

WIRED CONNECTIVITY AT



**799
BROADWAY**
@ 11th

799 BROADWAY | New York, NY 10003

We know how important staying connected is to keeping business moving. That's why we've enhanced the digital infrastructure at 799 Broadway 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.



**WiredScore
GOLD**

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 and protected paths for incoming service provider cabling.
- The building's telco room(s) have been designed to prevent damage to service provider equipment from localized flooding.
- The telco room design is appropriately sized to meet the requirements of the tenants.
- 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 risers have been specified with appropriately sized containment to ensure sufficient capacity for tenants' needs.
- Two communications risers support diversity and protect against potential service disruption.

WIRELESS NETWORK INFRASTRUCTURE

- Space on the roof for tenants to install communications equipment has been included in the building's design.

CONNECTIVITY

- Pilot Fiber, Zayo, and Verizon 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.

PROPERTY CONTACTS

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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.



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

WIREScore 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!

WIREScore 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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wiredscore.com



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.