

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 and fortified by 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. 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 TWTelecom), 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 FEMA floodplain map, 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
- Concurrently maintainable infrastructure across all mechanical and electrical systems, designating 111 Town Square Place as a Tier III facility as recognized by the Uptime Institute
- 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
- Cabinet 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

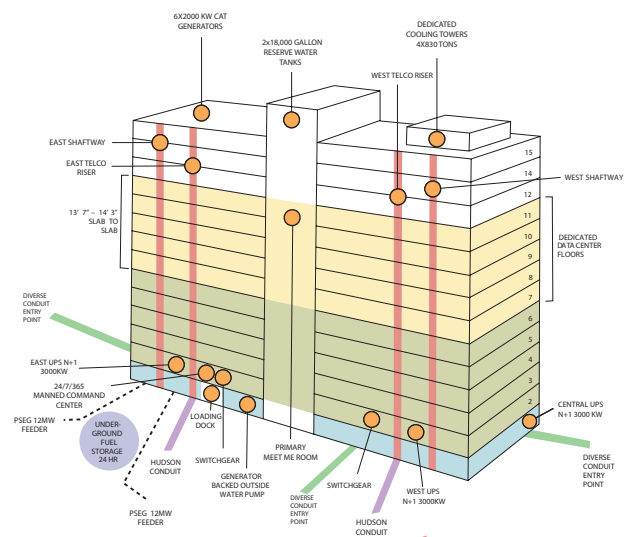
- Cross-zoned, pre-action fire protection system

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



For more information contact our sales team at
1-732-983-5184