

# 1 Blue Hill Plaza Pearl River, NY

**NAI James E. Hanson**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



## OFFICE SUBLEASE

Class A Office | Alternative to New York City

### Space Details

**SPACE AVAILABLE:** 4,000 SF  
**FLOOR:** 16th  
**PARKING RATIO:** 4:1,000  
**TERM THROUGH:** 12/31/2026  
**AVAILABLE:** IMMEDIATE

### Property Info

550,000 SF building. Situated in a 93-acre campus offering 24/7 access & security, property management on site, back-up generator, fitness center, child care, full-service cafeteria, atrium cafe, salon & more.





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### SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Healthcare • Tenant Representation • Cold Storage • Investment Services

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LOBBY



ATRIUM

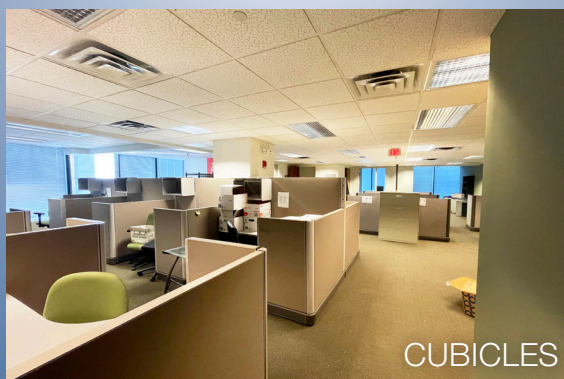


1 Blue Hill Plaza  
Pearl River, NY

BUILDING FRONT



HALLWAY



CUBICLES



RECEPTION



CONFERENCE



OFFICE

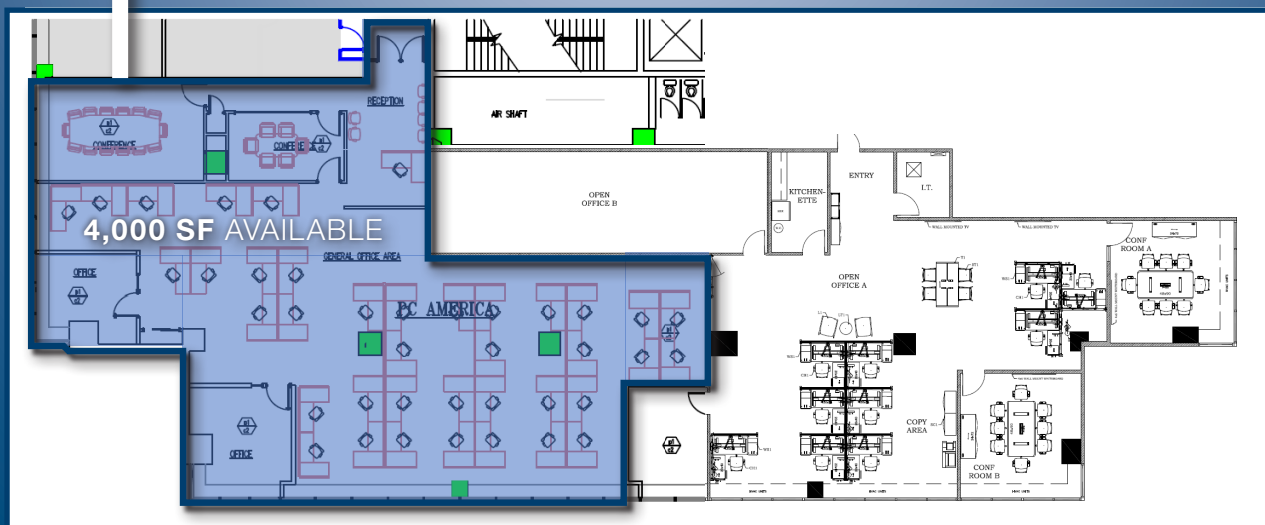


CAFETERIA



# Floor Plan 16th Floor

**1** Blue Hill Plaza  
Pearl River, NY



# Regional Map



**2.7 Miles / 5 min**  
Palisades Parkway



**17.6 Miles / 20 min**  
G.W. Bridge



**4.7 Miles / 10 min**  
Garden State Pkwy



**29.4 Miles / 36 min**  
Lincoln Tunnel



**12.0 Miles / 15 min**  
Mario Cuomo Bridge



**37.8 Miles / 45 min**  
Newark Airport