

# 111 Town Square Place

Newport Office Center I  
Jersey City, NJ

NEWPORT

[www.newportnj.com](http://www.newportnj.com)

THE ONLY CLASS A OFFICE BUILDING WITH A FULL SERVICE MISSION CRITICAL CORE... JUST MINUTES TO MANHATTAN

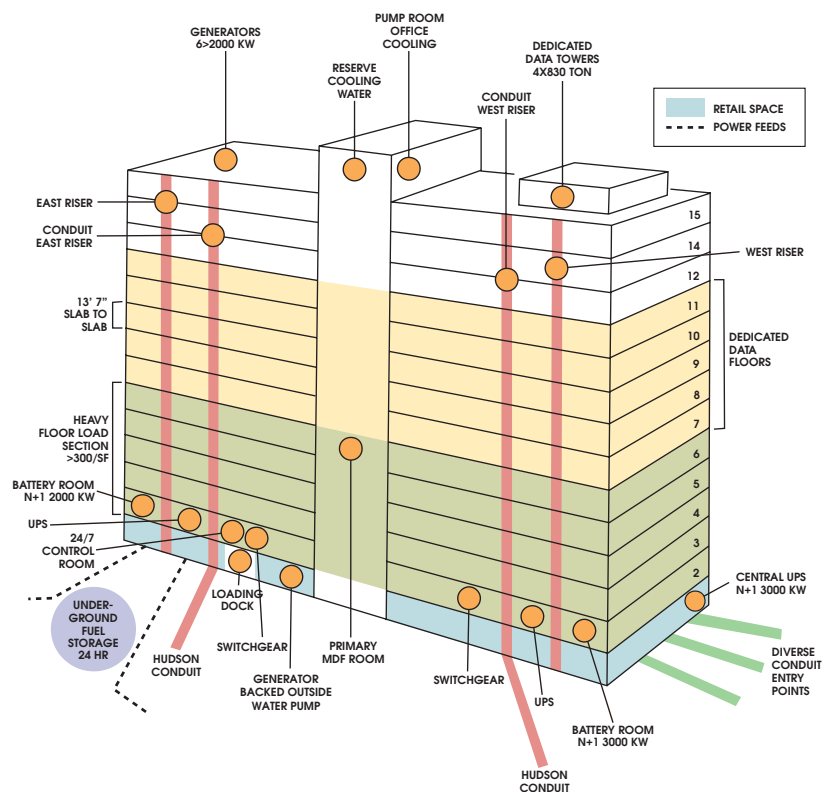


## NEWPORT OFFICE CENTER I 111 Town Square Place

- is a 500,000-square foot, 15-story, Class A office building with a full service mission critical core. Located at the center of Newport with its many shopping and dining amenities, 111 Town Square Place offers a variety of office spaces. The building provides tenants superb services, spectacular views, a responsive on-site management team, and the ability to operate 24 hours a day.

In addition, 111 Town Square Place's shared infrastructure has made it one of the top ten telecom buildings in the country, providing tenants with multiple separate fiber entrances, ten+ carrier switches, 40,000 sq. feet of colocation space, and 5 fully provisioned data floors (4 with 24" raised flooring).

Accessible to Newport's incomparable transportation network, the building - like all of Newport's commercial buildings - is leased to a mix of general business and financial institutions seeking state-of-the-art facilities near New York City and the economic advantages offered at Newport.



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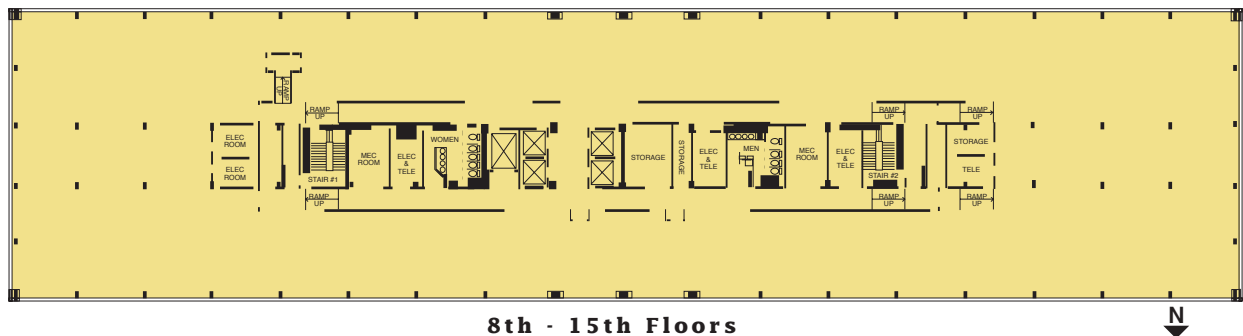
TENANT INSTALLATION*	OFFICE SPACE	GENERATORS
COLOCATION CAGES	WEST BATTERY ROOM	TENANT INSTALLATION*
	TENANT INSTALLATION*	

## TECHNICAL SPECIFICATIONS

- Dual 12 megawatt incoming high voltage underground power feeders
- Multiple fiber entry points
- 6 - 2,000 KW roof mounted backup generators backed by 24-hour fuel supply
- 3-N+1 UPS systems operating as system + system 8,000 KW total
- 3,320 tons of generator and water backed dedicated data loop cooling
- Building maintained Liebert System 3 cooling on data floors
- Building monitored sitedscan system for Data HVAC, PDU's and breakers
- Advanced fire detection systems & under floor fire suppression
- 1,500 tons of conventional cooling towers
- 24-hour engineering and security, including data cooling maintenance on-site
- 160,000 feet preaction fire protection served floor space
- Actively managed colocation facilities for one rack to 5,000 square feet
- Dedicated grounding system
- Critical services are available to all office tenants at reasonable prices
- Completely renovated and upgraded in the past 18 months
- Advanced security systems
- Conduit network to other Newport buildings
- Building management on-site

\*Tenant installations utilizing building supplied cooling, power, fire and security monitoring services in NOC I data floors.

## FLOOR PLANS



### For more information contact:

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