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One Summer Street - Boston Data Center Facility Overview

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ONE SUMMER STREET - BOSTON

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MARKLEY BOSTON – ONE SUMMER STREET

Most operators of specialized, technology centric real estate assets started with a building and did their best to attract mission critical users to the real estate they owned. Jeffrey D. Markley's heritage as a tenant representative to the leading telecommunications firms allowed him to approach facilities development from an inverse perspective. His portfolio started with a detailed understanding of what type of space would yield the best operations for his clients. As they expanded to new cities in the U.S. and Europe, he found and developed the sites that best suited their needs. The result: master planned, multi-tenant facilities designed to meet the target clientele's every need.

Markley's unique understanding of the client's needs enabled his firm to always be the "best in class" provider in the given market. If Markley could not develop the preeminent facility in a city, he chose not to enter the market instead of relegating the firm to a secondary role. This is evidenced in how Markley passed on the two largest markets, New York and his home town of Los Angeles, because they already had entrenched, top tier facilities for which anything else could only be considered a "runner-up". Simply stated, Markley's approach has always been to give the customer what they want and to be the best at delivering it.

In the years between 1992 and the present, Markley completed more than 500 telecom/data center transactions, amassed a 3 million square foot portfolio of buildings located in Boston, Chicago, Miami, Las Vegas, San Francisco, Toronto, Paris, Marseille, Geneva, Milan, and Frankfurt. In 1998, Markley acquired the One Summer Street, Boston Property. Markley specifically selected the Building for its unmatched, strategic location serving as the intersection of all major fiber loops in the Boston area. In addition, the Building was ideally constructed for data center and telecommunications use. The masonry block construction, steel frame and poured concrete floors suited to satisfy a data and telecom center's needs for strength, weather resistance, fire resistance, loading capacity and security. Ceiling clear heights range from 14 to 16 feet throughout the Building. Base building floor loading capacity ranges from 150-200 pounds per square foot, and the Building features extremely large, uninterrupted floor plates that are ideal for a variety of data center uses.

Since acquiring the Boston building, Markley has invested heavily in developing it into a preeminent, master-planned, data center and telecom facility. Home to more than 40 domestic and international carriers such as Qwest, France Telecom, Comcast and Level (3), **One Summer Street is considered the most significant data center/telecommunications facility in the entire New England region.** As part of the development of One Summer Street, Markley invested heavily in collocation, interconnection and managed services. The Neutral Collocation Facility features N+1 infrastructure redundancy throughout the facility, six (6) fiber paths, multiple power grids, power supply of 100 watts per square foot for the entire building (with delivery of up to 300 watts per square foot available), 24 hour manned security in addition to cameras, digital recording, biometric access control and 88,000 gallons of fuel on site. Perhaps one of the most significant advantages of One Summer Street is that the facility is truly carrier neutral. By offering the tenant the ability to choose and freely connect to any fiber network provider that has space in the Building, the tenants benefit through competition for its transit business. We also provide sub-metered power with no mark up.

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ONE SUMMER STREET FACILITIES

Strategic Location:

- Chosen for strategic location at the intersection of all major fiber loops, accessibility to large quantities of reliable power and physical attributes including 15' clear heights, 150 lbs floor load, wide column spacing (25' X 36'), abundance of outdoor mechanical space, indoor covered and secured loading dock.
- One Summer Street is centrally located in Boston. Markley strategically selected the Property for conversion because of its unmatched location, which serve as the intersection of all major fiber loops in the New England region. No competing property has such an advantage in terms of fiber connectivity.

Physical Building Attributes:

- 800,000 square foot facility with 2.5 acre footprint.
- 15' clear ceiling heights capable of accommodating both raised floor and overhead distribution in the same installation.
- 150 lbs. per sq. ft. floor load capacity to accommodate heavy equipment
- 25' X 36' column spacing allows minimally uninterrupted cabinet rows.
- Six diverse fiber entrances spread throughout the 2.5 acre footprint.
- 100,000 sf of steel dunnage in place for generators, day tanks and dry coolers chillers.
- Ample expansion space to accommodate future demand.
- Two high capacity, oversized freight elevators.
- Secure underground loading facilities available 24 X 7 capable of accommodating 18 wheel trucks.
- Large floor plates-up to 110,000square feet.
- Up to 10' wide corridors for convenient equipment unloading & handling.

Electrical Power:

Downtown Boston power is delivered through a network grid system fed by multiple substations.

- Eight primary power feeders with two diverse entrances and network architecture eliminate the single point of failure typically found in radial feeders used outside downtown.
- Feeder routes are all underground eliminating weather and traffic related disruptions associated with suburban distribution.
- Eight 2500 kVA transformers in two vaults provide 20 Megawatts configured N + 1 for transformers and feeders. (Master planned for 40 Megawatts)
- Power enters at 13,800 V and is transformed to 480 V and distributed by twelve bus ways in diverse risers.
- Markley Boston has contracts with alternative electricity producers and passes through electric charges at cost with no markup.
- No power outages in over 9 years (no NSTAR records of any outage).

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UPS/ Generator Power (customized solutions available):

- Approximately 10 megawatts of UPS power in an N+1 configuration, consisting of three Piller rotary UPS systems supply 2.6 megawatts in an N + 1 configuration, 3 Megawatt Liebert Series 610 Static UPS and 3 Megawatt Liebert Series 610 Rotary Flywheel UPS.
- 22 generators on site.
- Diesel fuel storage in two secure fuel rooms at the B 2 level with a foam fire suppression system and dedicated ventilation.
- 88,000 gallons of diesel fuel on site.
- Contractual agreement for two hour mobilization for fuel delivery.

