WIRED CONNECTIVITY AT

TERMINAL WAREHOUSE
261 11th Avenue, New York, NY 10001

WiredScore PLATINUM

We know how important staying connected is to keeping business moving. That's why we've enhanced the digital infrastructure at Terminal Warehouse and certified through WiredScore.

Connectivity isn't a perk anymore, it's 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.

KEY FEATURES

INFRASTRUCTURE

- The number and size of the incoming communications ducts into the building have been appropriately specified in the building design to ensure the that building is able to meet tenants' connectivity needs.
- Two diverse points of entry on separate sides of the building have been implemented in the building design to enable diverse routes for incoming service provider cabling.
- The building design incorporates dedicated, secure and climate-controlled space for service provider equipment to be located, reducing the risk of overheating and malfunction.
- The building's telco room(s) have been designed to prevent damage to service provider equipment from localized flooding.
- The building's risers have been specified with appropriately sized containment to ensure sufficient capacity for tenants' needs.

WIRELESS NETWORK INFRASTRUCTURE

- Space has been provisioned in the building's design for the integration of an in-building mobile signal solution.
- Free WiFi in the building's common areas is included in the design specification.
- Space on the roof for tenants to install communications equipment has been included in the building's design.

CONNECTIVITY

- Altice, Comcast, Crown Castle Fiber, Verizon, Verizon FiOS, and Zayo Group have fiber infrastructure in the vicinity and are able to service the building upon request.
- The landlord has a Standard Boilerplate Telecom Agreement to help streamline future installation for new service providers.

POWER

- A backup generator has been specified to supply emergency power to tenants' telco feeds.
- Space has been provisioned in the building's design for tenants to install private generators or backup power equipment.

PROPERTY CONTACTS

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www.terminalwarehouse.nyc

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 digital infrastructure at their buildings.

Columbia Property Trust

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

WIREDSCORE CONNECT

HELPING YOU CHOOSE THE RIGHT INTERNET SERVICE PROVIDER (ISP) AND PLAN.

WiredScore

SIMPLIFY THE ISP SEARCH PROCESS.

It can take dozens of hours to navigate Internet Service Providers (ISPs), compare pricing and packages, and manage the installation process.

Our connectivity partner, WiredScore, is offering WiredScore Connect – a complimentary concierge service to help you quickly and easily get set up with internet service providers.

As a tenant in a WiredScore-certified building you can leverage their expertise for free!

WIREDSCORE CONNECT can help you:

Discover and compare internet service packages.

Understand and choose the best package for your business.

Interface with the internet service provider for an improved order and installation process.

Take advantage of this **COMPLIMENTARY** CONCIERGE SERVICE today!

Contact **WiredScore Connect** directly to learn more, and their team will walk you through available options to help you find the best fit in terms of service, cost, and accessibility. There is no obligation or cost to you.

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Columbia Property Trust

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

WIRED CERTIFICATION FACT SHEET EXPLAINER

INFRASTRUCTURE	
Universal Communications 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.
Telecommunications Intakes	These are the telco 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.
Telco Room	A location in the building where service provider 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.
Flooding Protection	By situating telco rooms above the floodplain and having provision for minimizing the impact from localized flooding ensures that the equipment within these rooms is continually protected.
Containment	Dedicated metal trays that allow telco 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.
Communications 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.
WIRELESS NETWORK INFRASTRUCTURE	
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.
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.
WiFi Coverage	Providing free WiFi in common areas enables tenants and their guests to remain connected throughout the building.
POWER	
Back-Up Generator	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
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, fiber 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.