



BLUE HILL PLAZA

A GLORIOUS SUN PROPERTY
PEARL RIVER, NEW YORK

BUSINESS CONTINUITY/DISASTER RECOVERY ADVANTAGES

Blue Hill Plaza is a 1.1 million sq. ft. Class A office complex that is unique in its ability to provide a safe and secure environment to satisfy internal business or external regulatory requirements for business continuity and/or disaster recovery needs. Blue Hill Plaza is located in Pearl River, New York in Rockland County, approximately 25 miles northwest of New York City.

This fully-amenitized property was originally built to satisfy the high reliability requirements of a modern corporate data center and office facility. The combination of high-quality office space and the robust infrastructure are now being utilized to provide a level of service that is not typically available in office real estate environments.

LOCATION ADVANTAGES

Conveniently close to Manhattan, but not on the Manhattan power grid

- BHP has survived outages that have affected NYC and the surrounding Tri-State area

Outside of the NYC telecommunications hub

- BHP's alternate network routing improves reliability of data and communications services

The facility is accessible in time of severe conditions

- Accessible without traversing any flood zones
- Accessible without traversing any gridlock zones
- Fuel delivery, personnel, technicians and emergency services will be able to access the site when other locations are physically stranded

BHP is linked to NYC via public transportation

- BHP is accessible to NYC with Coach USA bus service to and from the Port Authority Bus Terminal in Midtown Manhattan

ELECTRICAL

The local electrical utility provides redundant service to BHP with two independent circuits separated electrically and physically

Over 15 Megawatts of installed electrical infrastructure available for new tenant requirements

The electrical system infrastructure includes redundant sub-stations and a redundant distribution network, saving tenants a major portion of the installation costs

AVAILABILITY

20,000-75,000 sq. ft. on a single floor, and up to 211,000 sq. ft. on contiguous floors

GENERATOR SYSTEM

14 Megawatts of installed capacity and expandable to 18 MW, providing sufficient capacity for any tenant requirement

48 hours of reserve fuel (diesel) at full load

Designed as a parallel path multi-engine system for redundancy

Designed to be maintainable while continuously available, allowing for systems testing without interrupting tenant operations

MANAGED SERVICES

Blue Hill Plaza can offer Managed Services for Business Continuity/Disaster Recovery facilities—there is no need to hire additional personnel

INDEPENDENT HVAC

In addition to base building primary systems, the complex also has a fully independent glycol system with redundant main piping allowing tenants to install high reliability independent HVAC systems with the ability to run 24/7/365

TELECOMMUNICATIONS

Independent POE's (location and routing) available for redundant communications services

BHP is carrier neutral with numerous carriers on site

Low latency connectivity to major hubs in the Tri-state area

There is an MMR (Meet me Room) established in the complex

Ability to establish satellite systems with unobstructed site lines

Ability to establish line-of-site directly to Manhattan

BHP's location allows for transmission to multiple nodes of primary carriers with routing through and around major metropolitan areas



24/7/365 security



Bus to/from NYC



Full-service café



Car wash & maintenance



Fitness center



Convenience store



Hotels nearby



Golf courses nearby



Child care services



Dry cleaning



Coworking



Data recovery center



Post office



Generators w/ extra capacity



Hair salon



Electric car charging



Efficient floor plates