



- December 2014: NYS Gaming Commission selects Mohawk Harbor as one of NYS's 1st licensed casinos
- \$330 million gaming facility
- **2.8 million annual visitors and 1,200 Employees**
- 50,000 SF gaming floor with 1,150 slots, 66 gaming tables and 16 poker tables
- Day Spa and Blow Out Bar
- 10,000 SF Event Space that can accommodate up to 600 people
- A high-end steakhouse, "marketplace" with lite fare restaurants, and entertainment lounge
- There is no retail space inside the casino - **ADJACENT RETAIL SPACE AVAILABLE**
Bet with your head, not over it. Call 877-8-HOPENY or Text HOPENY (467369).

SCHENECTADY IS "WINNING BIG" FOR THE LOCATION

EMPLOYEES WITHIN 2 MILE RADIUS:		UNPARALLELED SITE ACCESS	
GE Campus.....	4,500	• On CDTA Bus Route and 1 mile to Greyhound Bus Station	
Ellis Hospital.....	3,400	• Along the Mohawk River which has 46,000 boaters annually	
GE Global Research.....	3,000	• Creates a 1 mile connection to the 365 mile Mohawk Hudson Hike Bike Trail	
SI Group.....	2,700	• < 1 mile to I-890 carrying 30,400 vehicles/day	
Knolls Atomic Power.....	2,600	• < 1 mile to Schenectady's \$15 million Amtrak Station	
(additional 350 in 2017)		• Strategically located less than 6 miles to I-90, Exits 26 & 25	
Future Rivers Casino.....	1,200	• Easy 20 minute or 9 miles to Albany International Airport	
MVP Health Care.....	1,000	• Within 2 mile radius of 8 hotels with 660 rooms	
Union College.....	1,000		
Price Chopper HQ.....	600		
SCCC.....	289		
Environment One.....	150		
(an additional 80 in 2017)			
Niskayuna High School.....	125		
Transfinder.....	80		
Siemens.....	70		
STUDENTS WITHIN 1 MILE RADIUS:		ENTERTAINMENT DESTINATION	
Union College.....	2,712	Rivers Casino - Projected 2.8 million visitors	
S.C.C.C.....	7,438	Proctors Theater - 650,000 Visitors/Year	
		Bow Tie Cinemas - 200,000 Visitors/Year	
		YMCA - 5,000 Members	
		MiSci Museum - 43,000 Visitors/Year*	
		SLOC - 6,400 Patrons/Year	
		Via Aquarium/Family Entertainment Zone—400,000 Visitors/Year*	
		*does not include school groups	

Two Harbor Center

220 Harborside Drive, Schenectady, NY

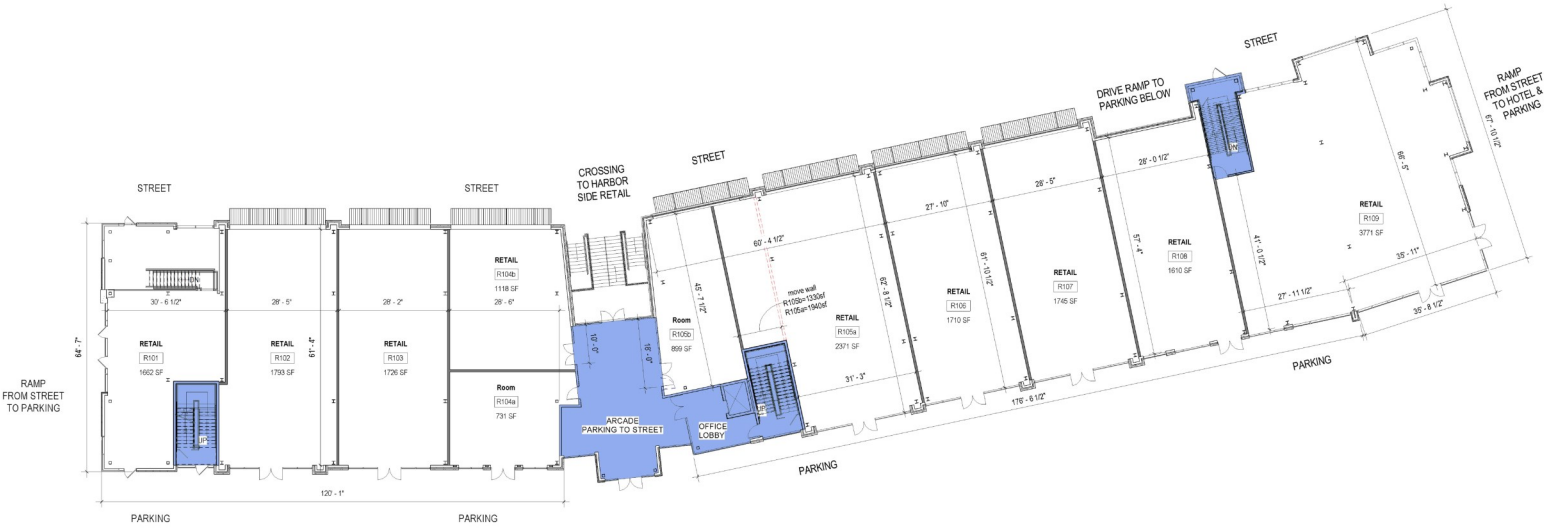


Less than one mile to downtown Schenectady's Central Business District, **Two Harbor Center** offers a mix of **professional offices** and **retailers** featuring excellent visibility to both pedestrian and vehicular traffic.

