

THE RIVERHOUSE AT MOHAWK HARBOR

221 HARBORSIDE DRIVE, SCHENECTADY, NY



The Riverhouse is a six-story, 396,655 SF mixed-use building that overlooks one of the only man made harbors in New York. Currently under construction, The Riverhouse offers ground level retail space with 206 luxury apartments on remaining five floors. The building is scheduled to be complete Summer 2017.

MLS #:	201501024
TOTAL SF AVAILABLE:	+/- 32,000 SF WITH OUTSIDE PATIO SPACE ALONG THE PROMENADE
RENTAL RATE:	STARTING AT \$22.00/SF, NNN (\$5.00/SF)
PARKING:	564 SHARED PARKING SPACES
SPACE ACCESS:	DUAL ENTRY FROM STREET AND PROMENADE
BUILDING DEPTH:	76'
COLUMN SPACING:	29' x 30'
CEILING HEIGHT:	13' 6" TO DECK, 11' 6" - 12' 2" TO BOTTOM OF BEAM
UTILITIES:	PAID BY TENANT
CURRENT TENANTS:	RIVERS CASINO & RESORT, COURTYARD BY MARRIOTT HOTEL

Mohawk Harbor

WWW.THEMOHAWKHARBOR.COM

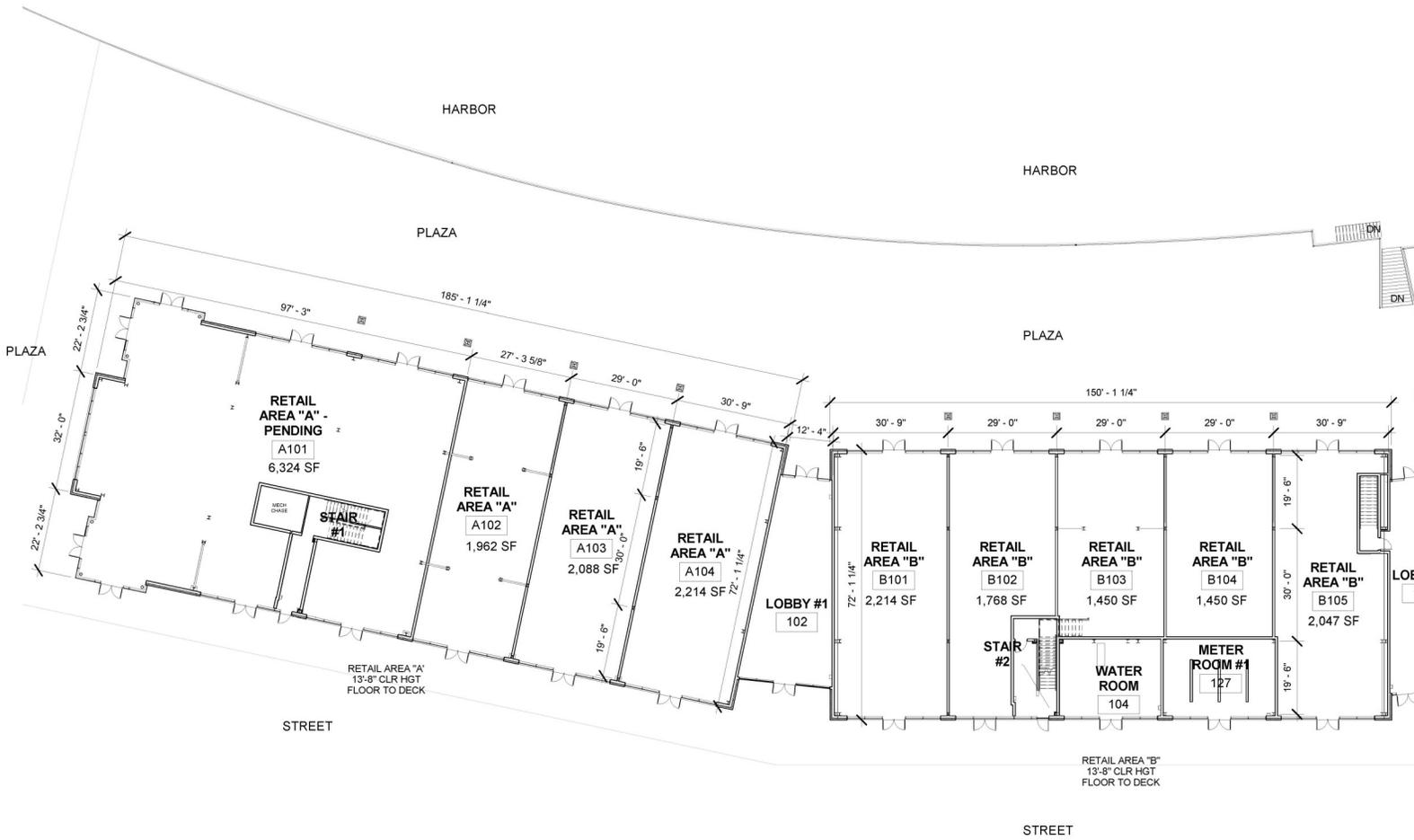


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GALESI GROUP REAL ESTATE

PAUL V. FALLATI
pfallati@galesi.com
518-356-4445

One-of-a-kind leasing opportunity along t





- 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:

GE Campus.....	4,500
Ellis Hospital.....	3,400
GE Global Research.....	3,000
SI Group.....	2,700
Knolls Atomic Power.....	2,600
(additional 350 in 2017)	
Future Rivers Casino.....	1,200
MVP Health Care.....	1,000
Union College.....	1,000
Price Chopper HQ.....	600
SCCC.....	289
Environment One.....	150
Niskayuna High School.....	125
Transfinder.....	80
Siemens.....	70

STUDENTS WITHIN 1 MILE RADIUS:

Union College.....	2,712
S.C.C.C.....	7,438

UNPARALLELED SITE ACCESS

- On CDTA Bus Route and 1 mile to Greyhound Bus Station
- Along the Mohawk River which has 46,000 boaters annually
- Creates a 1 mile connection to the 365 mile Mohawk Hudson Hike Bike Trail
- < 1 mile to I-890 carrying 30,400 vehicles/day
- < 1 mile to Schenectady’s \$15 million Amtrak Station
- Strategically located less than 6 miles to I-90, Exits 26 & 25
- Easy 20 minute or 9 miles to Albany International Airport
- Within 2 mile radius of 8 hotels with 660 rooms

ENTERTAINMENT DESTINATION

- Rivers Casino - Projected 2.8 million visitors
 - 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