



BLUE HILL PLAZA

A GLORIOUS SUN PROPERTY
PEARL RIVER, NEW YORK

CBRE



FULLY COMPLIANT WITH NEW YORK FORWARD HEALTH & WELLNESS GUIDANCE

\$1 million in
lobby renovations
complete

TWO BLUE HILL PLAZA



EXPERIENCE THE NEW
BLUE HILL PLAZA

CBRE



211,679 SQ. FT.
contiguous space available

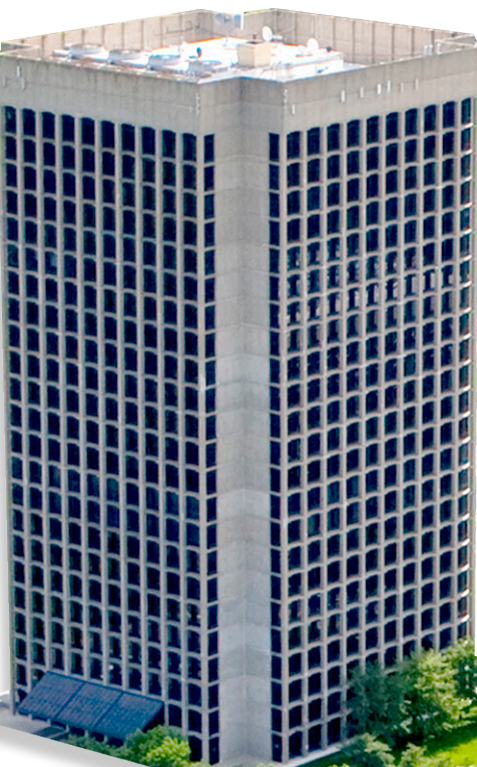
ONE BLUE HILL PLAZA

10TH FLOOR	3,828 SQ. FT. 1,254 SQ. FT.
3RD FLOOR	4,132 SQ. FT. 3,000 SQ. FT.
1ST FLOOR	9,649 SQ. FT. 1,703 SQ. FT.
LOBBY	1,656 SQ. FT.
CONCOURSE	1,320 SQ. FT.

TWO BLUE HILL PLAZA

6TH FLOOR	61,679 SQ. FT.
5TH FLOOR	75,000 SQ. FT.
4TH FLOOR	75,000 SQ. FT.
3RD FLOOR	13,835 SQ. FT.*
2ND FLOOR	45,000 SQ. FT.*
1ST FLOOR	52,077 SQ. FT.*
LOBBY	35,230 SQ. FT.* 15,107 SQ. FT.*

*Divisible



211,679 SQ. FT.
contiguous space available



JOIN THESE COMPANIES AT BLUE HILL



AMENITIES AT BLUE HILL

Exceptional on-site amenities, unparalleled infrastructure.



24/7 Access & Security



Additional acreage available to increase parking



Atrium Café



Bus service to New York City



Car wash & maintenance



Child care services



Convenience store



Coworking



Data recovery center



Dry cleaning



Electric car charging



Fitness center with personal training



Generators with additional capacity



Golf courses & hotels nearby



Hair salon



Post office



Large, efficient floor plates

BUSINESS CONTINUITY/DISASTER RECOVERY ADVANTAGES

Blue Hill Plaza is unique in its ability to provide a safe and secure environment to satisfy internal business and external regulatory requirements for business continuity and/or disaster recovery needs. Originally designed as a corporate mission critical data center facility, it was designed to meet the core requirements of being both continuously available and concurrently maintainable.

LOCATION

Area is located in neither a seismic or flood zone, powered by a separate section of the NYISO grid than New York City.

ELECTRICAL

Designed to data center standards as a high-reliability facility, there are redundant utility feeds and distribution systems in the complex.

GENERATOR SYSTEM

Built to data center standards and has sufficient capacity to accommodate any tenant requirement. The system is multi-engine with redundancy, has dual-path distribution and is capable of working in parallel with the local utility.

TENANT CONNECTIONS

Sufficient connectivity for both electrical and HVAC systems. This allows for economic and prompt provision of service.

TELECOMMUNICATIONS AND NETWORK

Carrier-neutral communications capability. Two independent phone rooms with diverse routing into the complex to accommodate all major providers in the area. There are two independent vaults servicing Blue Hill Plaza, each fed from different nodes off the fiber lines that feed the facility. Verizon has historically been the main carrier into the complex.



MANAGED SERVICES

Blue Hill Plaza can provide tenant-specific managed services for facilities and systems complementing and strengthening a tenant's internal resources.

POWER DENSITY

Over eight Megawatts of critical facility infrastructure available to tenants.

INDEPENDENT HVAC

Availability to install completely independent high-reliability HVAC systems. The glycol system has multi-path distribution, redundant components and sufficient capacity.

