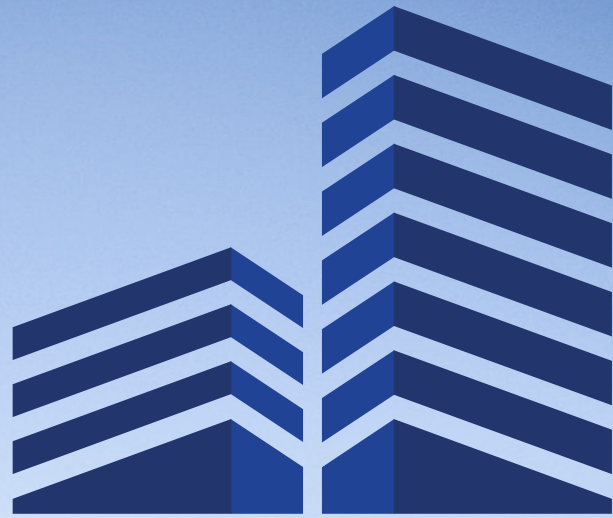




BLUE HILL PLAZA

A GLORIOUS SUN PROPERTY
PEARL RIVER, NEW YORK



CBRE

FULLY COMPLIANT WITH NEW YORK FORWARD HEALTH & WELLNESS GUIDANCE

\$1 million
in lobby renovations
recently completed

TWO BLUE HILL PLAZA



CBRE





1.1 MILLION SQ. FT.
CLASS A OFFICE ON 93 ACRES

ONE
BLUE HILL PLAZA

550,000 SF

21 Floors

Average Typical Floorplan
of 27,500 SF

TWO
BLUE HILL PLAZA

550,000 SF

6 Floors

Average Typical Floorplan
of 75,000 SF



CBRE

JOIN THESE COMPANIES AT BLUE HILL



AMENITIES AT BLUE HILL

Exceptional on-site amenities, unparalleled infrastructure.



24/7 Access & Security



Additional acreage available to increase parking



Atrium Café



Conference center



Car wash & maintenance



Child care services



Convenience store



Coworking



Data recovery center



Dry cleaning



Electric car charging



Fitness center with personal training



Generators with additional capacity



Golf courses & hotels nearby



Hair salon



Post office



Large, efficient floor plates



BUSINESS CONTINUITY/ DISASTER RECOVERY ADVANTAGES

Blue Hill Plaza is unique in its ability to provide a safe and secure environment to satisfy internal business and external regulatory requirements for business continuity and/or disaster recovery needs. Originally designed as a corporate mission critical data center facility, it was designed to meet the core requirements of being both continuously available and concurrently maintainable.

LOCATION

Area is located in neither a seismic or flood zone, powered by a separate section of the NYISO grid than New York City.

ELECTRICAL

Designed to data center standards as a high-reliability facility, there are redundant utility feeds and distribution systems in the complex.

GENERATOR SYSTEM

Built to data center standards and has sufficient capacity to accommodate any tenant requirement. The system is multi-engine with redundancy, has dual-path distribution and is capable of working in parallel with the local utility.

TENANT CONNECTIONS

Sufficient connectivity for both electrical and HVAC systems. This allows for economic and prompt provision of service.

TELECOMMUNICATIONS AND NETWORK

Carrier-neutral communications capability. Two independent phone rooms with diverse routing into the complex to accommodate all major providers in the area. There are two independent vaults servicing Blue Hill Plaza, each fed from different nodes off the fiber lines that feed the facility. Verizon has historically been the main carrier into the complex.





MANAGED SERVICES

Blue Hill Plaza can provide tenant-specific managed services for facilities and systems complimenting and strengthening a tenant's internal resources.

POWER DENSITY

Over eight Megawatts of critical facility infrastructure available to tenants.

INDEPENDENT HVAC

Availability to install completely independent high-reliability HVAC systems. The glycol system has multi-path distribution, redundant components and sufficient capacity.

