



RIVERS
CASINO & RESORT
SCHENECTADY

- 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

One Harbor Center

200 Harborside Drive, Schenectady, NY



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

MLS #:	201501022	
TOTAL SF AVAILABLE:	OFFICE - 30,000 SF	RETAIL - 10,000 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:	60'	
COLUMN SPACING:	29' X 28'	
UTILITIES:	PAID BY TENANT	
CURRENT TENANTS:	RIVERS CASINO & RESORT, COURTYARD BY MARRIOTT HOTEL	



WWW.THEMOHAWKHARBOR.COM



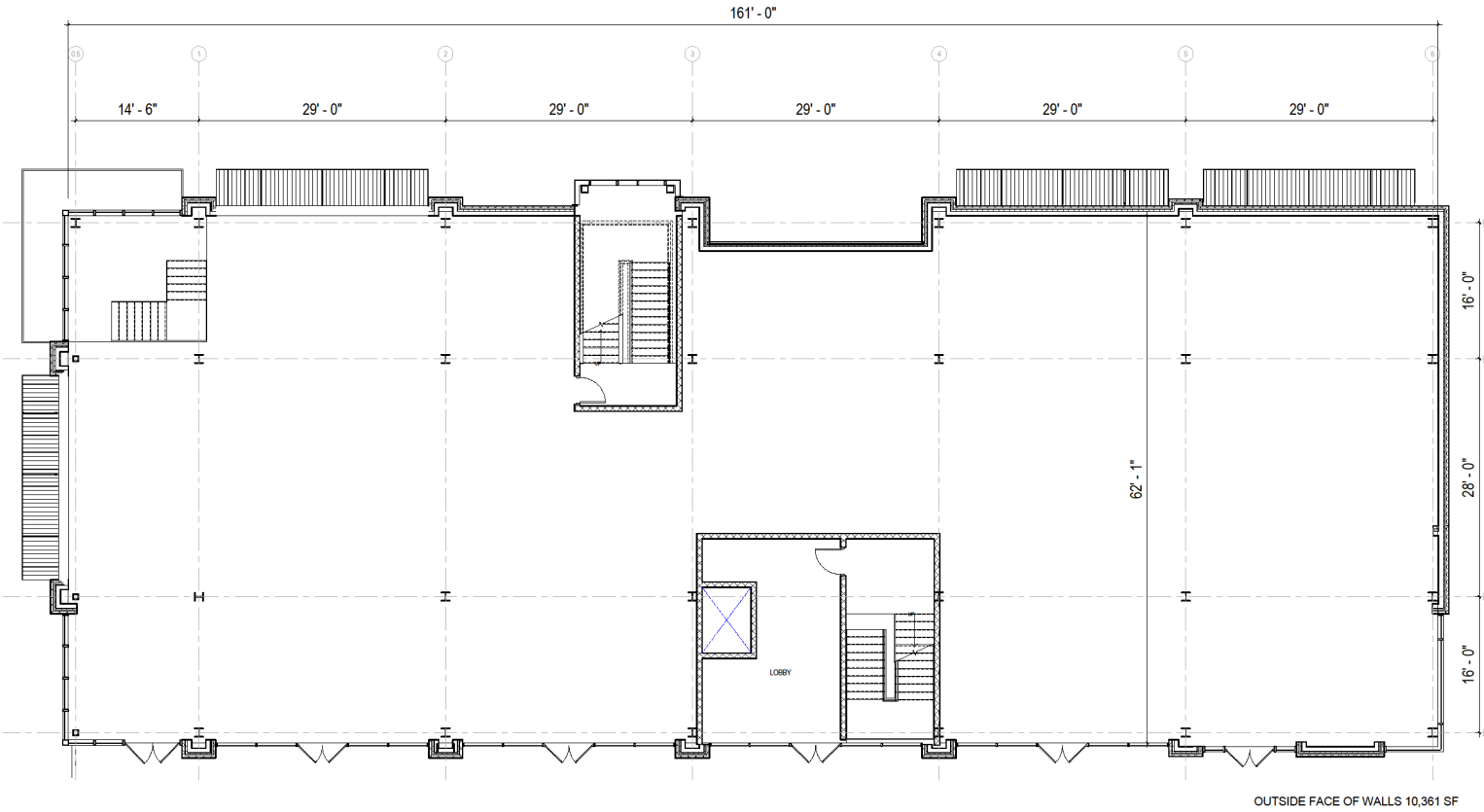
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GALESI GROUP REAL ESTATE

