



# Mohawk Harbor

*The Premiere Waterfront Destination in the Heart of Tech Valley*

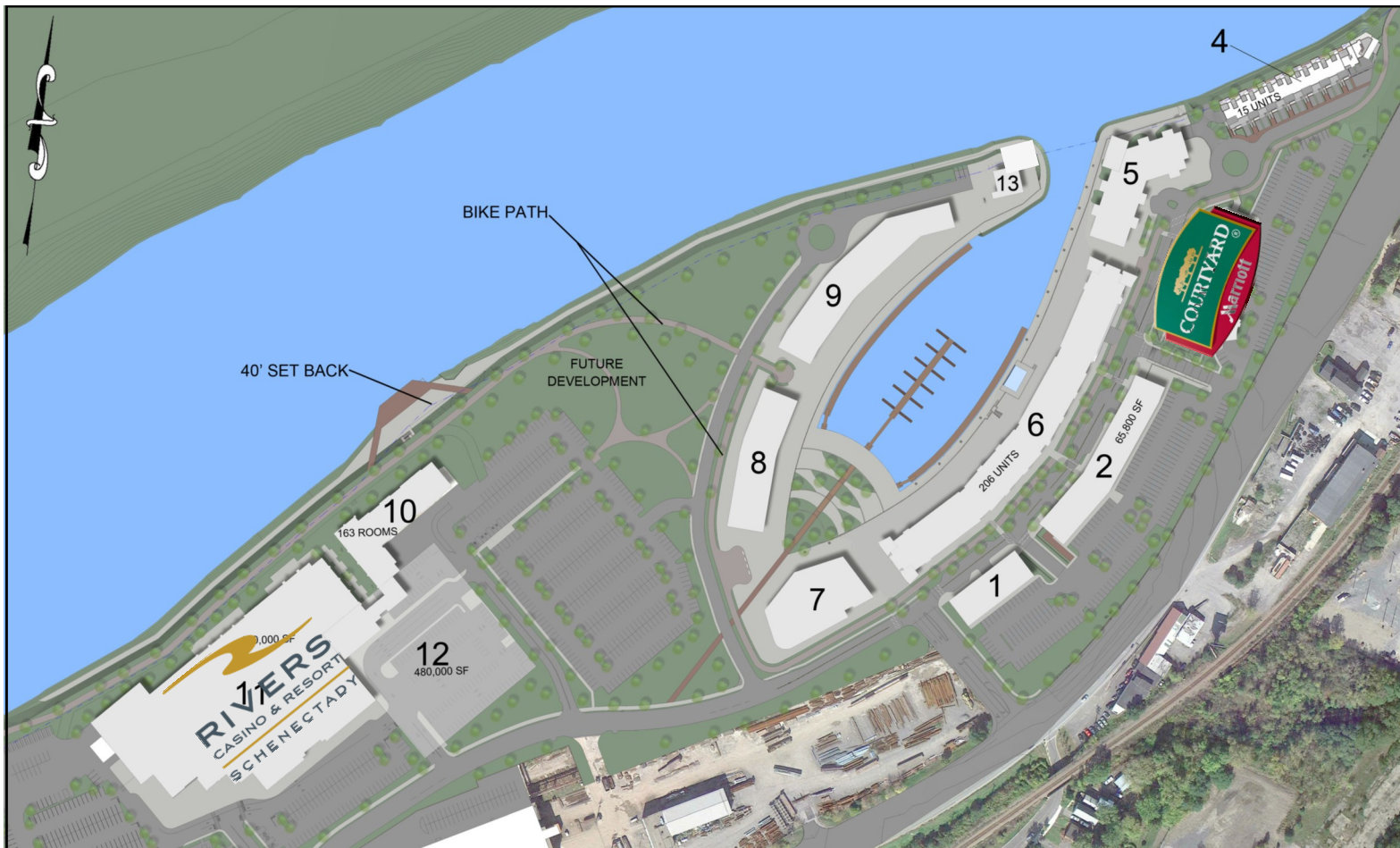
Mohawk Harbor is a **\$480 million** dollar development that is one-of-a-kind truly unique to Upstate New York. The **1.4 million SF** master planned community transforms the riverfront by integrating luxury living, high-tech offices, restaurants and retail along **1 mile of waterfront** with **50 boat slips** in a **3.25 acre** manmade harbor. Situated on **60 acres**, Mohawk Harbor will include **390 residences**, 2 nationally recognized hotels with **287 hotel rooms**, and a **10,000 SF** banquet facility.

