

# Terminal Warehouse

## WiredScore fact sheet

Certification ID: 20913



**WiredScore**  
PLATINUM

### Expiration

When the asset reaches 2/3 occupancy, or two years after the date of the building report. Which ever is the latter.

### Building Size

932,366 sqft

### Address

261 11th Avenue, New York  
New York, 10001, United States

### Classification

WiredScore - V2 - Office - Single Building -  
Development

Tenants in WiredScore Certified buildings have complimentary access to WiredScore Connect, a connectivity concierge service.

Email  
[wsconnect@wiredscore.com](mailto:wsconnect@wiredscore.com)  
to learn more and get started.

## Key Features

### Infrastructure

Physically diverse, underground, protected telecom conduit entrances for redundant connections from different streets to mitigate outages.

Base-building telecom equipment installed within a secure, dedicated, location accessible only by authorized personnel.

Underground telecom entry conduits properly sized for numerous high-speed providers to enter.

Ample base-building secured telecom space to support equipment installation from numerous internet service providers.

Ample electrical capacity within base-building secured telecom space to support numerous equipment installations.

Base-building secured telecom equipment space protected against flooding to mitigate outages.

### Power

Base-building telecom equipment space has access to emergency power feeds to prevent loss of connectivity in power outage.

Physically diverse electrical feeds from the street to minimize commercial power failure.

### Wireless

Wi-Fi provided in common areas and amenity spaces.

### Readiness

3 high-speed internet service providers have confirmed they are capable of delivering services to the site.

# Infrastructure

## Universal communication chambers

Universal communication chambers (or "meet me chambers") are underground telco pits located externally near the property line. These allow for faster installations of new connections in the building since they remove the need to construct new penetrations to the building every time that a new connection is needed.

## Telecommunication intakes

These are the telecommunication cable entry points into the building. Having multiple intakes from different locations around the building creates physical separation. Therefore, if the connectivity from one intake is disrupted, connectivity from the other intake can still be functional.

## Telecommunication room

A location in the building where service provider equipment is installed. Separation of telecommunication equipment from that of other utilities, such as electricity, gas or water, reduces the personnel able to access the equipment servicing tenants.

## Flooding protection

Situating telecommunication rooms above the floodplain and installing localised flood protection protects the equipment within these rooms.

## Containment

Dedicated metal trays that allow telecommunication cables to be safely routed horizontally and vertically through the building. It is key that the capacity of the containment through the building is adequate for the needs of the building.

## Communication risers

A riser is the pathway that runs vertically from the bottom to the top of the building. Access to risers should be via secure cupboards on each floor. Risers in diverse locations, with capacity for future installations, ensure that providers can deliver reliable and resilient services to all tenants in the building.

# Power

## Back-up generators

Providing a connection from the building's back-up generator to the telco room enables continuation of tenant connectivity through power outages.

## Tenant generator space

Having well prepared pre-defined space for tenants to bring in their own backup power provision aids tenants to maintain connectivity continuity through power outages.

# Wireless

## Rooftop space

Having pre-defined space on the rooftop for tenants to install communication equipment enables diversity in connectivity options. Additionally, ensuring routes are in place for telco equipment from the rooftop to service tenants shortens installation time.

## WiFi coverage

Providing free WiFi in common areas enables tenants and their guests to remain connected throughout the building.

## In-building mobile planning

Radio frequency (RF) testing should be considered for any new construction. This will confirm the mobile signal strength available through the building. Buildings should also plan dedicated space to house in-building mobile solutions such as DAS or small cell equipment.

# Connectivity

## Standard Wayleave Agreement

These telecommunications agreements describe the landlord's rules for installing, maintaining and removing telco equipment. Existence of these pro-actively developed terms & conditions help ensure there is a streamlined process in place to allow new providers to supply service to the building. This can reduce delays for tenants getting set up with internet.

## Utility site assessment

A site assessment is a straightforward way to determine the connectivity infrastructure that is in the area surrounding the building.

## Coordination with carriers

Gaining confirmation from multiple, high quality, fibre or fixed wireless providers for connectivity service to the building delivers visibility to tenants on their connectivity options. This can be achieved via pre-installation of telco equipment or by letters of intent from providers outlining the ease of installing a connection to the site.