



**EXPERIENCE THE NEW
BLUE HILL PLAZA**

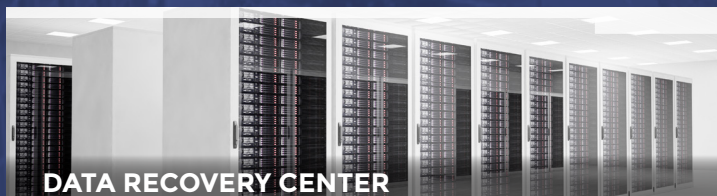
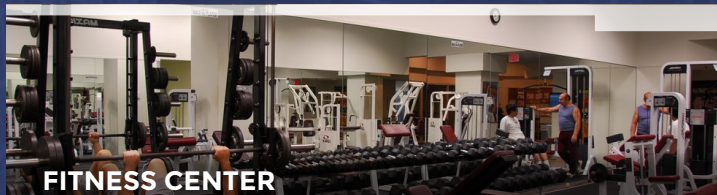
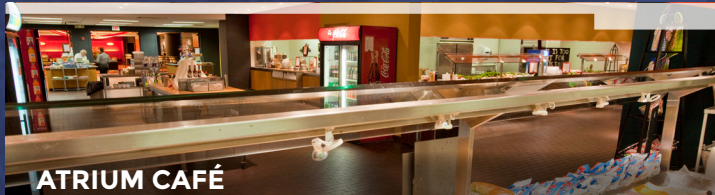
ROCKLAND COUNTY'S PREMIER BUSINESS ADDRESS
Pearl River, New York

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

ACORD®

HunterDouglas 

syncsort

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.

