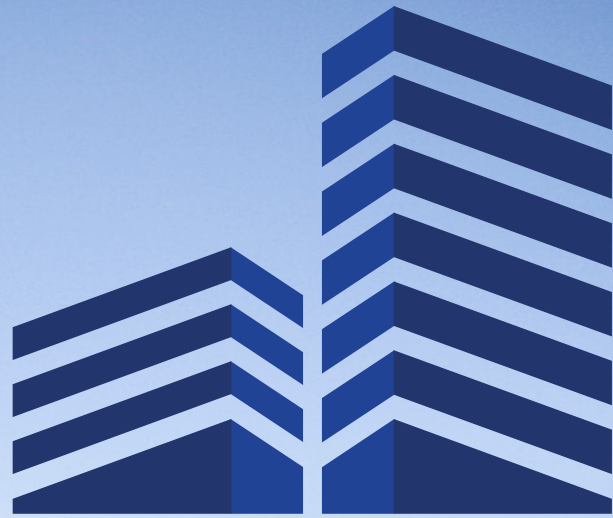


**CBRE**



# BLUE HILL PLAZA

**A GLORIOUS SUN PROPERTY**  
PEARL RIVER, NEW YORK



**VIEW THE SPACE**



# FULLY COMPLIANT WITH NEW YORK FORWARD HEALTH & WELLNESS GUIDANCE

**\$1 million**  
in lobby renovations  
recently completed

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## 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



# 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**

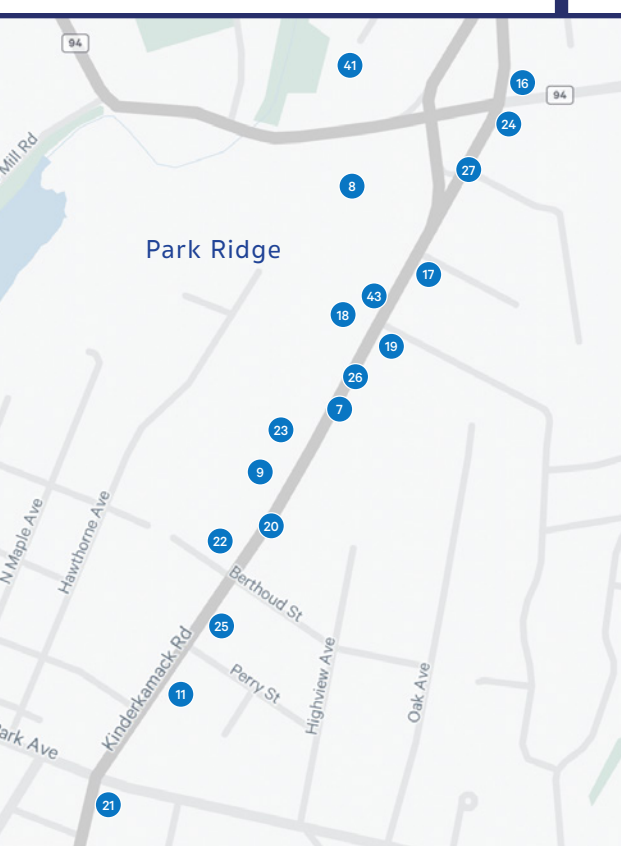
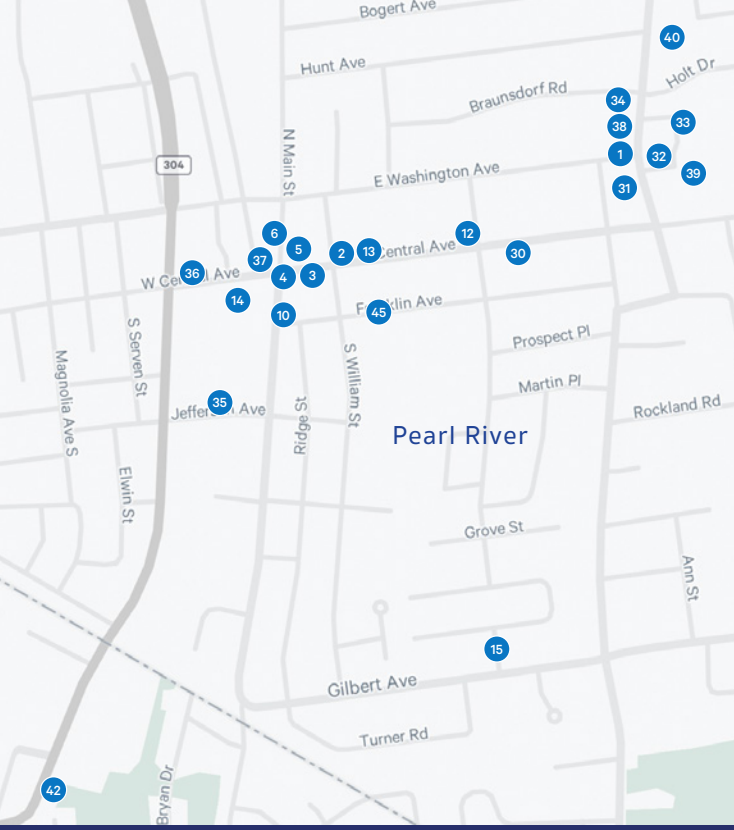
The entire Blue Hill Plaza facility has fire sprinklers. Independent fire detection can be set up as nodes to the building master system if desired.

