

157 Acres... 5 Buildings...

1 Extraordinary Opportunity.



THE WEST CAMPUS
AT EAST FISHKILL, NY

IN THE HEART OF A VIBRANT BUSINESS COMMUNITY

Positioned to Sell... Perfectly Located for Business

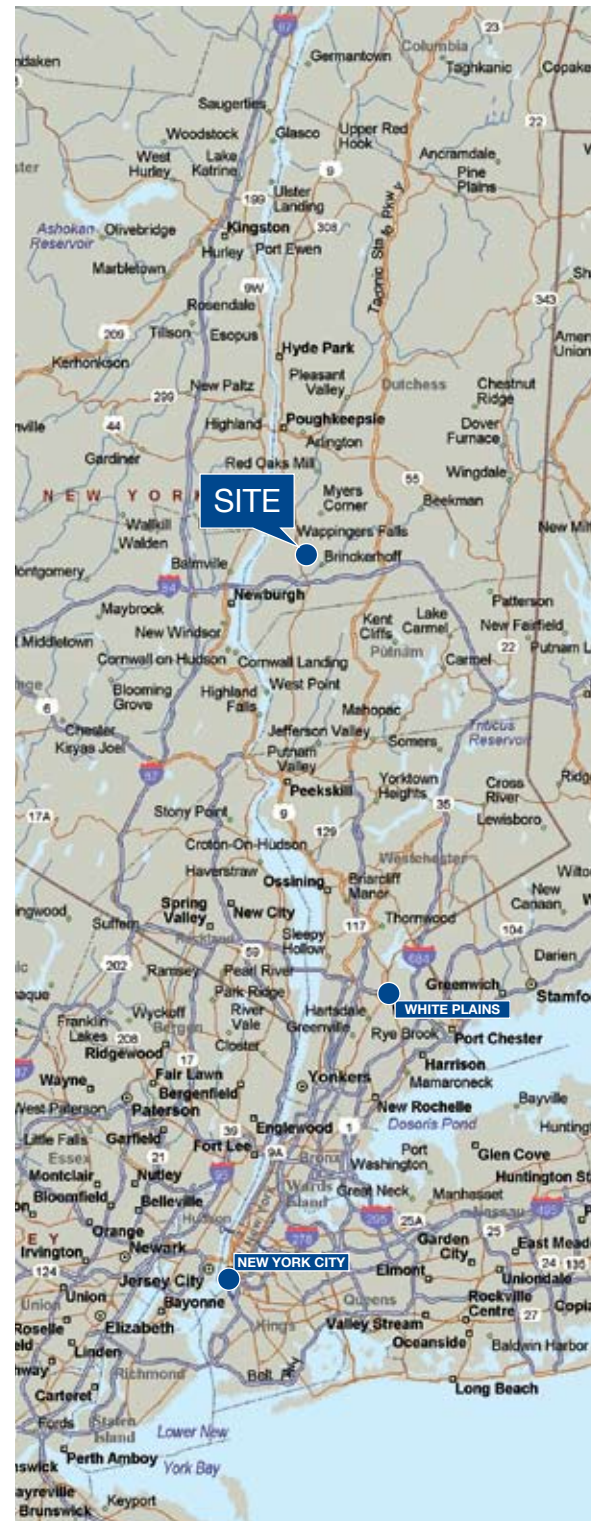
This 157-acre site is a wise investment suited for multiple alternative uses. It contains nearly one million square feet of office, meeting and manufacturing space formerly occupied by IBM.

The existing infrastructure of roads and utilities are ready for immediate use or can be modified to suit future development. Equally important, local zoning and permitting authorities are receptive, flexible and recognize the site's potential and the importance of fully developing it.

The West Campus @ East Fishkill is a location and a facility that allows a myriad of companies to benefit from this confluence of forces to succeed in the twenty-first century. All of this is available in a location with a rich and historically significant heritage.

