



LeFrak

COMMERCIAL
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Tier III Colocation/Data Center and
Class-A Office Space

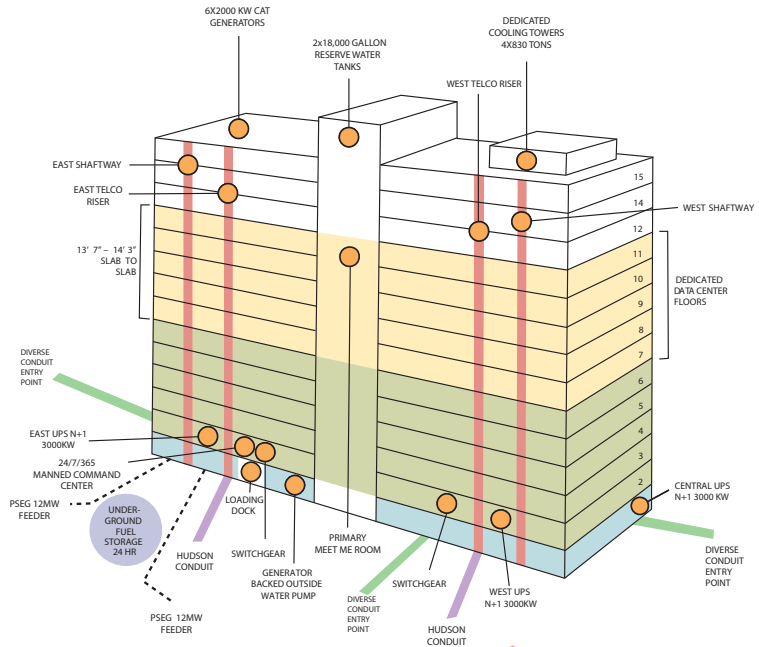


N 111 TOWN SQUARE PLACE

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TIER III COLOCATION/ DATA CENTER FACILITY World-Class Location

111 Town Square Place (formerly known as 111 Pavonia) is the region's choice location for mission-critical IT infrastructure supporting top-tier institutions, telecommunications companies, managed/cloud service providers and colocation facilities.



Multiple floors of data center, colocation and disaster recovery space

TECHNICAL SPECIFICATIONS



- Redundant dual 13.2 KV underground services feeders with a capacity of 12MW
- Low latency, close proximity to financial exchanges and front office operations in NYC/Northern New Jersey
- 3 Diverse fiber points of entry (POEs) and unique conduit network interconnecting the entire Newport development (access to 40+ commercial tenants in over 5M SF)
- Carrier neutral; over 15 Tier I & II carrier backbones on site and ample dark fiber options
- Six (6) 2MW roof-mounted emergency generators
- Three N+1 UPS plants (one used for back-up)
- Dedicated 3,320-ton N+1 data center cooling towers
- Tier III Data Center rating
- Building infrastructure systems monitored on-site
- 24/7/365 managed colocation facilities
- 24/7/365 engineering and security, including data cooling maintenance on-site
- Cross-zoned, pre-action fire protection system throughout the building
- Recent and ongoing multi-million dollar investments in critical infrastructure

100% UPTIME FOR THE PAST FIVE CONSECUTIVE YEARS

For information email: colosales@111TSP.com

111 TOWN SQUARE PLACE

SUPERIOR CLASS-A OFFICE SPACE

111 TSP is also an exceptional location to fulfill all of your office-space needs. Home to a host of global and Fortune 500 tenants - 111 TSP offers the highest level of corporate prestige in a stunning waterfront location. Tenants have the

opportunity to leverage a tech lounge, tech workspace, multiple conference rooms, event space as well as our world-class colocation and data center facilities. Access to the building is highly secure, offering tenants a wide array of options including enhanced biometric security as required.



STATE INCENTIVES

- Grow NJ can render a project close to rent free for 10 years
- New Jersey State tax incentives work up to \$100,000 per job (greater for large scale projects)
- Exemption from sales tax on most purchases, including construction, furniture, equipment, supplies and certain services

BUILDING FEATURES

- Dramatic Manhattan and Hudson River views
- Prime location: Newport PATH one stop from Manhattan. Light Rail access, walkway connection to Hoboken, 20 minutes from Newark Liberty International Airport
- Parking available on street and in our fully-manned garage across the street
- Disaster Recovery/Business Continuity space
- Over 16 telecommunications carriers

UNPARALLELED ON-SITE AMENITIES

- Access to major retail chains and personal services including: Major shopping mall with popular national retailers, Starbucks, banks, numerous restaurants, daycare options, fitness center, marina, and hotels with conference facilities all within walking distance
- Blue chip Fortune 500 community
- Integrated commercial, residential, hospitality, retail and dining amenities: www.newportnj.com



111 TOWN SQUARE PLACE is a network-neutral carrier hotel located in Northern New Jersey. The building is owned, operated and managed by LeFrak Commercial and fortified by a leading team of industry experts including Atlas Communications Technology, Hidalgo Communications and Ryan Real Estate and Technologies. 111 TSP is a world-class location specifically designed for mission-critical IT infrastructure for top-tier institutions, telecommunications companies, managed / cloud service providers and colocation facilities. 111 TSP features class-A office space to meet tenants business needs with the highest level of security and convenience.



Atlas Communications Technology is a fully managed service solutions provider delivering enhanced engineering design and support for 111 TSP and its tenants. For information visit: www.111TSP.com



Hidalgo Communications is the exclusive sales agent responsible for colocation and data center space at 111 TSP, for information email: colosales@111TSP.com

CONTACT INFORMATION

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