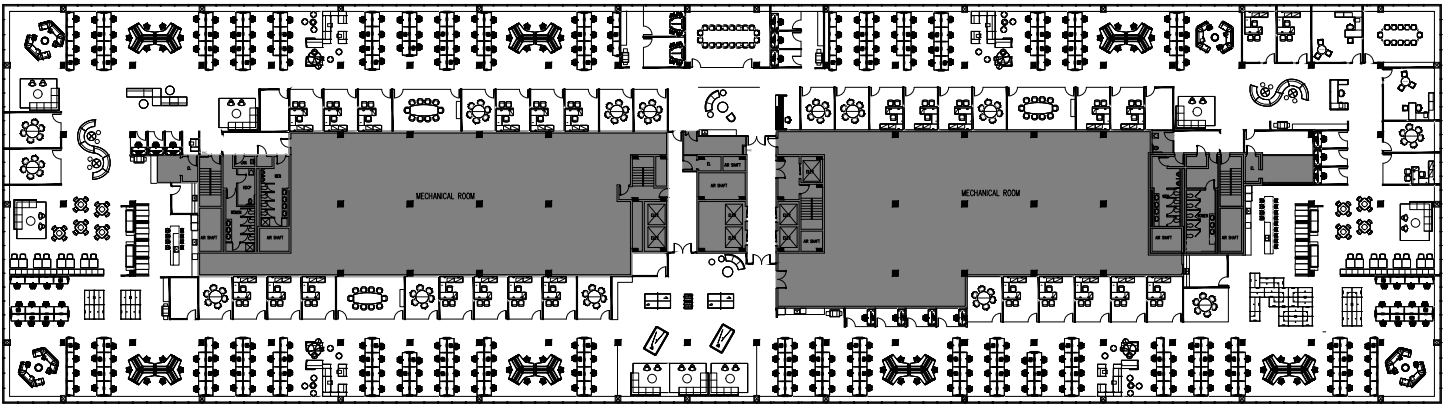
FIRE PROTECTION

The entire Blue Hill Plaza facility has fire sprinklers. Independent fire detection can be set up as nodes to the building master system if desired.

INFRASTRUCTURE AS A SERVICE

Blue Hill Plaza currently provides a number of tenants with generator, glycol and UPS infrastructure as a service. This frees the tenants from the obligations of maintaining and servicing the equipment involved with these services. Pricing for these services is done using a utility model with a fixed charge for connections, reserved capacity and a variable charge for actual use.

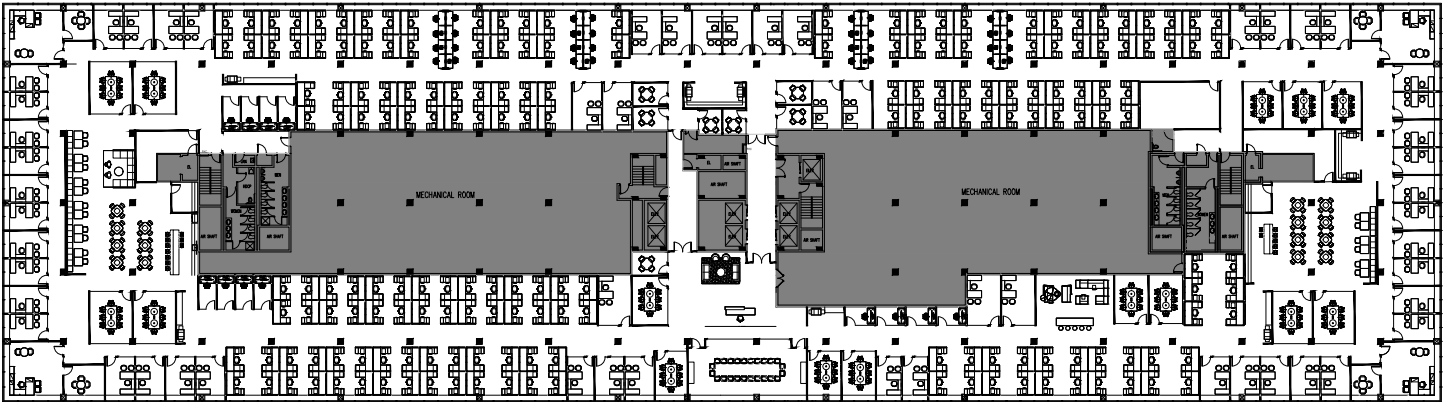
TWO BLUE HILL PLAZA Sixth Floor: Open office layout, 61,679 SQ. FT.