Located in New York's Hudson Valley, **The West Campus @ East Fishkill** is home to one of America's most vibrant business communities. Here, hundreds of biotech, microprocessor, green technology and Fortune 500 companies from IBM to PepsiCo do business for good reason including:

- **PROXIMITY** - 90 minutes from Manhattan
- **CONVENIENCE** - Close to major interstate highways and international airports
- **ACCESS** - Highly skilled work force
- **INCENTIVES** - Aggressive NYS financial advantages



Right Where You Need to Be... Site & Property Overview



600 Building
Central Administration Building

BUILDING SIZE:
100,000± SF'

- AMENITIES:**
- 400-seat auditorium
 - Cafeteria



630 Building
Office Building

BUILDING SIZE:
213,000± SF'

- AMENITIES:**
- 3,200 square feet of raised floor area
 - Clear Height: 12'; 14' slab to slab
 - Freight Elevator: Approx 15,000 lbs



640 Building
Office Building & Data Center

BUILDING SIZE:
213,000± SF'

- AMENITIES:**
- 64,000 SF of raised floor space
 - Floor Load: 1st Floor: 300 lbs
 - 2nd floor: 100 lbs
 - Clear Height: 12'; 14' slab to slab
 - Freight Elevator: Approx 15,000 lbs



650 Building
Class '1' Clean Room Facility

BUILDING SIZE:
400,000± SF'

- AMENITIES:**
- Formerly used as IBM's 200 MM Wafer Fab
 - Class 1-10,000 clean room space
 - 86,000 sq. ft. of contiguous Class 1 space
 - C.U.P. to service building 650 exclusively



690 Building
Utility Plant

BUILDING SIZE:
84,000± SF'

- AMENITIES:**
- Mechanical chilled/heat water facility
 - Electrical Power Supply
 - Industrial Waste Pretreatment facility
 - Bulk Gases Storage/delivery facility

Opportunity Knocks – Make Your Best Offer!

This property is offered for sale without a formal asking price.

Schedule a tour now with the exclusive agents:

Tom LaPerch
845.223.0779
tom.laperch@prudentialserls.com

Steven Salomone
845.223.0724
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Stephen Westerberg
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The Hudson Valley: A Thriving Business Environment

As home to IBM, the Hudson Valley was among the first locations in the world to enter the digital world. In recent years, the region has solidified its standing as a leader in the computer and semiconductor industries. Strengthened by the backing of Empire State Development initiatives, the Valley remains a hotbed of expanding chip fabrication facilities and technical expertise. The region's leadership in technology extends beyond the computer and includes:

100+ FORTUNE 500 COMPANIES

90+ BIOPHARMACEUTICAL COMPANIES

30+ MICROELECTRONICS COMPANIES

In July 2010, chip lithography leader ASML expanded its presence in Dutchess County and in September, Life Medical Technologies announced the location of its new headquarters and operations at the Hudson Valley Research Park in East Fishkill, NY. The research and manufacturing company is expected to invest nearly \$8 million and create 250 new jobs over the next three years. These announcements come on the heels of other recently welcomed companies, such as green-energy SpectraWatt, chip fab leader Sematech (Albany) and the existing multi-billion dollar IBM manufacturing plant.



Financial Incentives for Job Creation

New York State's prominent investment incentives have aided in attracting technology-focused businesses and jobs to the area. The Excelsior Jobs Program was introduced in September 2010 by Governor David A. Paterson. As the centerpiece of the State's job-creation agenda, the program provides investment incentives to firms focused on targeted activities, such as biotechnology, pharmaceuticals, high-tech, clean technology, green technology, financial services, agriculture and manufacturing.

In addition to attracting new companies and high-tech talent, the region is also broadening its business and employment base outside of the semiconductor niche — other businesses within the region are enjoying an uptick in activity and services as a bi-product of the region's general development.

In its first year, the popular pedestrian footbridge Walkway Over the Hudson reported three times the original projections of pedestrian traffic. This increase has spurred a rush of business and development planning in the area and some businesses, particularly hotels and restaurants, are reporting anecdotal evidence of increased business related to the Walkway.

"NY BioHud Valley is the future of our economy, here in the Lower Hudson Valley. We are home to a well-educated workforce, world-class research institutions, medical centers, laboratories and Academic organizations."

— U.S. SENATOR KIRSTEN GILLIBRAND, October 2010

"Our high quality, skilled workforce and hands on approach to working directly with business leaders have continued to make Dutchess County an attractive location for innovative companies who are looking to expand and grow."

— WILLIAM R. STEINHAUS, Dutchess County Executive

"We are thrilled to be working closely with Senator Gillibrand to develop this important cluster which will produce long term benefits to our state's economy."

— MIKE OATES, President and CEO
Hudson Valley Economic Development Corporation

Qualifying Businesses are Eligible to Receive:

The Excelsior Jobs Tax Credit:

A credit of up to \$5,000 per new job to cover a portion of the associated payroll cost.