Cooling (customized solutions available):

- Typical computer room air conditioning (CRAC) units are nominal 30 ton down flow units.
- Each CRAC unit is dual fed from two different generator backed up switchboards.
- Rooftop dry coolers are N+1. Each unit is fed from two generator power sources.
- CRAC units have free cooling coils to take advantage of low outdoor air temperatures.
- Ability to implement both under floor and overhead cooling for high density applications.

Fire Detection & Protection (customized solutions available):

- Dry pipe, pre-action sprinkler system with cross zoned detection.
- Spot smoke detectors above and below floor to activate pre-action sprinklers.
- Very early smoke detection alarm (VESDA) laser particle analysis smoke detection system on ceiling and below floor.
- Gaseous fire suppression systems also available.
- Duct smoke detectors in CRAC units.
- Local annunciator panel.
- Connected to base building system and Boston Fire Department for general notification.

Connectivity:

New England's only Carrier Class Mission Critical Facility

- Over 40 separate and distinct networks deliver fiber to One Summer St.
- This differs from providers leasing fibers in the same common path to deliver service outside of their infrastructure which is common outside of the city.
- 11 dark fiber providers.
- 6 diverse fiber points of entry located throughout the 2.5 acre footprint.
- 2 diverse and secure riser shafts on opposite sides of the building distribute fiber to all floors.
- Carriers designed network backbone into building utilizing underground conduit and ducts.
- Some carriers have abandoned their own suburban buildings that they had constructed themselves, for the reliability of the city infrastructure that supports One Summer St.

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Cross Connect Room:

Carriers and providers located at One Summer Street, extended their networks to an owner managed Cross Connect Room allowing for the secure interconnection of networks without the expense of conduit builds

- Carriers and providers offer diverse services and options
- Lit and dark fiber options
- Fast E and Gig E
- Voice and T1
- DS3, OC3, OC12, OC48 and fiber splice supporting OC192
- Network configuration has many customer benefits.
- Circuits can be delivered quickly through CCR.
- Network diversity can be obtained through multiple providers.
- Physical diversity can be obtained through various build outoptions.
- Connectivity costs are almost always reduced by 25% or more.
- We have had customers achieve bandwidth savings of 90% through network redesign and aggressive negotiating techniques.
- Competitive providers keep costs low and allow tenants many options.

NOC (Network Operations Center):

- 24/7 monitoring by on-site Markley personnel as well as remotely through the building management system.
- System utilizes American Auto-Matrix Integra Integration Front End Software Platform. Customer portal available.
- Complete high level functionality including alarming, temperature and power trending, scheduling, custom sequencing and multi-tier notification.
- Alarms and notifications are exported into OSS System creating an auditable, time stamped trail of alarms and responses.

Building Security:

- One pedestrian entrance with physical security 24 x 7 x 52.
- Multiple on site security guards 24 x 7 x 52.
- 50+ motion activated security cameras provide coverage of all common areas including elevators and loading facilities.
- Three Intellex digital recorders maintain all images for sixty days.
- Access programmable by floor, time of day, door and elevator.
- Biometric & proximity card access control.
- Security wedge barrier restricts vehicular traffic

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Managed Services:

Available managed services include:

- Remote Hands / Smart Hands
- (Technician Services)
- Asset Management
- Inventory Management
- SLA management
- Electronic Trouble Ticketing
- Monitoring
- NOC Services
- Our management staff quickly responds to your needs and exceeds your expectations in delivering quality products and services.
- There are no customer requests that are too large or too small for us to handle.

Space Options:

- Mission Critical Infrastructure managed by Owner.
 - Owner operates, maintains and services all critical infrastructure including UPS, HVAC, Generator and Fire Protection
- Space available by individual cabinet (s), cage or suite
- Dedicated infrastructure suites also available with Owner or Tenant managed infrastructure.

NEUTRAL COLLOCATION FACILITIES

An important advantage of the Collocation Facility at One Summer Street is that the entire facility is truly carrier neutral and offers more diverse connectivity than any other facility in New England. Colocating companies may choose from any of the more than 40 domestic and international carriers who provide IP transit and voice services either through lit circuits or through the provisioning of dark fiber. True network redundancy is easily achieved. By offering clients the ability to choose and connect to any fiber network provider that has space in the Building, the tenant benefits through competition for its transit business.

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All of the following carriers are tenants at One Summer Street:

<ul style="list-style-type: none">• AboveNet• AT&T• BridgePort Networks• British Telecom• Broadwing• CTC Communications• Cogent• Comcast• Excel/ Vartec• EZE Castle• Orange-France Telecom• G4 Networks• Global Naps• I2 Gigapop / Harvard / NOX	<ul style="list-style-type: none">• Qwest• MCI• Sprint• Core 180• NEON• NSTAR• OnFiber• Level (3)• BT Radianz• RCN• SBC• Verio• Wiltel• Verosity	<ul style="list-style-type: none">• Verizon• Vermont Telephone• XO Communications• Reliance Globalcom / yIPes)• TowardEX• V Centrix• NAN (North Atlantic Network, Inc.)• Forest City Network Solutions• Shrewsbury Electric & Cable• Neutral Tandem• Cypress Communications• MetroNext• Hibernia Atlantic• NEESCom/Lightower
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