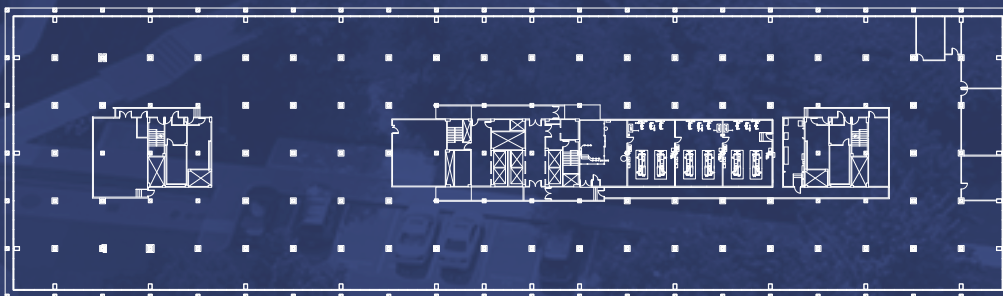
EXPANSION

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

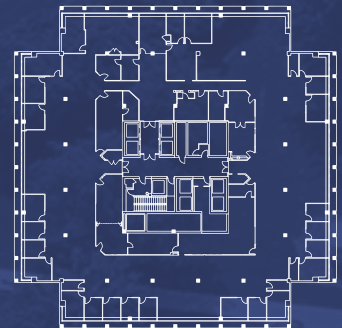
LOCATION

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

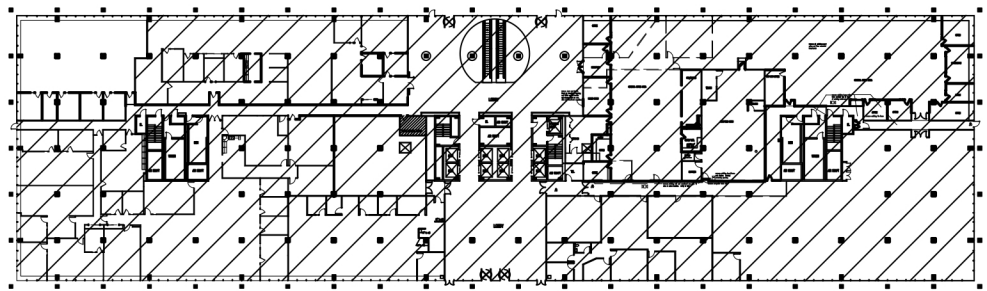
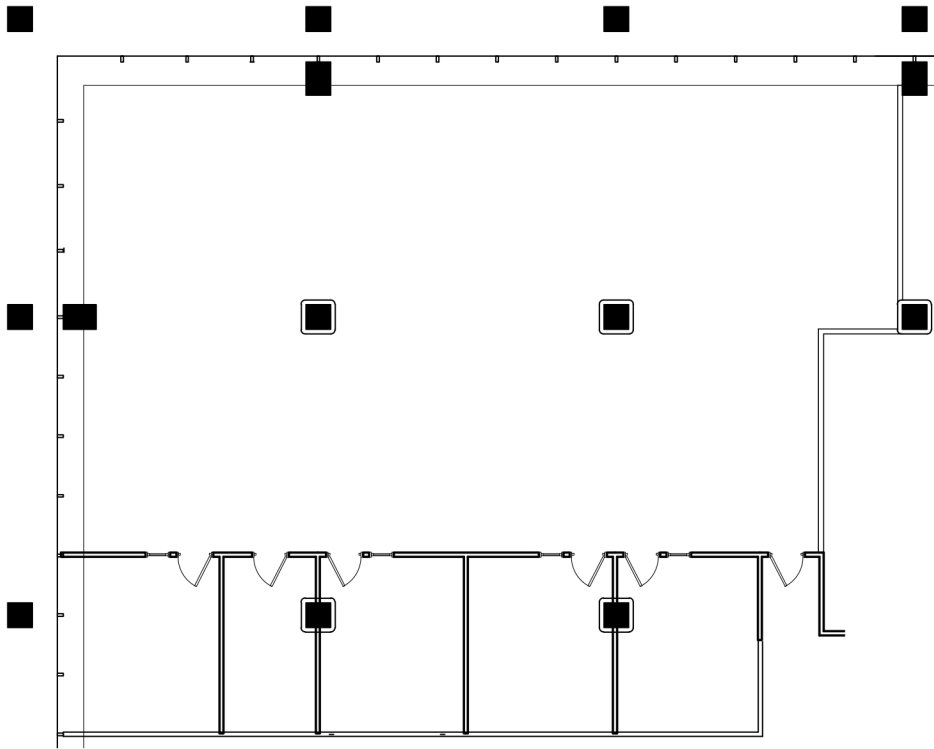
