



110 East 42nd Street

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New York, New York, 10017



WiredScore
SILVER



Available ISPs

Carrier	Cable Type
AT&T	Direct Fiber Connection
CenturyLink	Direct Fiber Connection
Cogent	Direct Fiber Connection
Spectrum Business	Coaxial / Copper
Verizon	Direct Fiber Connection
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Windstream	Type 2 (fiber provider using another carrier's cabling)
Zayo	Direct Fiber Connection

Key Features of Connectivity

- There is currently a choice of 6 service providers offering high speed fiber connectivity. These include AT&T, CenturyLink, Cogent, Verizon, Windstream, Zayo
- The following providers distribute fiber throughout the building to support ease of service installation: Cogent, Verizon
- Dark Fiber is available for tenants to lease as an unlit dedicated fiber option.
- 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
- Service provider cables are located in secure risers throughout the building minimizing risk of potential damage
- There is available capacity within the risers for new service providers to supply service to tenants
- Dedicated horizontal paths from the riser to the tenant's suite are in place for cable runs

WiredScore Certification Factsheet 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.