The Excelsior Investment Tax Credit:

Valued at two percent of qualified investments.

The Excelsior Research and Development Tax Credit:

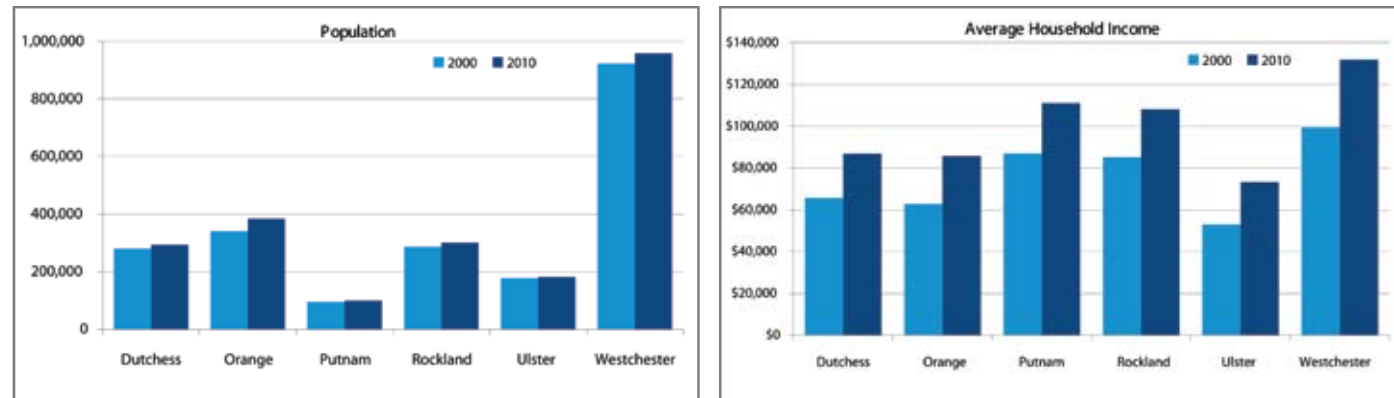
A ten percent credit for new investments based on the Federal Research and Development credit.

The Excelsior Real Property Tax Credit:

Available to firms locating in certain distressed areas and to firms in targeted industries that meet higher employment and investment thresholds.

The Demographic Character of The Valley

The immediate six counties surrounding The West Campus (Dutchess, Orange, Putnam, Rockland, Ulster and Westchester) paint a healthy demographic portrait. All of the counties have seen a steady growth in population over the past 10 years and most have seen a tremendous growth since 1990. In addition to increases in population, average household incomes among these counties have increased steadily since 2000. The percent change in the charts below highlights this fact.



The residents of these counties are also educated, indicating that the workforce has a diverse range of skills. In most instances, at least half of the residents have had some level of post-secondary school educational training, including: an associate, bachelor or graduate degree. The following table provides the educational breakdown of area residents.

LEVEL OF EDUCATIONAL ATTAINMENT						
COUNTY:	DUTCHESS	ORANGE	PUTNAM	ROCKLAND	ULSTER	WESTCHESTER
HIGH SCHOOL	30.2%	31.5%	29.4%	24.1%	30.4%	24.1%
ASSOCIATES DEGREE	10.0%	9.7%	7.9%	8.3%	9.1%	5.8%
BACHELOR'S DEGREE	18.9%	15.8%	22.8%	22.6%	17.4%	22.3%
GRADUATE DEGREE	13.6%	11.3%	16.1%	18.9%	13.1%	23.0%



Life Outside the Workplace

The Hudson Valley is comprised of ten counties that abut the Hudson River. It is broken into three regions: Lower Hudson Valley, which includes Westchester and Rockland counties; Mid-Hudson Valley, which includes Putnam, Dutchess, Orange and Ulster counties; and Upper Hudson Valley, which includes Columbia, Rensselaer, Greene and Albany counties. The region offers a plethora of attractions including historic sites, charming villages, museums and breath-taking river views.



Outdoor activities include guided boat cruises along the river, exploring Hyde Park and visiting the many wineries and farms the region has to offer. Art and culture abound with attractions such as Storm King Arts Center, regular festivals and antiques and crafts stores, which fill the streets of many towns such as historic Rhinebeck.



The West Campus ("The West Campus") is situated in East Fishkill, along the southern border of Dutchess County. It has been noted that as the New York metropolitan area continues to expand along with the high price of housing, East Fishkill has become an exurb of New York City.

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