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

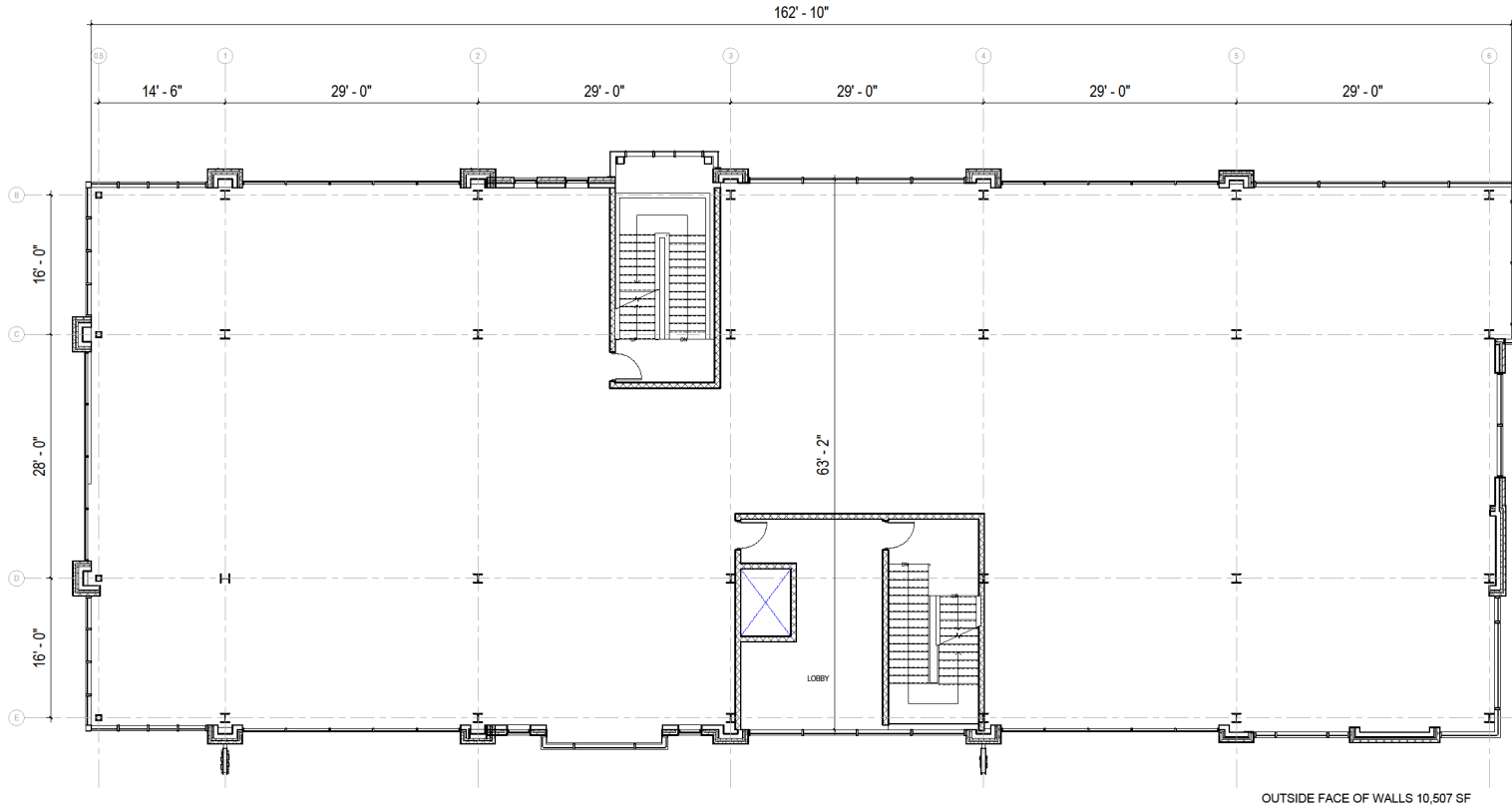
Be a part of the new thriving mixed-use development, Mohawk Harbor!

Retail - 1st Floor



1 LEVEL 1 OVERALL PLAN
3/16/14

Office - 2nd Floor



Office - 3rd and 4th Floor