SEAN MORLEY
First Vice President
+1 201 712 5662
sean.morley@cbre.com

ERIN WENZLER
Client Services Specialist
+1 973 437 2186
erin.wenzler@cbre.com

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

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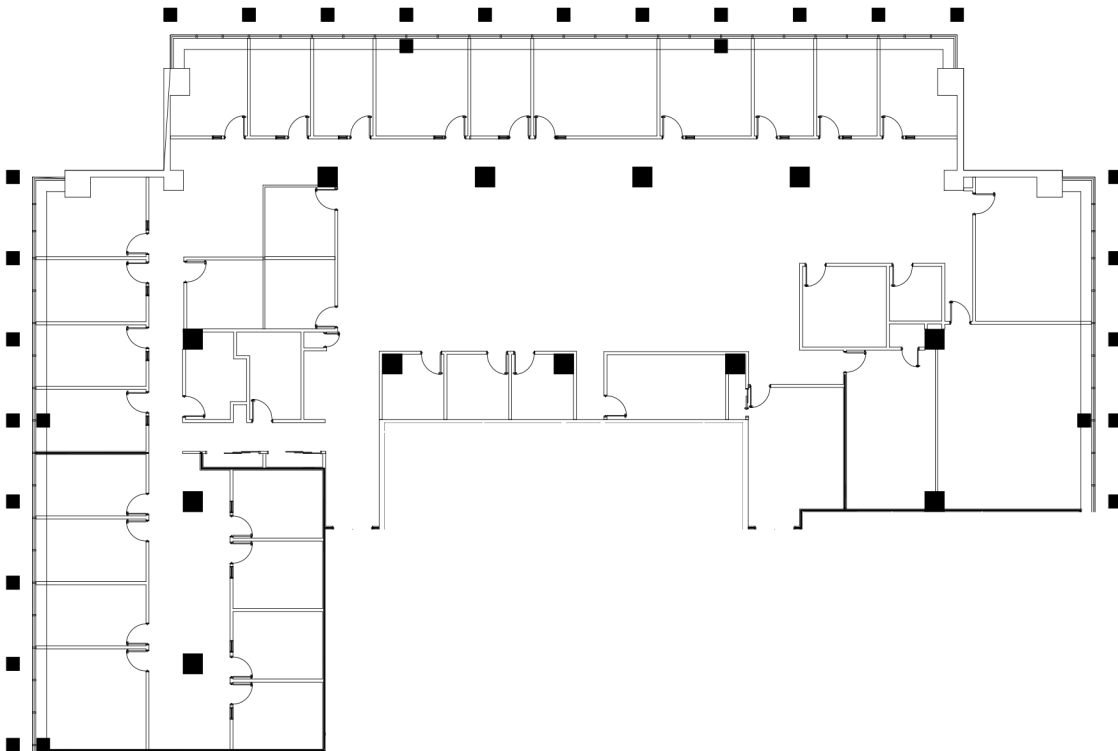


