

New York's Only Purpose Built Data Center

Available:
58,875 SF – 18-40MW



New York City's most resilient critical environment building is the ideal facility for colocation and powered shell data centers, and lab solutions.

375 Pearl Street is the home of Manhattan's only purpose-built data center. When your mission critical requirements demand the highest in data center performance, SDC Manhattan has it all.

Power

- 18 MW ramping up to 40MW supported by N+2 feeder capacity
- Lowest achievable power costs in NYC
- Concrete-encased, N+2 redundant 13.2 kV utility feeds

UPS

- N+1 Configuration
- Battery back up time -7 minutes

Diesel Generators

- Existing four @ 3 MW for Critical Infrastructure;
- Two 2.5 MW generators support building core
- N+1 resilience design

Emergency Fuel

- Minimum of 72 hours generator fuel storage
- Refueling within 4 hours to ensure continuous generator operation

Cooling System

- Superior energy efficiency and control with hot aisle containment
- Water side economizer using new efficient chilled water CRAH units
- Operation based on Ashrae TC 9.9 guidelines

Operating Expenses

SDC is an innovator in providing highly efficient mechanical systems including economizer and evaporative techniques that result in "free-cooling" for most of the year

- High efficiency energy management
- State-of-the-art cooling systems
- Aggressive economic incentives in place
- Municipal tax incentives/exemptions
- 20-25%/kWh discount to Con-Ed pricing

Telecommunications

- Carrier and fiber path diversity with access to every carrier in NYC.
- Master-planned interconnected/carrier strategy at compelling rates.
- Diverse pathways through north and south risers along entire length of building – allows easy access to carriers from manhole to Meet Me Rooms.
- Clear sightlines + space available in Rooftop Antenna Array

15+ Carriers in IGM:

- | | |
|------------------------|-----------------------|
| - Axion Fiber Networks | - Flume Internet |
| - Windstream | - AT&T |
| - Altice | - Verizon |
| - Crown Castle | - United Fiber + Data |
| - CenturyLink/ | - Zayo |
| Lumen Technologies | - Zenfi Networks |
| - OCG | - Spectrum |
| - Cogent | - Pilot Fiber |

Wireless Providers:

- | | |
|-------------------|--------------|
| - Brooklyn Fiber | - Nuvision |
| - Honest Networks | - Windstream |

Security

- Most secure data center location in New York City
- 24/7 manned security
- Building access monitored by CCTV
- Two factor door access control - biometric and proximity card reader
- New York Police Dept located immediately adjacent
- Controlled street and loading dock access

Detection System

Building Management Systems (BMS) – local and remote 24/7 status monitoring for:

- Cooling system/Power supply system/Room temperature/Access control/CCTV

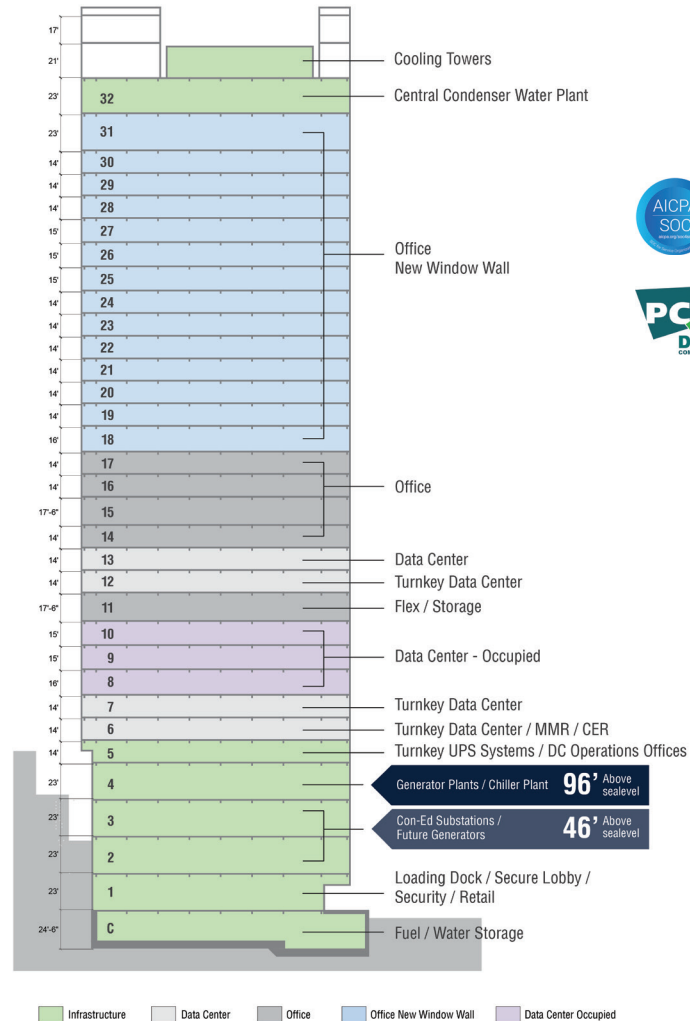
Fire Detection/Suppression System

- Fire suppression via interlocked pre-action sprinkler system with incipient smoke detection VESDA

- CO2 fire extinguishers installed in key areas
- Heat & smoke detectors in relevant locations per code
- Fire alarms monitored 24/7 on and off-site by FDNY

The Building

- Floor sizes approximately 35,000 rsf / 1,000,000 total rsf
- Sufficient floor loading for tenant infrastructure; live loads up to 400 lbs/sf
- Clear heights to 23'
- New, robust MEP plants designed to support critical environments
- Master planned capacity expansion for UPS, Generators, Chillers



Amenities

- 3 – 5 minute walk to South Seaport attractions, multiple subway stations including new Fulton Center; easy access to major highways and bridge crossings.
- Excellent Accessibility Scores for 375 Pearl! Transit – 100/Walk - 98/Bike - 84
- Two 50' loading bays w/dock high platforms with vendor/support loading/unloading on site/secure temporary storage
- Planned dedicated loading/unloading area
- Common area pantry and restrooms
- State-of-the art conference rooms by reservation