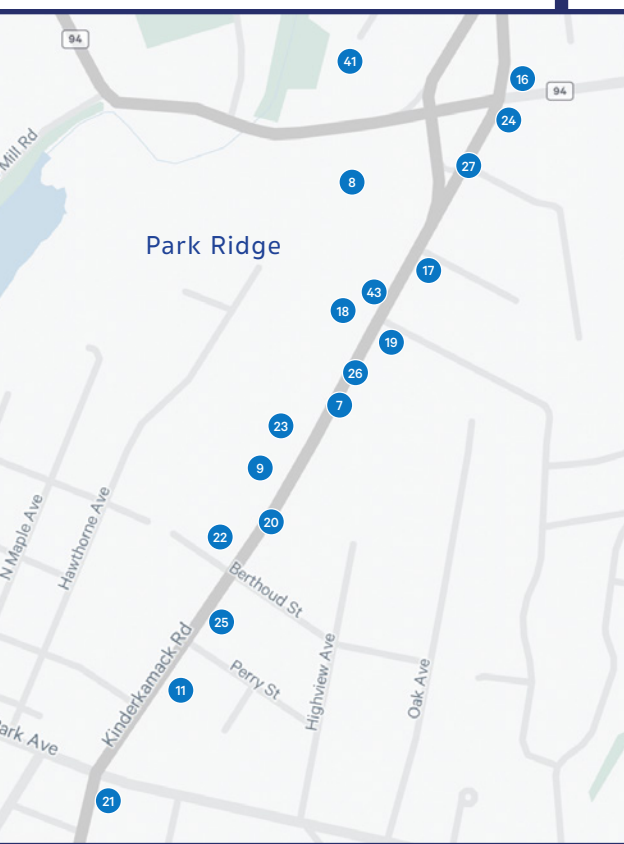
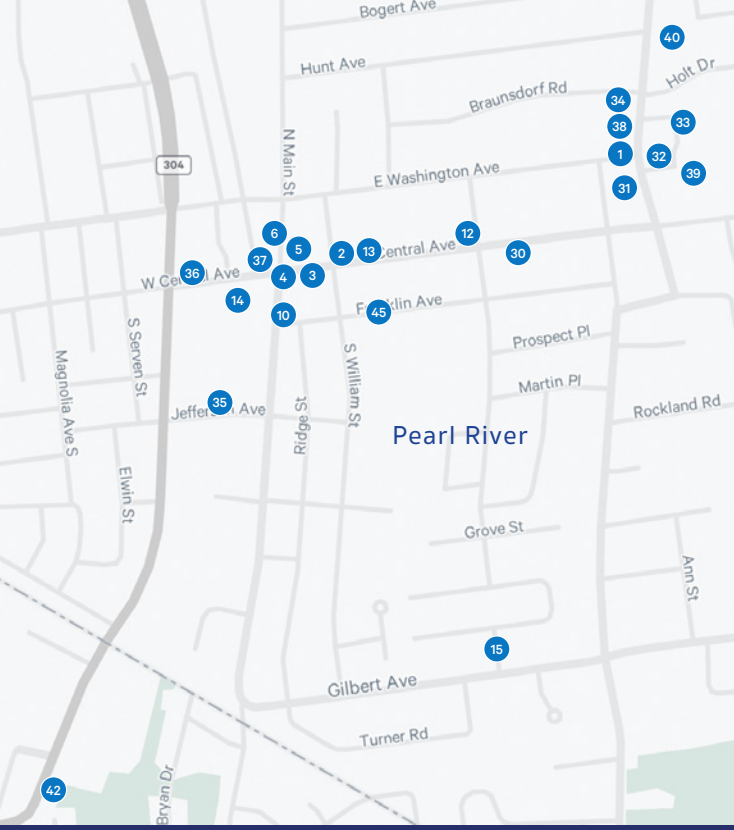
FIRE PROTECTION

The entire Blue Hill Plaza facility has fire sprinklers. Independent fire detection can be set up as nodes to the building master system if desired.

INFRASTRUCTURE AS A SERVICE

Blue Hill Plaza currently provides a number of tenants with generator, glycol and UPS infrastructure as a service. This frees the tenants from the obligations of maintaining and servicing the equipment involved with these services. Pricing for these services is done using a utility model with a fixed charge for connections, reserved capacity and a variable charge for actual use.