## **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              | 25. The Park Steakhouse          |
| 2. Dean's Coffee Co.        | 26. Toss Em Wing Factory         |
| 3. T.F. Noonan's            | 27. Bellissimo Restaurant        |
| 4. Russo's                  | 28. Van Houten Farms             |
| 5. Chase Bank               | 29. Pearl River Swim Club        |
| 6. Coopers Restaurant & Bar | 30. Pearl River Bagels & Deli    |
| 7. Starbucks                | 31. CVS                          |
| 8. Montvale Lanes           | 32. Zimi Bagel Cafe & Deli       |
| 9. A Little Cake            | 33. Sorrento Pizza & Restaurant  |
| 10. Café Diem               | 34. Pearl River Diner            |
| 11. Pure Barre              | 35. Vision Sports Club           |
| 12. TD Bank                 | 36. The Pearl River Saloon       |
| 13. Munno's Italian Deli    | 37. Gentle Giant Brewing Co.     |
| 14. Defiant Brewing Co.     | 38. Subway                       |
| 15. Cherry Brook Park       | 39. ShopRite of Pearl River      |
| 16. 7-Eleven                | 40. Retro Fitness                |
| 17. Valley Bank             | 41. Uncle Louie's                |
| 18. TD Bank                 | 42. Hearth & Tap                 |
| 19. PNC Bank                | 43. Taco Bell                    |
| 20. Chase Bank              | 44. The Club at Pearl River      |
| 21. Dollar Tree             | 45. The Club West at Pearl River |
| 22. Burger King             | 46. Blue Hill Golf Course        |
| 23. Dunkin'                 | 47. Hilton Pearl River           |
| 24. Yuki Sushi              |                                  |



## 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.

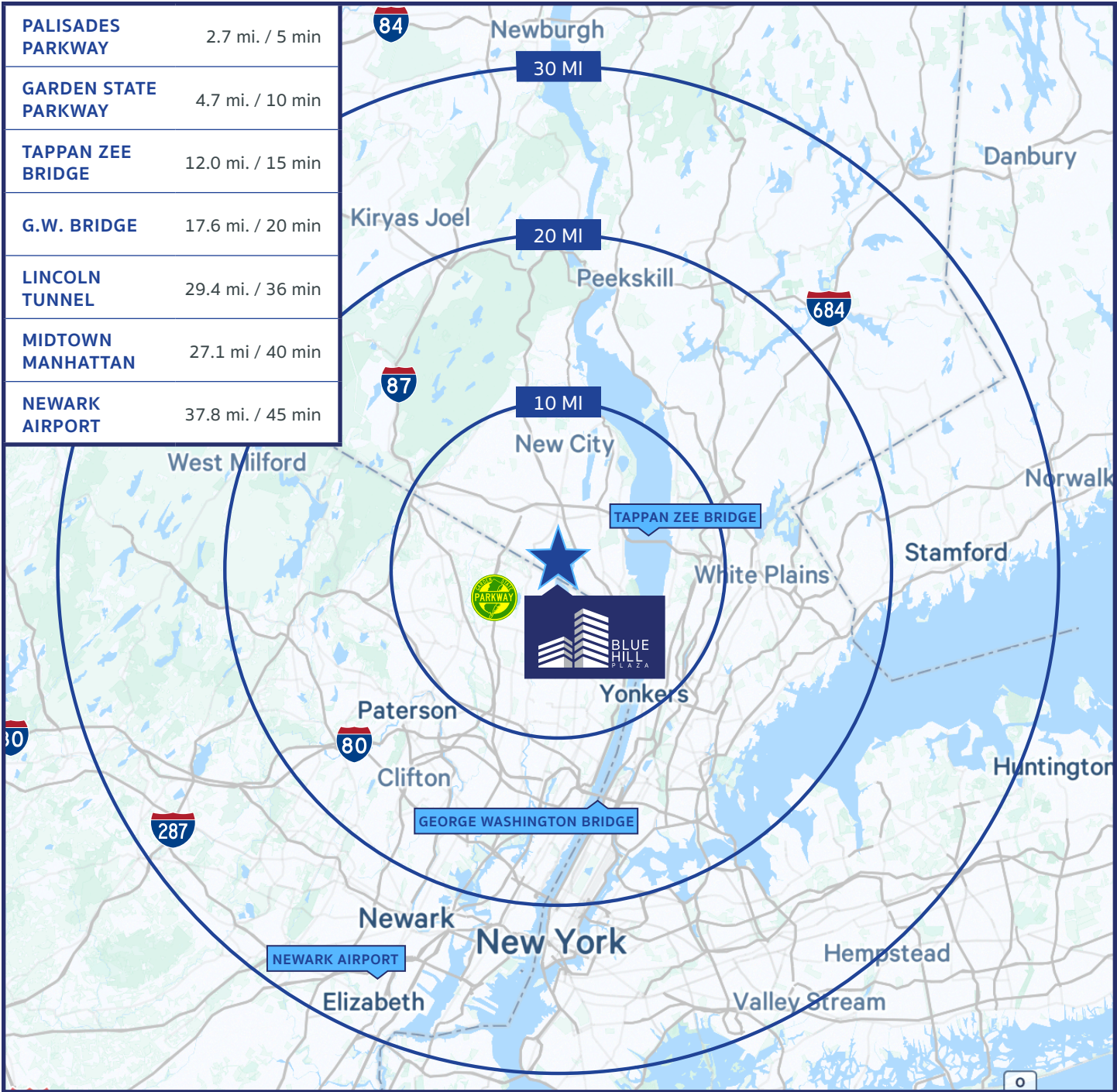
## WINDOW HEIGHT

94.5 inches (7' 10.5")

## WINDOW MULLION SIZE

58 inches, typical





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