KEY PLAN

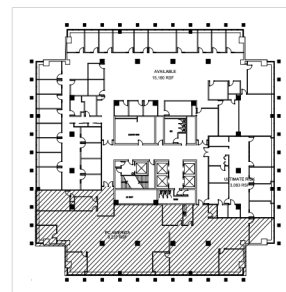
Available Space Plan - 4,542 RSF

Blue Hill Plaza

Building 2 | Lobby Level
Pearl River, NY 10965



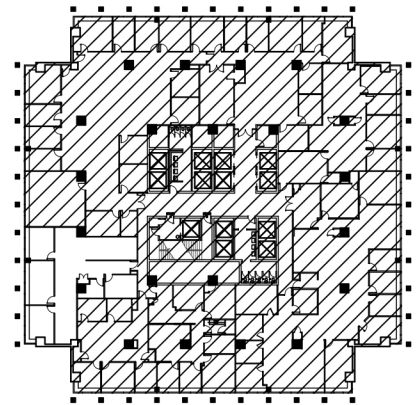
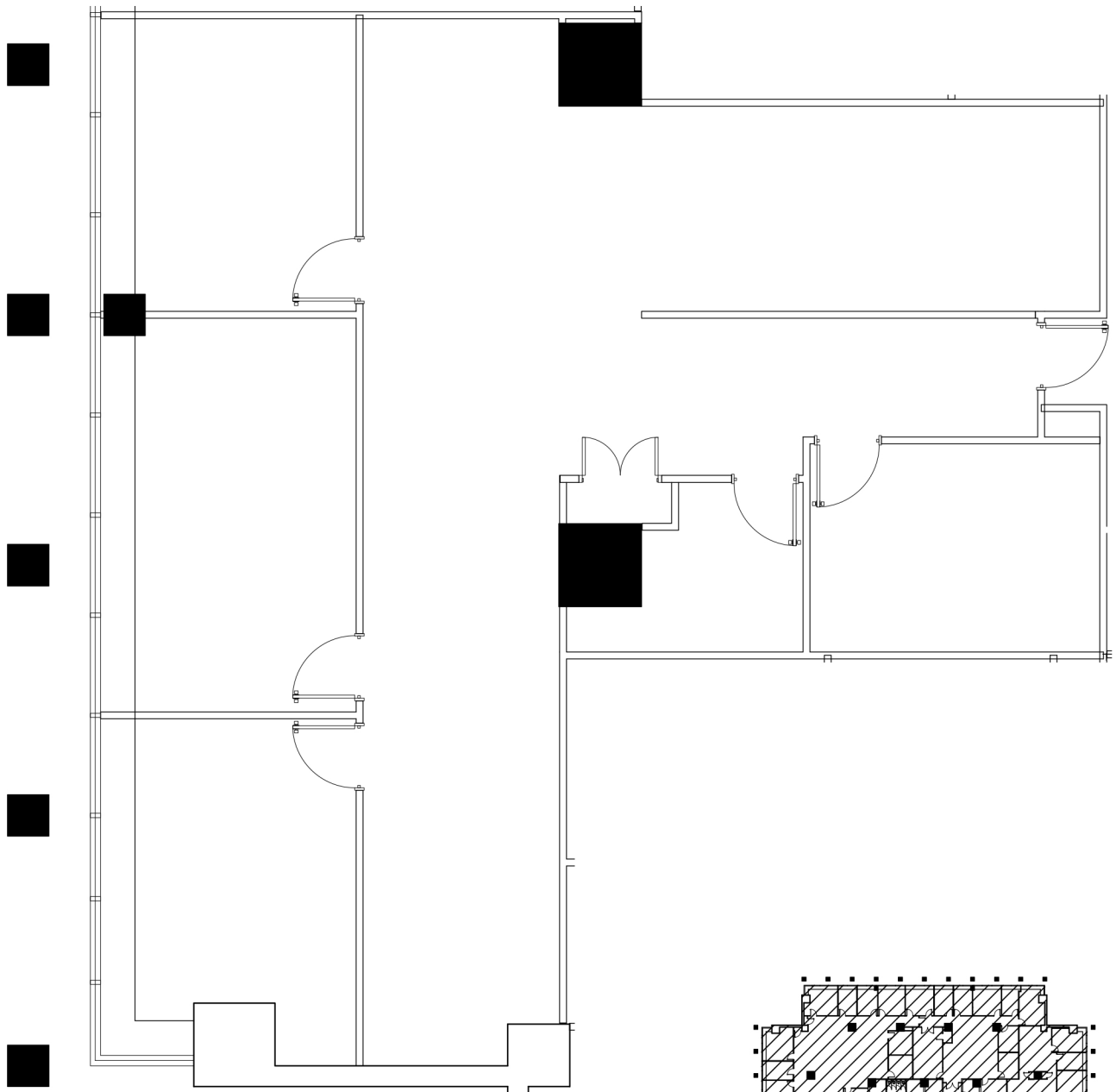
Location Plan