376 total staff

EXECUTIVE OFFICES	2
OFFICES	26
BENCHES	346
RECEPTION	2

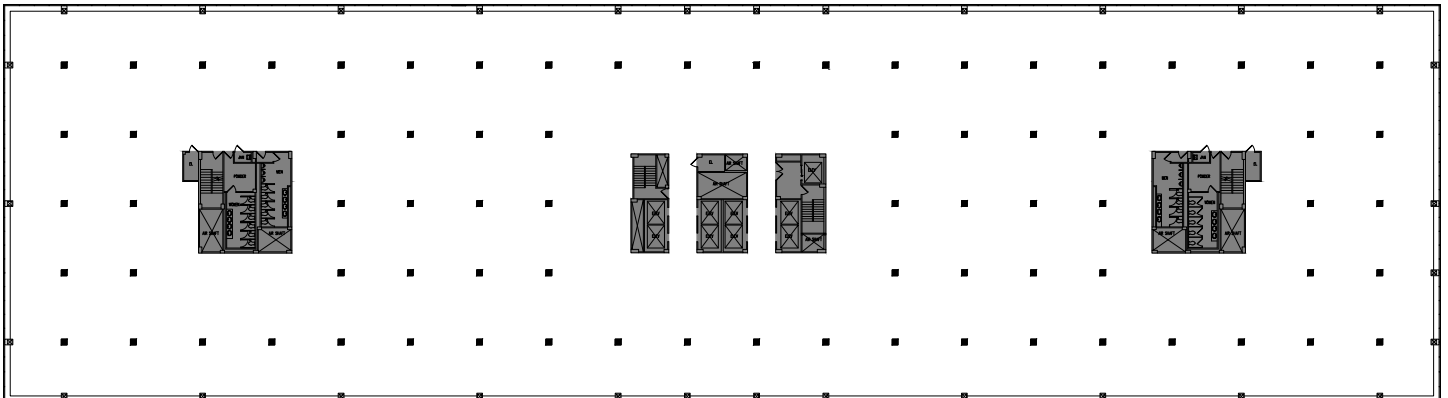
TWO BLUE HILL PLAZA Sixth Floor: Traditional office layout, 61,679 SQ. FT.



274 total staff

EXECUTIVE OFFICES	4
OFFICES	55
BENCHES	214
RECEPTION	1

TWO BLUE HILL PLAZA Typical floor, 75,000 SQ. FT.



OPEN PLAN RENDERINGS

Two Blue Hill Plaza



TOTAL SQUARE FEET

1,100,000

YEAR BUILT

1970

LAND AREA

93 acres

BUILDING CONSTRUCTION

Reinforced concrete

SLAB-TO-SLAB

ONE BLUE HILL PLAZA

11'

TWO BLUE HILL PLAZA

Lobby: 13'

1st – 5th floors: 11' – 12' 3"

6th floor: 18' 4"

COLUMN SPACING

ONE BLUE HILL PLAZA

20', typical

TWO BLUE HILL PLAZA

24', typical

ELEVATORS

ONE BLUE HILL PLAZA

12 Passenger: 3,500 lbs.

1 Freight: 4,000 lbs.

TWO BLUE HILL PLAZA

8 Passenger: 3,500 lbs.

1 Freight: 4,000 lbs.

FIBER PROVIDERS

Verizon, Verizon Business, Verizon FIOS, Lightpath, Cablevision, FiberTech, Hudson Valley Data Net

FIRE ALARM SYSTEM

Edwards EST-3; Installed 2,000; software on-site; FSI updates on every new construction

FLOOR LOAD

70 lbs. PSF, "dead" load

100 lbs. PSF, "live" load (typical)

GENERATORS

All building life safety equipment and freight elevators in Blue Hill Plaza are on generators.

HVAC SYSTEM

MULTI-FUEL

Gas/oil fired high-pressure steam boilers. Heat exchangers to produce hot water for secondary loop perimeter induction units and baseboard heat.

AIR CONDITIONING

High-pressured steam plant powers two Murray Turbine Chillers. Centralized 4,000-ton chilled water plant consisting of two 2,000 ton Carrier 17m centrifugal chillers provides cooling.

HVAC HOURS OF OPERATION

Monday – Friday: 8:00 AM – 6:00PM

Saturday & Sunday: upon request (billable)

LOADING DOCK

15 bays

LIFE SAFETY

Edward System III, fully addressable class-E fire alarm systems. Elevator recall and HVAC fan shut down are controlled through outputs in the system. Communications to individual floors and zones or building-wide announcements are made through the fire alarm speaker system. Security personnel are trained monthly on the fire alarm system and in-building safety procedures. There are 14 fire hydrants throughout the site.

ONE BLUE HILL PLAZA

Two independent fire stairwells located in the building core. There are two hose cabinets located on each floor.

TWO BLUE HILL PLAZA

Four independent fire stairwells in the building. Two fire stairwells at the center core of the building and one at either end. There are three hose cabinets on each floor.

BUILDING SECURITY

A security desk is located at the main entrance to each building and is manned by security officers 24 hours a day, 7 days a week with access controls.

