

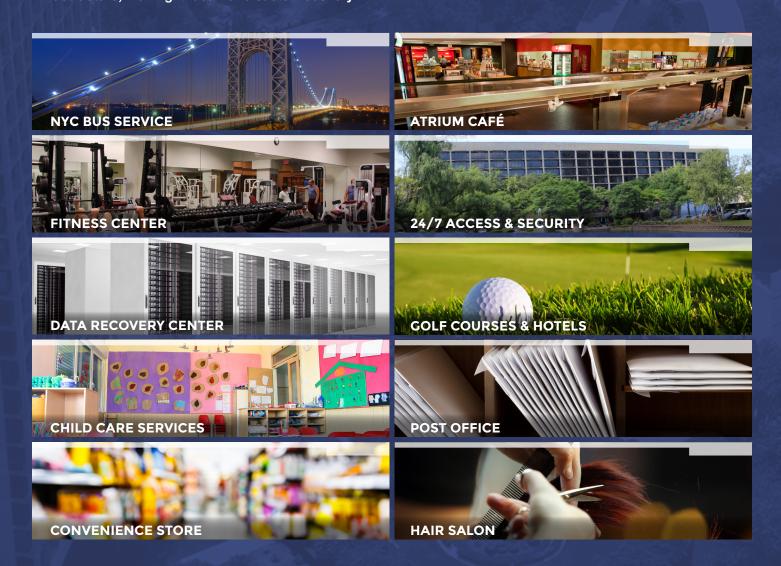
ROCKLAND COUNTY'S PREMIER BUSINESS ADDRESS Pearl River, New York

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







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

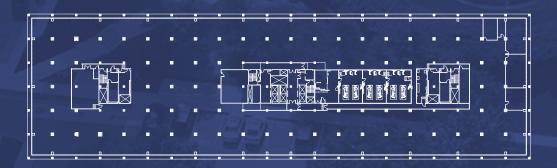
400,000 sq. ft.

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 1: 27,500 RSF

VICINITY MAP PEARL RIVER TRAIN STATION HILTON 303 WESTCHESTER TAPPAN ZEE BRIDGE PEARL RIVER 287 GRAND AVE VETERANS MEMORIAL PARKWAY 9W 208 87 80 80 **MANHATTAN 17**

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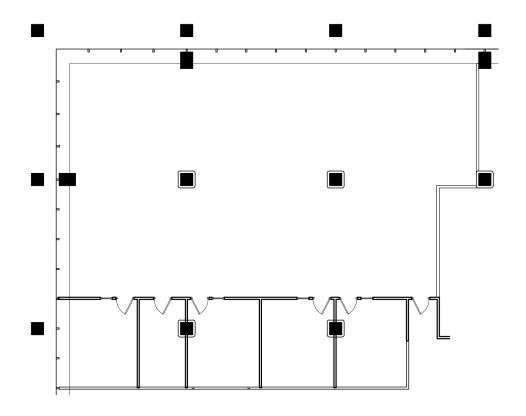
FRED SULLIVAN

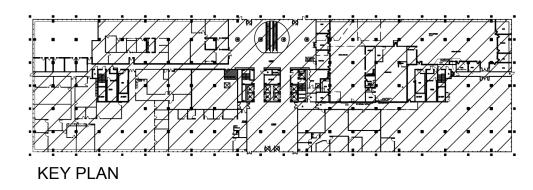
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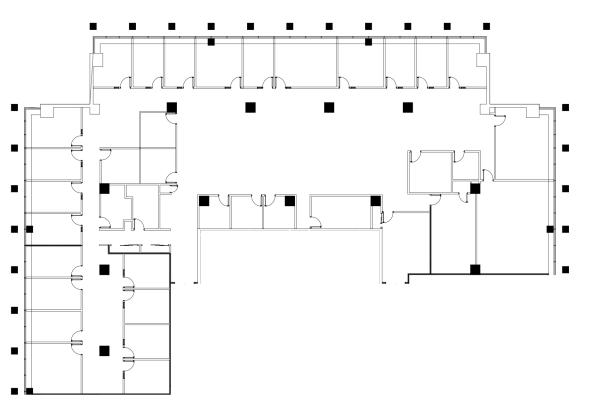




