

# 110 Greene Street

## Wiredscore fact sheet

Certification ID: 29341



**WiredScore**  
GOLD

**Building Size**  
176,000 sqft

**Address**  
110 Greene Street, New York  
NY, 10012, United States

**Classification**  
WiredScore - V3 - Office - Single  
Building - Occupied

Tenants in Wired Certified buildings have complimentary access to WiredScore Connect, a connectivity concierge service.

Email [wsconnect@wiredscore.com](mailto:wsconnect@wiredscore.com) to learn more and get started.

### Available connectivity options

Carrier	Cable Type
Crown Castle Fiber	Fibre
M2nGage Telecommunications II	Tier 2 (Using another providers fibre connection)
Spectrum Business	Fibre
Spectrum Business	Coax
Stealth Communications	Fibre
Verizon	Fibre
Verizon	Copper
Verizon FIOS	Fibre

### Key Features

#### Connectivity

Four high-speed internet providers are available (fiber or fixed wireless) giving tenants options at a competitive rate.

There is fiber fully distributed across the building for at least one provider to provide tenants with faster installation time and minimum disruption.

fiber connectivity is ready to deliver high-speed internet to tenants.

Four or more providers are available to deliver alternative connectivity services to tenants.

#### Infrastructure

The space allocated for service provider equipment is secured and dedicated to improve data security and reduce risks of accidental damage.

Risers benefit from a full physical diversity to increase resiliency of tenant connectivity services.

There is spare capacity at the building points of entry to enable faster installation times and minimum disruption for new internet service providers.

There is capacity available throughout at least one riser to enable faster installations of new connectivity services.

#### Readiness

There is a standardized access agreement on file to expedite future installations of internet service providers.

There is a signed access agreement available with at least one internet service provider to speed up installation and offer full transparency to tenants.

# Infrastructure

## Universal communication chambers

Universal communication chambers are underground telecommunication 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.

## Telecommunication intakes

These are the telecommunication 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.

## Telecommunication room

A location in the building where service provider equipment is installed. Separation of telecommunication equipment from that of other utilities, such as electricity, gas or water, reduces the personnel able to access the equipment servicing tenants.

## Flooding protection

Situating telecommunication rooms above the floodplain and installing localised flood protection protects the equipment within these rooms.

## Containment

Dedicated metal trays that allow telecommunication 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.

## Communication 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.

# Connectivity

## Wi-Fi coverage

Providing free Wi-Fi in common areas enables tenants and their guests to remain connected throughout the building.

## In-building mobile planning

Radio frequency (RF) testing should be considered for all commercial buildings to confirm the mobile signal strength available throughout the building. Having an in-building mobile solution installed ensures quality of service to existing and new tenants alike.

## Fiber

The most technologically advanced form of cabling used in buildings. Direct fibre provides dedicated high speed connections with equal download and upload speeds.

## Fixed wireless

Rooftop based antenna networks are used for both primary and secondary forms of connectivity. A top choice for secondary connections because it doesn't rely on the existing cabling into a building.

## Openreach

Openreach is an infrastructure platform open to over 600 secondary providers. These providers can lease fibre and copper from Openreach to provide service to occupiers.

## Fibre distribution

Having multiple fibres or tubing installed throughout the building enables quicker installation of connections to tenants.

# Readiness

## Signed access agreements

Signed access agreement documents indicate that an agreement is in place between the landlord and the ISP that owns cables and equipment in the building. The agreements limit the potential for future conflicts or challenges between landlord and provider that may threaten the ability of tenants to maintain their current or future internet connectivity.

## Tenant connectivity guide

Having a guide in place outlining the designated areas and routes for telecommunications cabling as well as information regarding access for new providers assists tenants with new connectivity installations.

## Coordination with carriers

Gaining confirmation from multiple, high quality, fibre 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.