LOCAL AREA AMENITIES



1. No. 1 Sushi
2. Dean's Coffee Co.
3. T.F. Noonan's
4. Russo's
5. Chase Bank
6. Coopers Restaurant & Bar
7. Starbucks
8. Montvale Lanes
9. A Little Cake
10. Café Diem
11. Pure Barre
12. TD Bank
13. Munno's Italian Deli
14. Defiant Brewing Co.
15. Cherry Brook Park
16. 7-Eleven
17. Valley Bank
18. TD Bank
19. PNC Bank
20. Chase Bank
21. Dollar Tree
22. Burger King
23. Dunkin'
24. Yuki Sushi
25. The Park Steakhouse
26. Toss Em Wing Factory
27. Bellissimo Restaurant
28. Van Houten Farms
29. Pearl River Swim Club
30. Pearl River Bagels & Deli
31. CVS
32. Zimi Bagel Cafe & Deli
33. Sorrento Pizza & Restaurant
34. Pearl River Diner
35. Vision Sports Club
36. The Pearl River Saloon
37. Gentle Giant Brewing Co.
38. Subway
39. ShopRite of Pearl River
40. Retro Fitness
41. Uncle Louie's
42. Hearth & Tap
43. Taco Bell
44. The Club at Pearl River
45. The Club West at Pearl River
46. Blue Hill Golf Course
47. Hilton Pearl River

TOTAL SQUARE FEET

1,100,000

YEAR BUILT

1970

LAND AREA

93 acres

BUILDING CONSTRUCTION

Reinforced concrete

SLAB-TO-SLAB

ONE BLUE HILL PLAZA
11'

TWO BLUE HILL PLAZA
Lobby: 13'
1st – 5th floors: 11' – 12' 3"
6th floor: 18' 4"

COLUMN SPACING

ONE BLUE HILL PLAZA
20', typical
TWO BLUE HILL PLAZA
24', typical

ELEVATORS

ONE BLUE HILL PLAZA
12 Passenger: 3,500 lbs.
1 Freight: 4,000 lbs.

TWO BLUE HILL PLAZA
8 Passenger: 3,500 lbs.
1 Freight: 4,000 lbs.

FIBER PROVIDERS

Verizon, Verizon Business, Verizon FIOS, Lightpath, Cablevision, FiberTech, Hudson Valley Data Net

FIRE ALARM SYSTEM

Edwards EST-3; Installed 2,000; software on-site; FSI updates on every new construction

FLOOR LOAD

70 lbs. PSF, "dead" load
100 lbs. PSF, "live" load (typical)

GENERATORS

All building life safety equipment and freight elevators in Blue Hill Plaza are on generators.

HVAC SYSTEM

MULTI-FUEL

Gas/oil fired high-pressure steam boilers. Heat exchangers to produce hot water for secondary loop perimeter induction units and baseboard heat.

AIR CONDITIONING

High-pressured steam plant powers two Murray Turbine Chillers. Centralized 4,000-ton chilled water plant consisting of two 2,000 ton Carrier 17m centrifugal chillers provides cooling.

HVAC HOURS OF OPERATION

Monday – Friday: 8:00 AM – 6:00PM
Saturday & Sunday: upon request (billable)

LOADING DOCK

15 bays



LIFE SAFETY

Edward System III, fully addressable class-E fire alarm systems. Elevator recall and HVAC fan shut down are controlled through outputs in the system. Communications to individual floors and zones or building-wide announcements are made through the fire alarm speaker system. Security personnel are trained monthly on the fire alarm system and in-building safety procedures. There are 14 fire hydrants throughout the site.

ONE BLUE HILL PLAZA

Two independent fire stairwells located in the building core. There are two hose cabinets located on each floor.

TWO BLUE HILL PLAZA

Four independent fire stairwells in the building. Two fire stairwells at the center core of the building and one at either end. There are three hose cabinets on each floor.

BUILDING SECURITY

A security desk is located at the main entrance to each building and is manned by security officers 24 hours a day, 7 days a week with access controls. ONSSI Video Surveillance System - Ocularis 5.x Video Management System, 1 Interlogix Network Switch, 4 Bosch 16 Channel Encoders, 12 monitors and 57 cameras.

CARD ACCESS SYSTEM

Software House C-CURE 9000 Access Control System. Indala readers using Indala 26-bit Wiegand flex cards and HID readers.

