



## **de Laet's Landing at a Glance**

August 25, 2008 - Upstate New York

- \* 25 Acre Hudson River Waterfront Site
- \* Dramatic Albany, NY Cityscape Views
- \* Close to Rail, Major Interstates and Central Business District
- \* Showcase Office Space with Waterfront Exposure
- \* Upscale Boutique Retail below Residential Mid-rise Available
- \* Harbor front Build-to-Suit Hotel, Restaurant and Retail Sites
- \* Occupancy Beginning Spring 2009
- \* Planned - 250,000 GSF Office - 165,000 GSF Retail - 236,000 GSF Hotel - 630,000 GSF Residential (to include townhomes and mid-rise lofts/condos)
- \* Fully Approved

### About the Area

The Capital Region offers proximity to major geographic markets, a highly qualified workforce, outstanding educational opportunities, a stable business environment, and excellent quality of life. The area called New York's Capital Region is home to more than one million people and encompasses eleven counties in upstate New York. Its strategic location, where the Mohawk flows into the Hudson River, gave the region its place in history as an early transportation, trade and industrial center. Today, three interstate highways, fast rail service (2 hours and 15 minutes to New York City), a year round deep water port, as well as a recently re-developed airport with direct air service to major markets. The Capital Region lays claim to Albany, the capital of New York State, as well as the major cities of Schenectady and Troy, and the popular resort destinations of Saratoga Springs and Lake George. The area has been dubbed "Tech Valley" as the region is fast becoming widely recognized as a premier site for the development of innovative, high technology companies. Tech Valley contains more than 1,000 technology companies providing more than 50,000 jobs. The companies of Tech Valley have economic impact of \$5 billion and an annual payroll of \$2 billion. Tech Valley is truly a learning "Mecca" as evidenced by 21 colleges and universities with 65,000 students. RPI, Siena College and Union College have been ranked among the nation's most computer-savvy universities. The University at Albany and RPI are internationally renowned for their research and development and centers for advanced technology. Highly regarded in the Region, state, and nation are Albany Medical College, Albany Law School, and Albany School of Pharmacy. Location remains a critical factor in today's rapidly changing business environment. The Capital Region and Tech Valley's location facilitates unparalleled access to a large and affluent market area. The largest population concentration in North America is within one day's shipping time (850 miles) of the Capital Region. Of the United States and Canada, this represents 132 million people

with total personal income of over \$1.7 trillion; 56% of all skilled workers; over 50% of all retail sales and wholesale receipts; 54% of all manufacturing facilities; and 60% of all the manufacturing products shipped within the U.S. and Canada.

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