Available Space Plan - 15,180 RSF

Blue Hill Plaza

Building 1 | 16th Floor
Pearl River, NY 10965

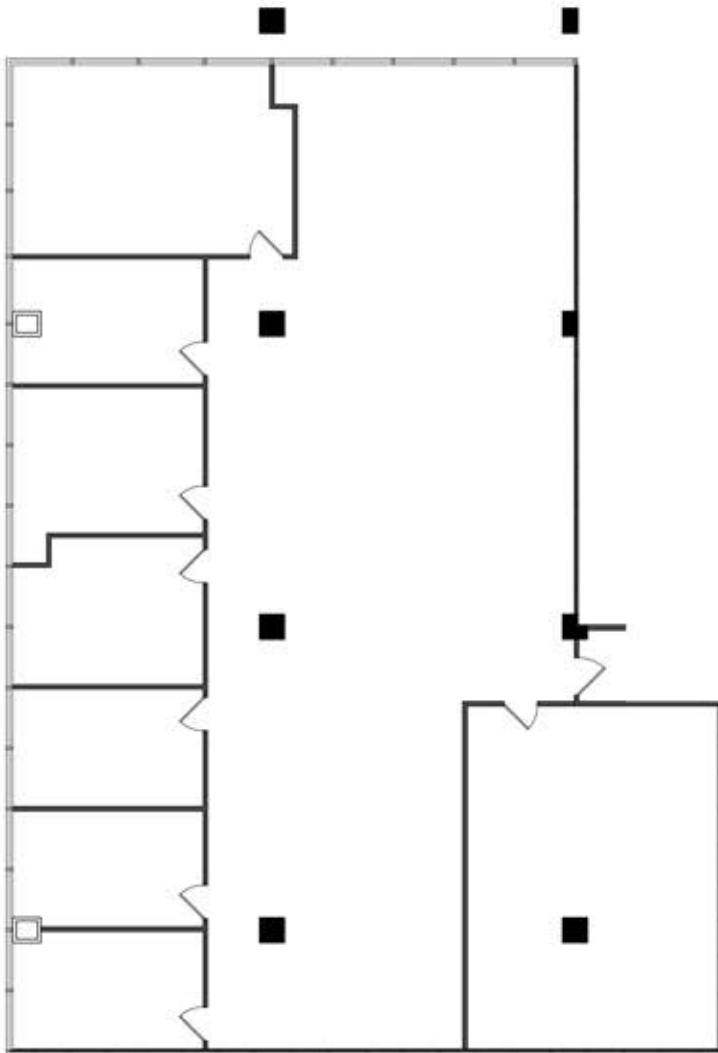


KEY PLAN

Available Space Plan - 2,489 RSF

Blue Hill Plaza

Building 1 | 5th Floor
Pearl River, NY 10965

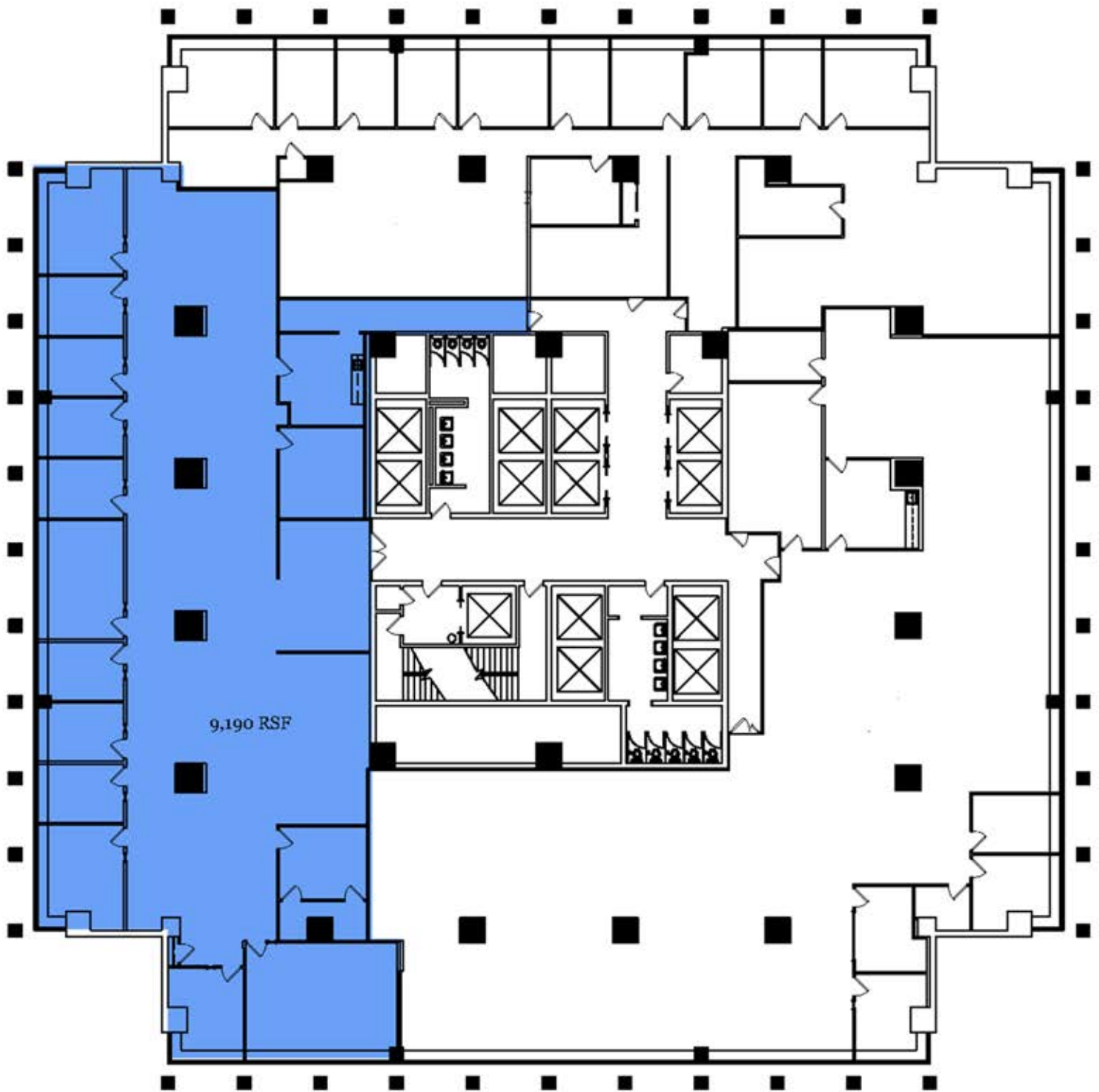


KEY PLAN

Available Space Plan - 5,000 RSF