MLS #:	201501023
TOTAL SF AVAILABLE:	OFFICE - 44,025 SF RETAIL- 21,845 SF WITH OUTSIDE PATIO SPACE
RETAIL RENTAL RATE:	\$22.00/SF, NNN (\$5.25/SF)
OFFICE RENTAL RATE:	\$18.00/SF, NNN (\$6.36/SF)
PARKING:	564 SHARED PARKING SPACES (STREET, COVERED, AND SURFACE)
BUILDING DEPTH:	64' 7" - 67' 10"
COLUMN SPACING:	29'
CEILING HEIGHT:	15' 6" TO DECK, 14' TO BOTTOM OF BEAM
UTILITIES:	PAID BY TENANT
CURRENT TENANTS:	RIVERS CASINO & RESORT, COURTYARD BY MARRIOTT HOTEL

Be a part of the new thriving mixed-use development, Mohawk Harbor!

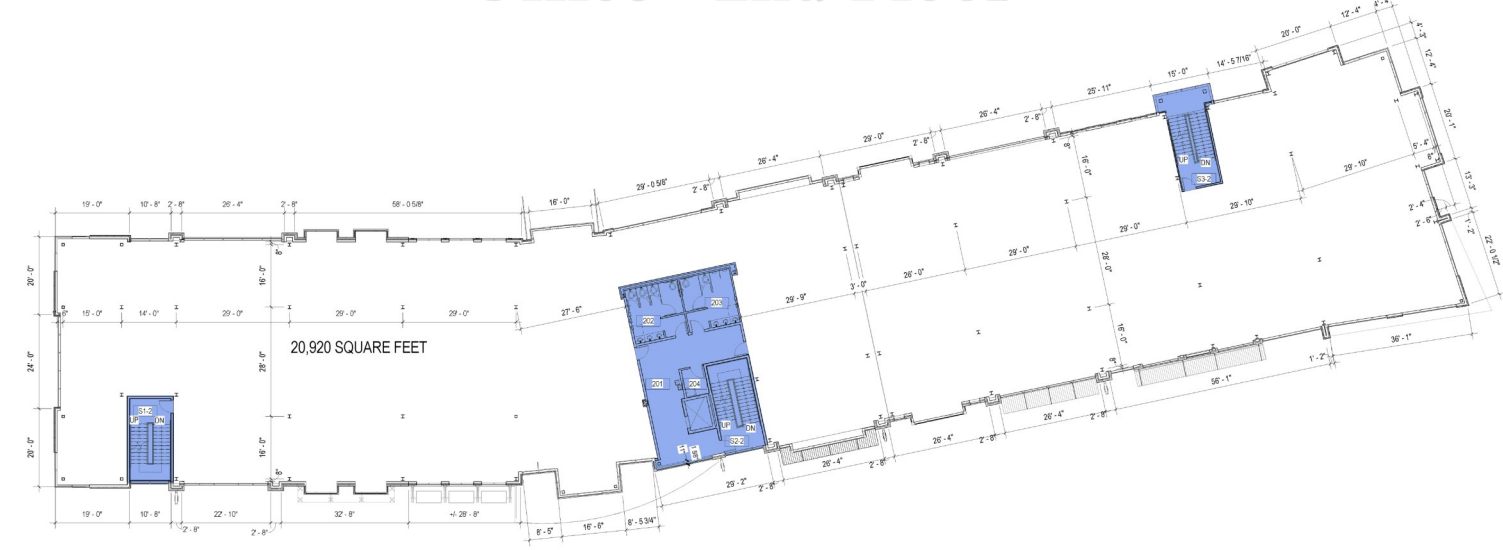
Retail - 1st Floor



LEVEL 1 OVERALL PLAN
1/16" = 1'-0"

21,820 S.F. OVERALL SQUARE FOOTAGE (hatched)
2,140 S.F. COMMON AREAS (blue)
19,680 S.F. LEASABLE

Office - 2nd Floor



LEVEL 2 OVERALL PLAN
1/16" = 1'-0"

22,840 S.F. OVERALL SQUARE FOOTAGE (hatched)
1,920 S.F. COMMON AREAS (blue)
20,920 S.F. LEASABLE

Office - 3rd Floor



LEVEL 3 OVERALL PLAN
1/16" = 1'-0"

21,185 S.F. OVERALL SQUARE FOOTAGE (hatched)
1,890 S.F. COMMON AREAS (blue)
19,295 S.F. LEASABLE