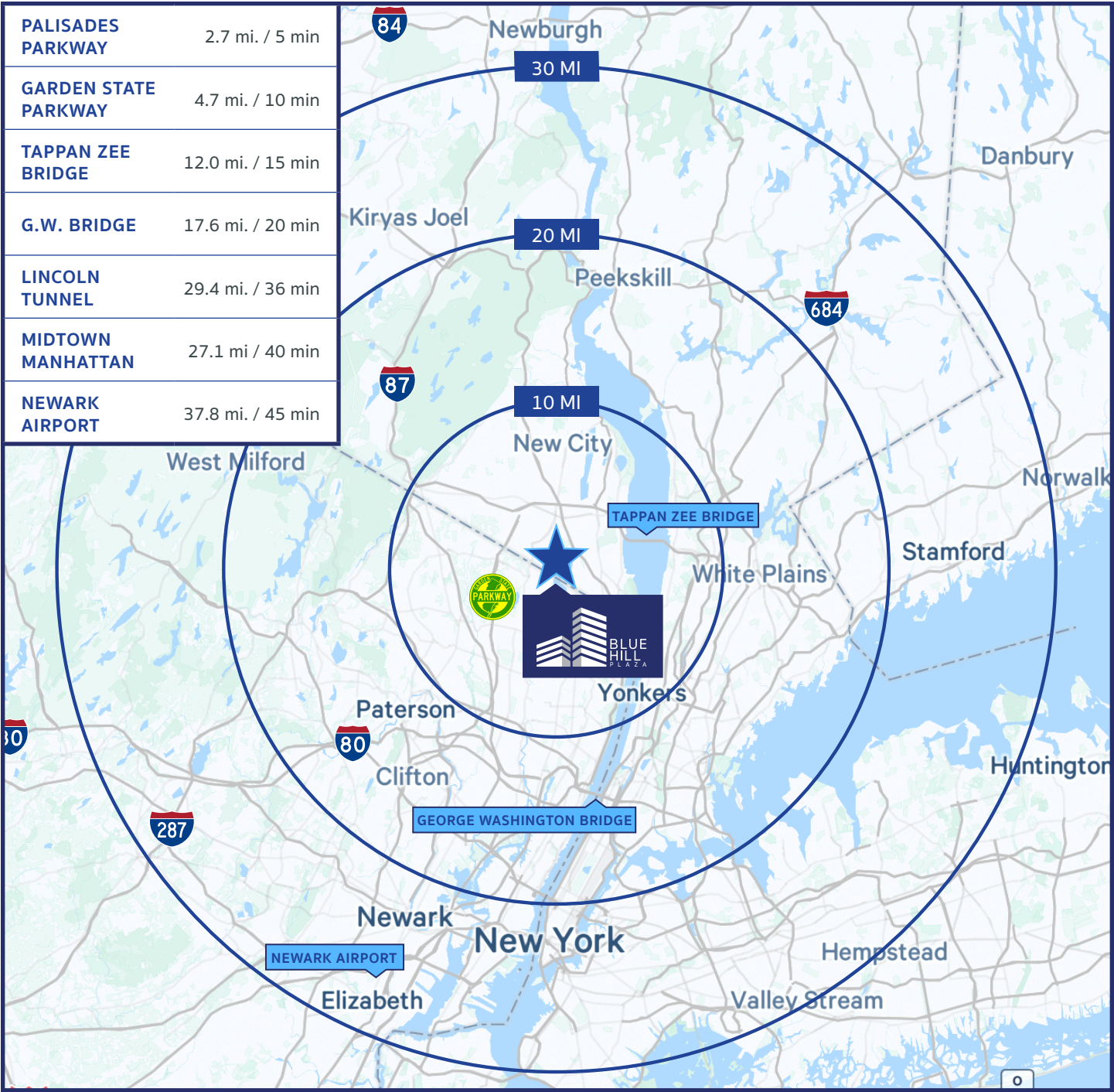
WINDOW HEIGHT

94.5 inches (7' 10.5")

WINDOW MULLION SIZE

58 inches, typical





JAMES B. TULLY
Executive Vice President
+1 201 712 5804
james.tully@cbre.com

JON MEISEL
Senior Vice President
+1 732 509 2843
jon.meisel@cbre.com

ERIN WENZLER
Vice President
+1 201 712 5893
erin.wenzler@cbre.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.