Blue Hill Plaza

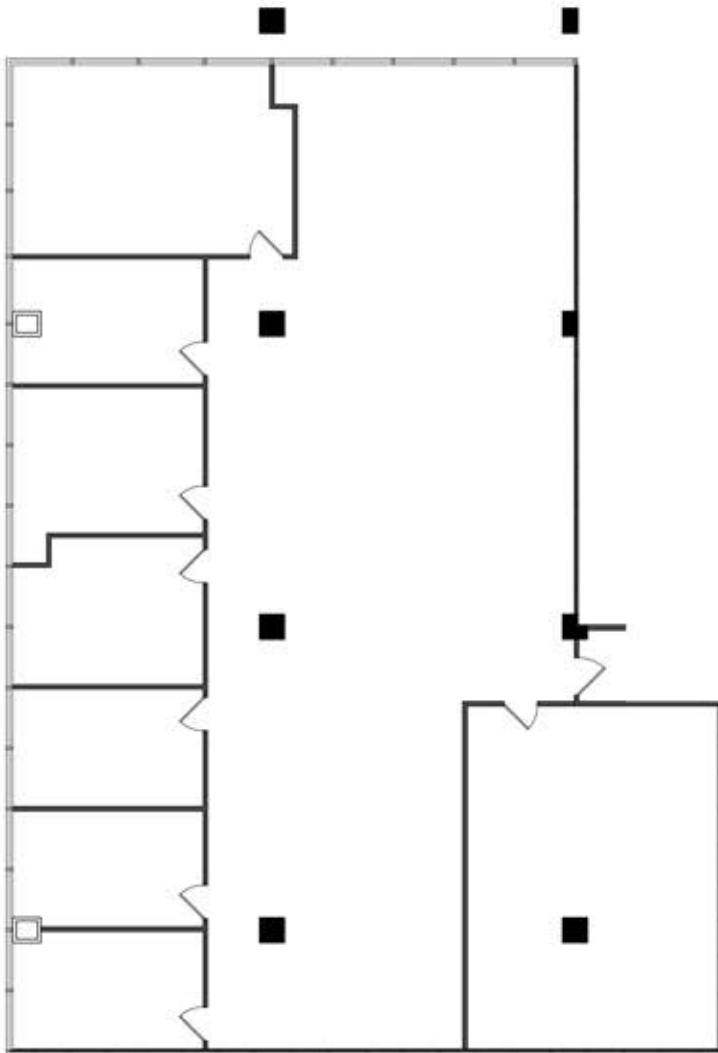
Building 2 | 3rd Floor
Pearl River, NY 10965



Available Space Plan - 9,190 RSF

Blue Hill Plaza

Building 1 | 2nd Floor
Pearl River, NY 10965



KEY PLAN

Available Space Plan - 5,000 RSF

Blue Hill Plaza

Building 2 | 3rd Floor
Pearl River, NY 10965