the on-site parking areas at the campus, and all interior and exterior signage is also being replaced to display the complex's new name.

"The renovations and modernizations that we are making at the Purchase Professional Park are a significant investment by our company that will clearly position this complex as the choice location

for medical practices and business professionals in Westchester County. We are particularly excited about the addition of WESTMED Medical Group to the Purchase Professional Park. 3030 Westchester Ave. will be one of the most technologically advanced medical buildings in the region offering patients the convenience of a one-stop shopping medical experience all under one roof," said Joseph Simone, president of Simone Development, whose Simone Healthcare Development Group partners with hospitals and large medical practices in the site selection, acquisition, design, construction and management of the state-of-the-art medical facilities.

The Purchase Professional Park has emerged as the foremost location for medical practices on what has become known as Westchester's "Medical Mile" (formerly referred to as Westchester's "Platinum Mile"). The complex, which is minutes from major medical institutions including White Plains Hospital, Greenwich Hospital, Westchester Medical Center and the newly opened Memorial Sloan Kettering Cancer Center, offers custom-built state-of-the-art medical suites available from 1,000 s/f and up. In addition to WESTMED Medical Group, the park's medical tenants include Burke Rehabilitation, ENT & Allergy Associates, Greenwich Hospital, Northern Westchester Hospital Associates, Rye Orthopedic Associates and Greenwich Oral & Maxillofacial Surgery Associates to name a few.

About Simone

Development Companies:

The Purchase Professional Park is another world-class development of Simone Development Companies, a full-service real estate investment firm specializing in the acquisition and development of commercial, healthcare, industrial, retail and residential properties throughout the tri-state region. Headquartered in the Bronx, the privately held company owns and manages a diverse portfolio of more than 100 commercial properties exceeding 5 million s/f in the Bronx, Manhattan, Westchester County, Queens, Long Island and Connecticut.

About Fareri Associates:

Fareri Associates, LP, Greenwich's most active developer, is a family owned and operated real estate investment and construction company focusing on development and re-development of office, retail, mixed-use and residential properties primarily in Fairfield County, Connecticut and Westchester County, NY.

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