



**EXPERIENCE THE NEW  
BLUE HILL PLAZA**

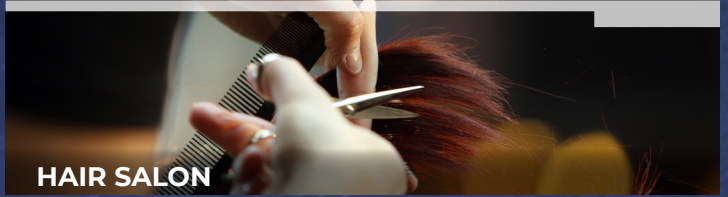
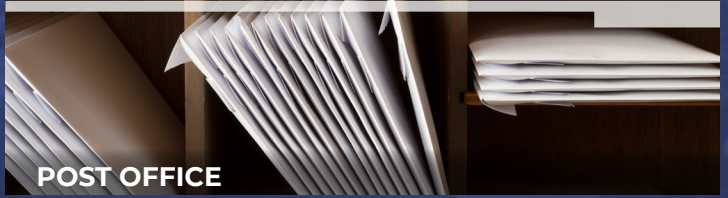
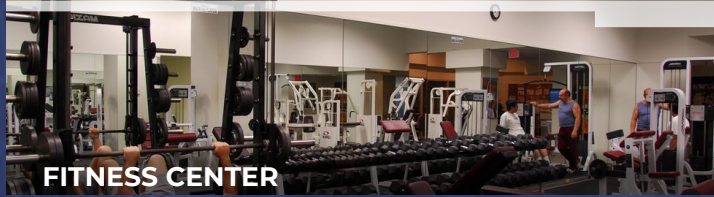
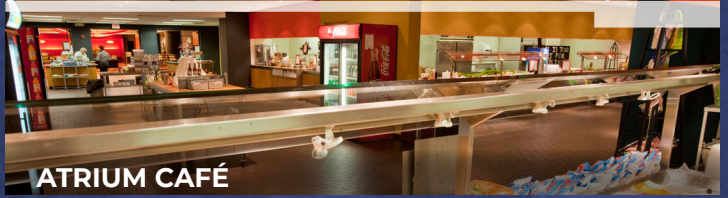
**ROCKLAND COUNTY'S PREMIER BUSINESS ADDRESS**  
Pearl River, New York

[bluehillplaza.com](http://bluehillplaza.com)

**CBRE**

# AMENITIES

Blue Hill Plaza has exceptional on-site amenities, as well as unparalleled infrastructure, making it ideal for disaster recovery.



# CORPORATE NEIGHBORS

Morgan Stanley



HunterDouglas 



CBRE

# BUILDING SPECIFICATIONS

## 1 & 2 BLUE HILL PLAZA

1,100,000 sq. ft.

## AVAILABLE OFFICE SPACE

2,500 sq. ft. - 300,000 sq. ft.

## PARKING

High-density parking: 5/1,000 sq. ft.

## SECURITY

24/7 on-site security with security desks in each building

## AMENITIES

Banking, courtyard, day care, dry cleaner, fitness center, multi-tenant data center, sundry shop, hair salon, car wash and maintenance service, full-service cafeteria, pond, property manager, security, hotel, golf course, small office suites, electric car charging station, daily bus service to NY Port Authority

## TELECOM

Redundant state-of-the-art fiber optics with additional 12 carriers coming to the area

## REDUNDANT POWER

Extremely reliable, dedicated on-site electric substation with redundant underground 69 kV feeders. On-site generator capacity available. There are currently eight = 1.6 MW generators providing 12.8 MW of power, each with 600 gallon day fuel tanks. There are three additional 9,000 gallon tanks within the park offering two days of run time.

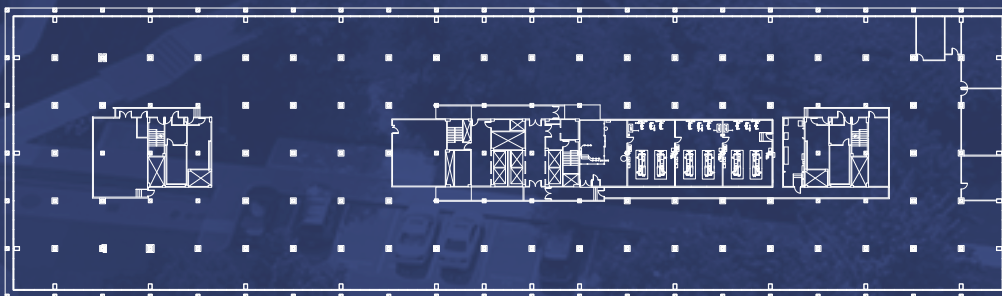
## EXPANSION

Additional 30+ acres of land available for development with approval for 400,000 sq. ft.

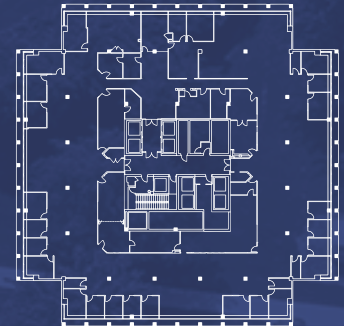
## LOCATION

Adjacent to New Jersey/New York border. Minutes from the Tappan Zee and George Washington bridges. Convenient access to the Palisades Parkway, Garden State Parkway, I-87 and 9W.

# FLOOR PLANS



Plaza 2: 75,000 RSF



Plaza 1: 27,500 RSF

# VICINITY MAP



**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

**ERIN WENZLER**  
Senior Associate  
+1 201 712 5893  
erin.wenzler@cbre.com

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

**EXPERIENCE THE NEW  
BLUE HILL PLAZA**

**CBRE**