**NOW PRE-LEASING** up to **100,000 SF** of harbor side restaurant/retail space, and **70,000 SF** of Class A Office Space with **2,584** surface/parking garage spaces adjacent to the **Rivers Casino**.



[THEMOHAWKHARBOR.COM](http://THEMOHAWKHARBOR.COM)





**1**  
**Office/Retail**  
13,000 SF Retail  
26,000 SF Office  
*Spring 2017 Occupancy*



**5**  
**Harbor Point**  
50 Condos  
*TBD*



**2**  
**Office/Retail**  
21,820 SF Retail  
40,025 SF Office  
*Under Construction*  
*Spring 2017 Occupancy*



**6**  
**The Riverhouse**  
206 Apartments  
45,000 SF Retail  
*Under Construction*  
*Early 2017 Occupancy*



**3**  
**Courtyard by Marriott**  
124 Rooms  
*Opening Fall 2016*



**10**  
**Nationally Recognized Hotel**  
163 Rooms  
*Spring 2017*



**4**  
**The Waterfront**  
15 Townhomes  
*Spring 2017 Occupancy*



**11**  
**Rivers Casino**  
*Under Construction*  
*Early 2017 Opening*





- 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
- **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
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

# CAPITAL REGION - LEADER IN INNOVATION AND EDUCATION

## 1. General Electric - 1 mile to Mohawk Harbor

- HQ of GE Power and Water - \$43 billion business
- Invested over \$200 million in last 10 years
- 4,500 jobs & expanding 2016

## 2. GE Global Research HQ - 3 miles

- Invested \$34 million in last 10 years
- 3,000 jobs (+/- 1,000 PhD's)
- Filed 1012 patents in 4 years

## 3. College of Nanoscale Science and Engineering - 13 miles

- 1st college in the world dedicated to R&D and education in the emerging disciplines of nanoscience and nano-engineering
- Total investment: \$24 billion
- 4,000 jobs, 350 students

## 4. Global Foundries - 15 miles

- Computer chip manufacturer - Based in Silicon Valley
- Total capital investment: \$12 billion
- 3,000 direct jobs, 15,000 indirect jobs, 20,000 construction jobs

## 5. Rensselaer Polytechnic Institute - 16 miles

- Conducts industry leading research in nanotech - annual budget \$72.4 million
- \$740 million in new construction in last 15 years
- 7,028 students, 440 faculty

## 6. Park South - 18 miles

- Mixed Use Development - Residential, Retail, Medical Offices
- \$110 million
- 1,200 residents, 300 construction jobs, 47 direct jobs



## 7. Albany Medical Center - 18 miles

- One of NYS's largest hospitals - 734 beds, 450+ doctors
- \$360 million expansion
- 9,100 employees

## 8. GE Healthcare - 22 miles

- Manufacturers digital x-ray imaging equipment
- \$165 million facility - \$200 million innovation technology
- 163 jobs - annual payroll \$10 million

## 9. Regeneron Pharmaceuticals - 22 miles

- NY's largest biopharmaceutical company
- \$79 million
- 1200 jobs, 5,000 jobs by 2020



	Local Population	Student Population	Mean HH Income	Ave. Age
1 mile	66,135	10,285	\$48,828	34*
3 miles	146,490	10,405	\$69,176	41*
10 miles	343,770	10,405	\$85,208	42*
15 miles	508,061	31,599	\$77,581	41*
20 miles	728,345	52,380	\$77,176	41*
25 miles	771,776	72,143	\$77,343	48*
*Does not include student population				

## EDUCATION:

**27** the number of Colleges within a **30 mile** radius. Within **1 mile** of Schenectady County Community College (S.C.C.C.) **7,438 students**, Union College **2,270 Students**, Clarkson Graduate School **442 students** and Paul Mitchell **135 students.**