ABOUT 111 TSP DATA CENTER

A network-neutral carrier hotel located in Northern New Jersey, 111 Town Square Place (111 TSP) is operated and managed by LeFrak Commercial. 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. In addition, 111 TSP features class-A office space to assist tenants in meeting their every business need with the highest level of security and convenience.

WHY 111 TSP DATA CENTER

- Unrivaled carrier and internet exchange ecosystem in New Jersey's most established interconnection facility

- Private conduit system interconnects all Newport buildings with access to over five (5) million square feet of office tenants

- Providers currently on-net in 111 TSP include: AT&T, CenturyLink/Qwest, Comcast, Cogent, Level 3 Communications (fka TW Telecom), NuVisions, Optimum Lightpath, Primus, Global CloudXchange (fka Reliance Globalcom), Lightower (fka Sidera Networks), Verizon Business, Verizon Core, Wave2Wave Communications, Zayo Group, and XO Communications

- As per the FEMA floodplain map, the facility is located in a Zone C area, outside of the 1 percent annual chance floodplain

- Battle-tested mechanical and electrical infrastructure with five (5)+ years of 100% uptime and SLAs available up to five 9s across power and cooling

- On-site fuel and water storage capabilities coupled with delivery contracts via multiple providers for refill in disaster situations

DATA CENTER SPECIFICATIONS

Building Specs

- Year built: 1998
- Height: 14 Stories
- Building size: Five (5) floors of data center space, 160,000 square feet, located on floors 7-11
- Floor loading: 125 lbs. / square foot live load to data centers
- Ceiling height: 13'6" to 14'3" typical ceiling heights, slab to slab, on data center floors
- Freight car: 8,000 lb. capacity, 6'5" W. x 12'0" D. x 10'0" H., adequate for normally encountered computer and computer support equipment

Space

- Full cabinets available in shared space
- Private cages and wholesale space available
- Build-to-suit suites available at customer's expense

Power

- Redundant dual 13.2 KV underground service feeders with a capacity of 12MW
- Six (6) 2MW emergency generators, roof mounted, in an N+1 configuration 20,000-gallon underground diesel fuel storage providing 36 hours of run time for IT and data center critical infrastructure loads
- Three (3) 5x750kVa N+1 UPS plants with additional UPS modules available for enhanced tenant requirements
- Cabinets densities from 2KW to 8KW. Higher densities can be supported with additional design

Cooling

- Dedicated 3,320-ton N+1 closed loop data center cooling tower plant with free cooling capabilities
- Existing condenser water loop includes additional taps for supplemental high density cooling
- Dual condenser water risers with autonomous loops on the East and West sides of the building
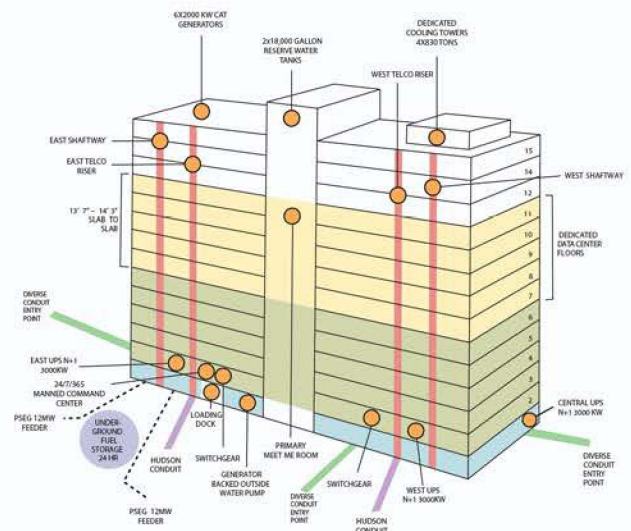
Fire Suppression

- Cross-zoned, pre-action fire protection system

Security

- Building Command Center provides 24/7/365 manned services
- 24/7/365 Secure Site Access
- Integrated CCTV, biometrics and card access security systems
- Access to colocation areas controlled through additional layers of security
- Tenant suite security can be customized to tenant-specific regulatory and compliance requirements

Management and Monitoring

- Engineering team present 24/7/365 to monitor critical systems, perform service requests and to troubleshoot as needed
- Building Command Center provides 24/7/365 remote dedicated monitoring of:
  - HVAC
  - Fire and security alarm
  - Power distribution / UPS and generators
  - Fuel oil
  - Temperature/humidity
- 24/7/365 managed colocation facilities with customer reporting
  - Smart hands services available
  - On-site troubleshooting and reboot
  - Secure receiving and delivery options

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