



LeFrak

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



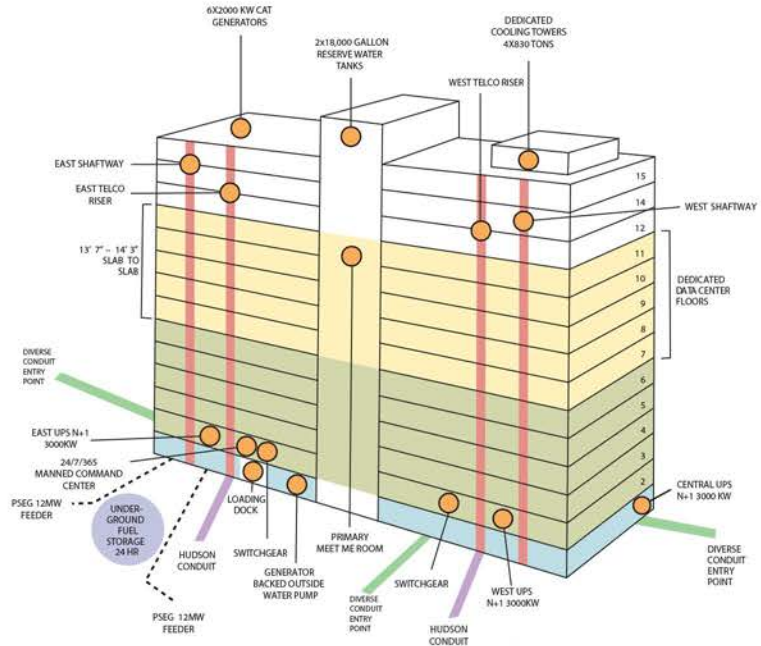
 111 TOWN SQUARE PLACE

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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 service feeders with a capacity of 12MW
- Six (6) 2 MW emergency generators located on the roof in an N+1 configuration
- Three (3) 5x750kVa N+1 UPS plants with additional UPS modules available for enhanced tenant 2N requirements
- Dedicated 3,320-ton N+1 closed loop data center cooling tower plant with free cooling capabilities
- Providers currently on-net in 111TSP include AT&T, CenturyLink, Comcast, Cogent, GTT, Level 3, Lightower, Lightpath, PressOne, PTGi, Verizon Business, vXchange, Wave2Wave, XO, Zayo
- 20,000 gallon underground diesel fuel storage providing a minimum 36 hours of run time for IT and Data Center Critical Infrastructure loads
- Two 18,000 gallon roof mounted water storage tanks for continuous operation of the cooling towers
- Engineering and IT Support teams are on-site 24/7/365 to monitor critical systems, perform off hour service requests and troubleshoot Tenant issues as required
- Six levels of security: building check-in, suite access, secured floor elevator lobby, suite entrances with biometric systems for security and cage or cabinet level locking
- Cross-zoned, dry pipe, pre-action fire suppression system in all data center suites
- Current and ongoing multi-million dollar system upgrades to critical infrastructure and equipment

100% UPTIME FOR THE PAST FIVE CONSECUTIVE YEARS

For information email: RKawas@LeFrakCommercial.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 worth up to \$100,000 per employee/year (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. 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.

CONTACT INFORMATION

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