ONSSI Video Surveillance System - Ocularis 5.x Video Management System, 1 Interlogix Network Switch, 4 Bosch 16 Channel Encoders, 12 monitors and 57 cameras.

CARD ACCESS SYSTEM

Software House C-CURE 9000 Access Control System. Indala readers using Indala 26-bit Wiegand flex cards and HID readers.

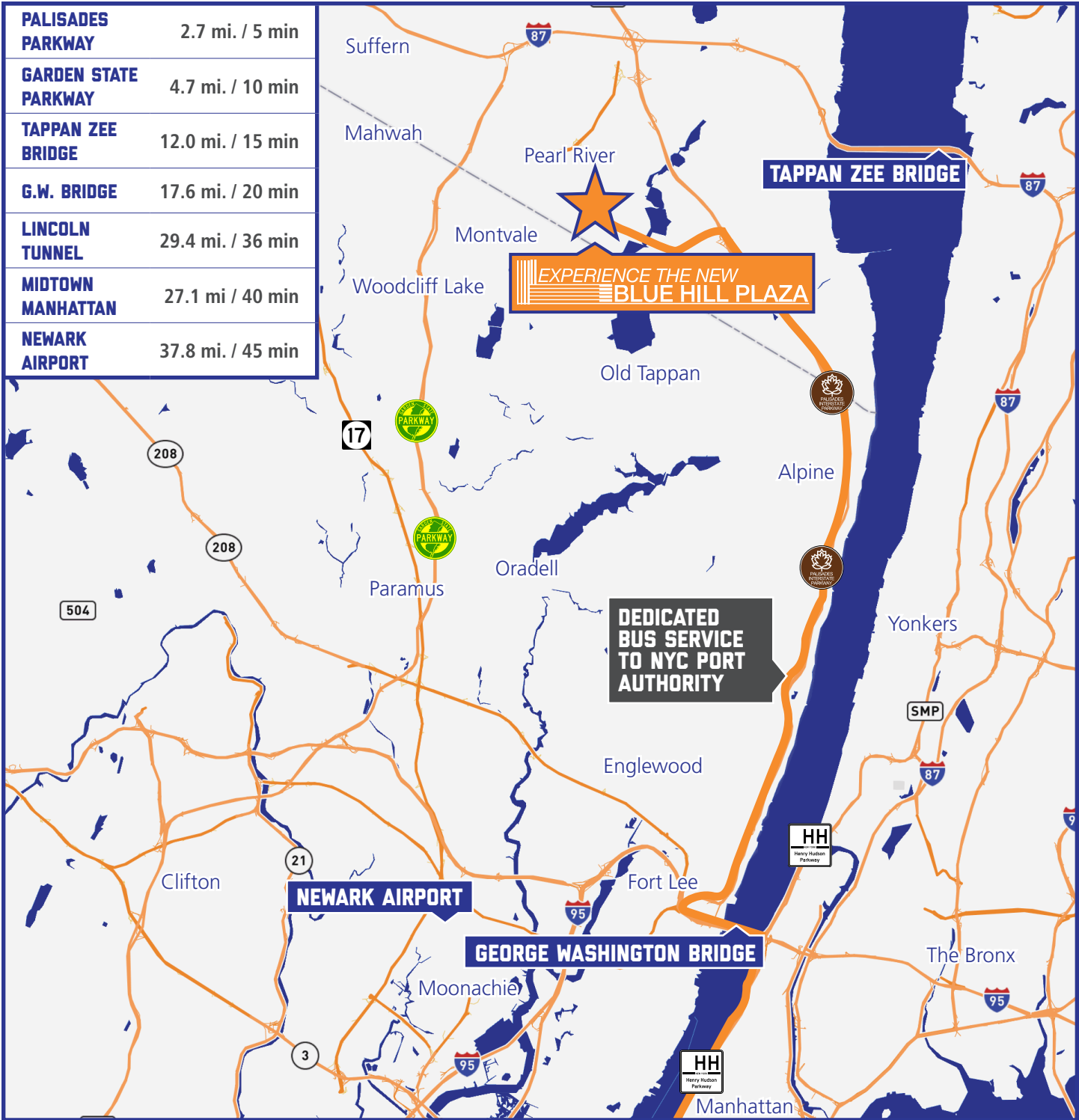
WINDOW HEIGHT

94.5 inches (7' 10.5")

WINDOW MULLION SIZE

58 inches, typical





JAMES B. TULLY
 Executive Vice President
 +1 201 712 5804
 james.tully@cbre.com

SEAN MORLEY
 First Vice President
 +1 201 712 5662
 sean.morley@cbre.com

FRED SULLIVAN
 Associate
 +1 201 712 5894
 fred.sullivan@cbre.com

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