



An Innovative Mixed-Use Center

1086 NORTH BROADWAY
NORTHWEST YONKERS



RICH HISTORY AND EXCITING FUTURE

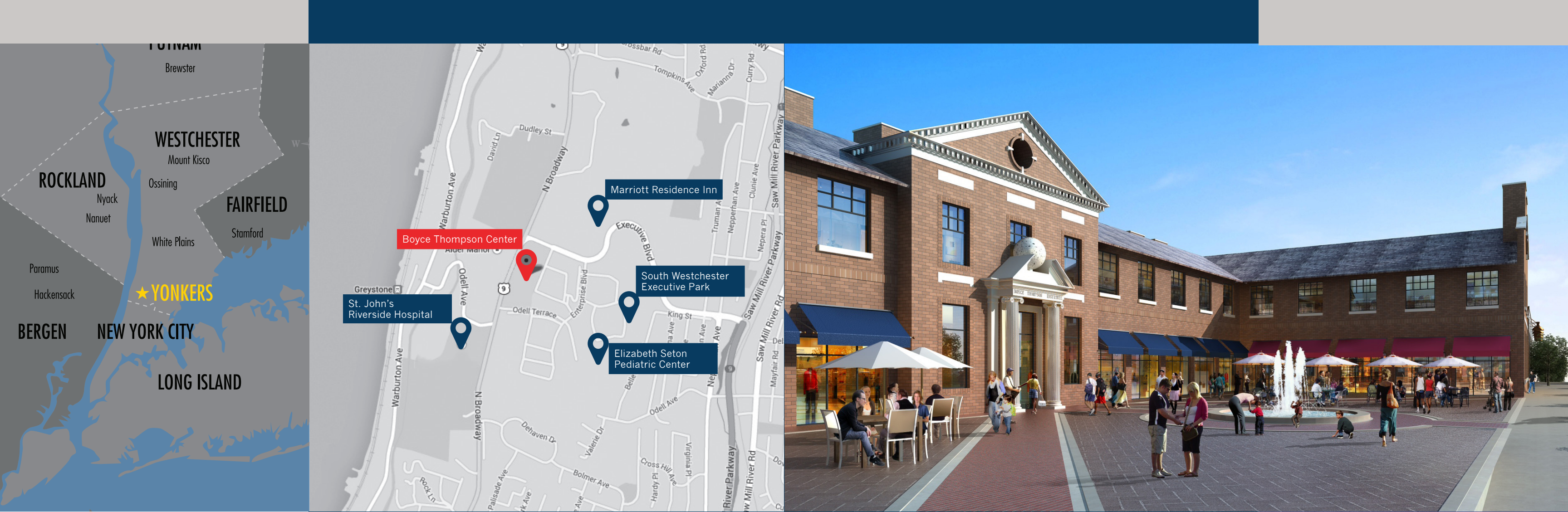
The Boyce Thompson Center is an exciting and innovative mixed-use development featuring Class A office space for businesses and medical practices, retail stores, banking and restaurants. Located on the site of the former Boyce Thompson Institute off Executive Boulevard in Yonkers, the new center will offer 85,000 square feet of state-of-the-art business, medical and retail space.

The historic Boyce Thompson building, which was built in the early 1900s, will be restored to its original character. A new 18,000-square-foot building will be connected to the original building creating a total of 70,000 square feet of space. A glass “greenhouse” connecting the new building with the restored building will house memorabilia from the site and include an information gallery honoring the legacy of the Boyce Thompson horticulture research center.

The Boyce Thompson Center will also feature a dramatic 15,000-square-foot, two-level freestanding glass and aluminum building that is ideal for office, medical and/or retail use. The center will feature outdoor site amenities such as areas for seating, eating and learning. The beautifully landscaped six-acre property will include gardens and illuminated parking areas.

**FOR LEASING AND
DEVELOPMENT
INFORMATION CALL
(718) 518-8600**





YONKERS AT A GLANCE

With a population of approximately 200,000, Yonkers is New York State’s fourth largest city.

Yonkers offers a strong economic base with a labor force of 90,000 people, 18,000 businesses and a median household income of \$67,000 in Northwest Yonkers.

Nearly 25% of Yonkers residents are aged 18 or less. Seniors make up 15% of the population, with the rest being between 18 and 65 years of age.

In 2010 Yonkers was rated the second safest small city in the nation.

U.S. News and World Report ranked Yonkers High School as 24th in the nation.

Yonkers has been named one of the “Top 100 Best Places to Live” by Livability.com.

CONVENIENT LOCATION
IN A DYNAMIC CITY

The Boyce Thompson Center is conveniently located at the intersection of North Broadway and Executive Boulevard in the Northwest section of Yonkers. The site is directly off Executive Boulevard with easy access to the Saw Mill River Parkway and North Broadway. New York Thruway (I-95), Bronx River Parkway and Cross County Parkway are only minutes away. The Boyce Thompson Center is ideally located for medical offices and ambulatory services. St. John’s Riverside Hospital is less than a mile away.

Yonkers is served by four Metro North stations, five major highways and extensive bus transportation including express routes to New York City and all areas in Westchester. And Yonkers is only a 20-minute train ride to Midtown Manhattan.

With its easy access to New York City and a thriving waterfront, Yonkers has emerged as one of the region’s prime business locations, attracting a growing number of companies in the fields of biotech, high-tech and digital marketing.

ABOUT THE DEVELOPER

Simone Development Companies is a full-service real estate investment company specializing in the acquisition and development of business and medical offices, retail, industrial and residential properties in the New York tri-state area. Headquartered in the Bronx, the privately held company owns and manages more than 5 million square feet of property in Manhattan, the Bronx, Queens, Long Island and Westchester County.

The company’s portfolio includes more than 100 properties and ranges from multi-building business and medical office parks to retail and industrial properties. The company’s largest development is the 42-acre Hutchinson Metro Center office complex located directly off the Hutchinson River Parkway in the Pelham Bay section of the Bronx. Simone Development has owned and managed properties in Yonkers for more than 30 years and recently purchased 1034 North Broadway, a two-story building with retail and business tenants.

BOYCE THOMPSON CENTER DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2014 Population (estimated)	14,061	125,604	380,755
Business Employees	7,592	44,003	122,922
2014 Households (estimated)	5,706	47,634	144,950
Avg. Household Income	\$104,059	\$96,227	\$109,946
Median Age	44	39	40

Source: SRS Real Estate Partners





SIMONE

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