

WIRED CONNECTIVITY AT



315 PARK AVENUE SOUTH
New York, New York, 10010



WiredScore
PLATINUM

We know how important staying connected is to keeping business moving. That's why we've enhanced our buildings digital infrastructure and certified it to be WiredScore Platinum at 315 Park Avenue South.

Connectivity isn't a perk anymore, its a necessity. At Columbia Property Trust, our goal is to deliver infrastructure and service that supports maximum productivity for the companies who choose to office in our buildings. That's why we work with WiredScore on a national level to ensure our buildings provide optimal connectivity.

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www.315pas.com

AVAILABLE ISPs

CARRIER	CABLE TYPE
AT&T	Direct Fiber Connection
Crown Castle Fiber	Direct Fiber Connection
Natural Wireless	Fixed Wireless
Pilot Fiber	Direct Fiber Connection
Spectrum Business	Coaxial / Copper
Spectrum Business	Direct Fiber Connection
Verizon	Coaxial / Copper
Verizon	Direct Fiber Connection
Zayo	Direct Fiber Connection

WHAT DOES THIS MEAN FOR YOU?

- Faster Internet
- Fewer Dropped Calls
- Comprehensive Wireless Access
- Enhanced Tenant Experience
- Internet Set-up
- Digital Access
- Outage Protection
- Future Technology Preparation

WHAT IS WIRED CERTIFICATION?

Wired Certification is a commercial real estate rating system that empowers landlords to understand, improve, and promote their building's digital infrastructure.



To learn more about Columbia Property Trust, visit us at www.columbia.reit

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315 / PAS

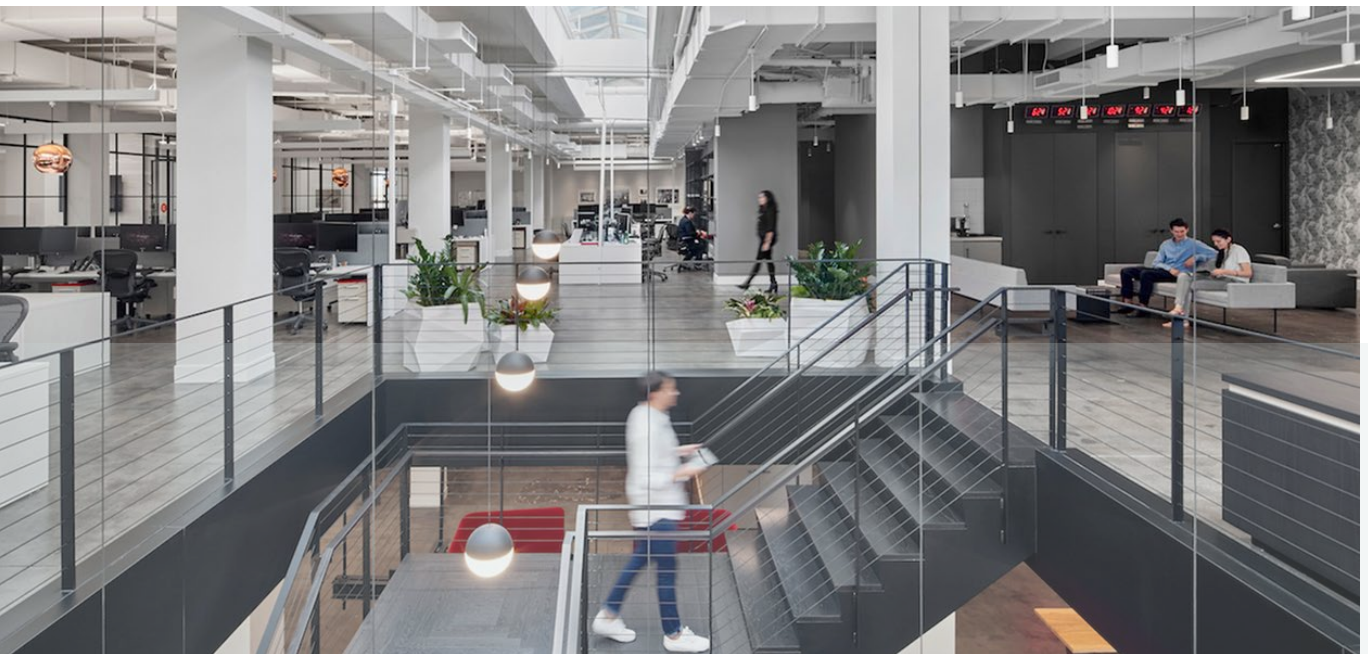
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KEY FEATURES OF CONNECTIVITY IN YOUR BUILDING