Available Space Plan - 4,542 RSF

Blue Hill Plaza

Building 2 | Lobby Level Pearl River, NY 10965

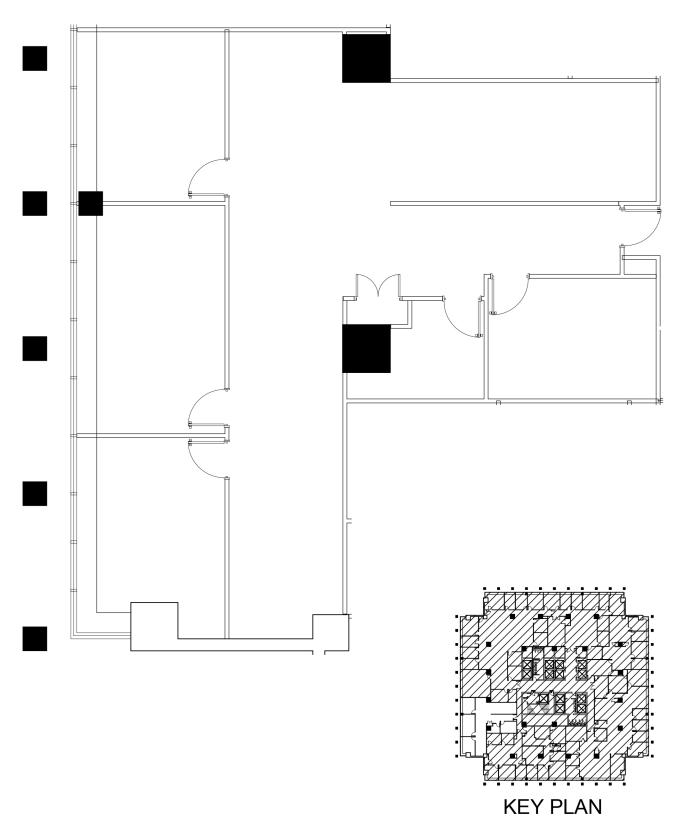




Available Space Plan - 15,180 RSF

Blue Hill Plaza

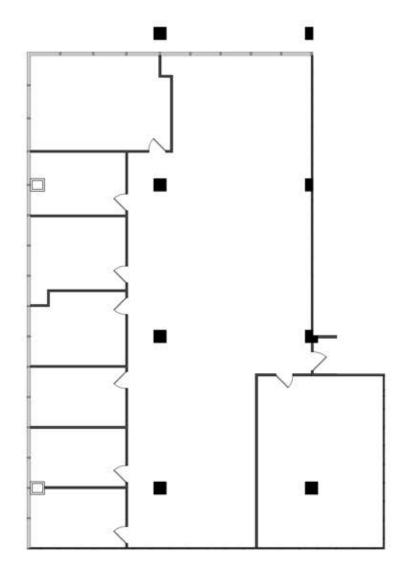
Building 1 | 16th Floor Pearl River, NY 10965

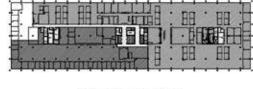


Available Space Plan - 2,489 RSF

Blue Hill Plaza

Building 1 | 5th Floor Pearl River, NY 10965



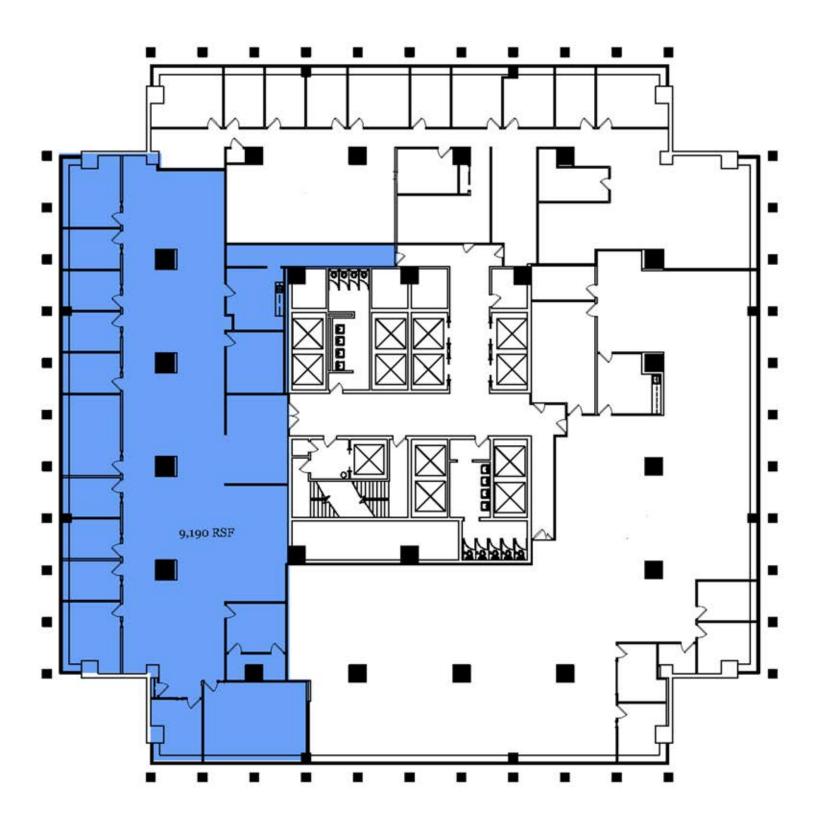


KEY PLAN

Available Space Plan - 5,000 RSF

Blue Hill Plaza

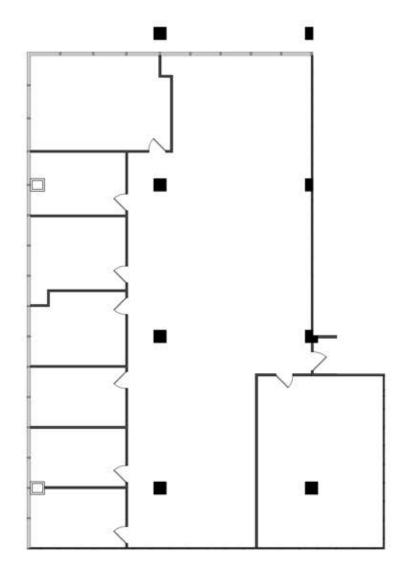
Building 2 | 3rd Floor Pearl River, NY 10965

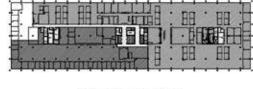


Available Space Plan - 9,190 RSF

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