

EXPERIENCE THE NEW BLUE HILL PLAZA

ROCKLAND COUNTY'S PREMIER BUSINESS ADDRESS

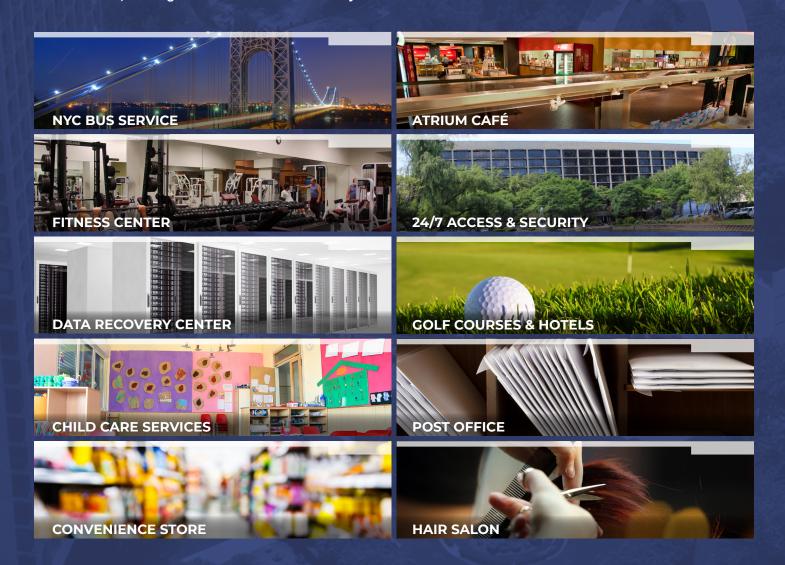
Pearl River, New York

bluehillplaza.com

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AMENITIES

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



CORPORATENEIGHBORS

Morgan Stanley





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.

EXPANSIONAdditional 30+ acres of land available for development with approval for

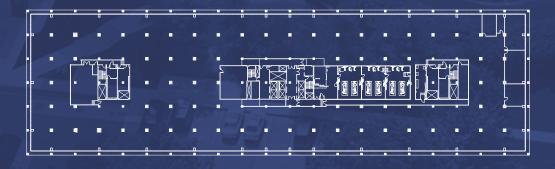
400,000 sq. ft.

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 1: 27,500 RSF

VICINITY MAP PEARL RIVER TRAIN STATION HILTON PEARL ARIVER 303 WESTCHESTER APPAN ZEE BRIDGE 287 GRANDAVE VETERANS MEMORIAL PARKWAY 9W 208 87 80 80 MANHATTAN **17**

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