- Fixed wireless connectivity is available from the building's rooftop, providing fully independent service from the networks in the street.
- There is currently a choice of 6 service providers offering high speed fiber connectivity. These include AT&T, Crown Castle Fiber, Pilot Fiber, Spectrum Business, Verizon, Zayo.
- The following providers distribute fiber throughout the building to support ease of service installation: Spectrum Business, Verizon.
- Dark Fiber is available for tenants to lease as an unlit dedicated fiber option.
- There is at least one high speed, low cost internet option that provides 100 Mbps for an affordable price to small and medium size businesses.
- Multiple communications points of entry into the building provide tenants with the ability to utilize diverse connections.
- The communications Points of Entry have available capacity for additional service providers to enter the building.
- The telco room has available capacity for the installation of additional service provider equipment.



WIRED CERTIFICATION FACT SHEET EXPLAINER

CONNECTIVITY	
Fiber	The most technologically advanced form of cabling used in buildings. Fiber provides dedicated high speed connections with equal download and upload speeds. This is a symmetric solution with upload and download speeds up to 10,000Mbps.
Fixed Wireless	Rooftop based antenna networks are used for both primary and secondary forms of connectivity. This is a top choice for secondary connections because it doesn't rely on the existing cabling into a building. This is a symmetric solution with upload and download speeds up to 2,000Mbps.
Coaxial cable	Used in most cable provider networks to provide the link between the external fiber network and the installation. This is an asymmetric solution with upload speeds up to 50Mbps and download speeds up to 1,000Mbps.
Wi-Fi	Providing free Wi-Fi in common and amenity areas enables tenants and their guests to remain connected throughout the building and can also be used for Wi-Fi calling.
Distributed Antenna System (DAS)	A cellular antenna system installed in commercial buildings to ensure that cellular coverage is available and consistent throughout all areas of the building.
Full Fiber distribution	Having multiple fiber access points pre-run throughout the building enables quicker installation of connections to tenants.
INFRASTRUCTURE	
Point of entry	"POEs" are the telco cable entry points into the building. Having multiple POEs from different locations or sides of the building creates a physical separation; therefore, if the connectivity on one side of the building is disrupted, connectivity from the other side can still be functional.
Telco room	A location in the building where provider's equipment is installed. Separation of telco equipment from that of other utilities, such as electricity, gas or water reduces the personnel able to access the telco equipment servicing tenants. This mitigates the risk of accidental disruption to the telco equipment that is servicing tenants.
Communication risers	A pathway that runs vertically from the bottom to the top of the building. Access to communication risers should be via secure access points 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.
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.
Capacity	The ability to support new telecommunications cabling and equipment utilizing the existing building infrastructure. Having spare capacity prevents costly installation fees when providers are delivering service.
READINESS	
Access Agreements with providers	These agreements lay out ownership rules and regulations for operating as a service provider in the building. These documents ensure that current service providers have permission to sell and deliver services to tenants.
Standard Telecom Agreement	A standard telecommunications agreement template describes the landlord's rules for installing, maintaining and removing telco equipment. Existence of these proactively developed terms & conditions helps ensure there is a streamlined process in place to allow new providers to supply service to the building. This can reduce delays for tenants signing up for internet service.
Tenant connectivity guide	A package of outlined access procedures, routes and locations for telco equipment/cabling, and specifications for installations. This package enables tenants and providers to gain visibility on how any new or current installation should be implemented.