

500 Plaza Drive

Wiredscore fact sheet

June 10, 2023

Occupied



Address

500 Plaza Drive, Secaucus
NJ, 07094, United States

Building Size

466,000 sqft

Certification ID

26624

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

Email wsconnect@wiredscore.com to learn more and get started.

Available connectivity options

Carrier	Cable Type
AT&T	Direct Fiber Connection
CenturyLink	Direct Fiber Connection
Comcast Business	Coaxial / Copper
Comcast Business	Direct Fiber Connection
Extenet Systems	Direct Fiber Connection
Verizon	Coaxial / Copper
Verizon	Direct Fiber Connection
Verizon Enterprise Solutions	Direct Fiber Connection

Key Features

Connectivity

Fiber optic connectivity available for high-speed, reliable, data communications services.

5 high-speed internet service providers available to provide multiple options to select from.

Dark fiber connectivity option available to lease point-to-point fiber connections.

High-speed, low-cost connectivity option available for small/medium businesses.

Infrastructure

Physically diverse, underground, protected telecom conduit entrances for redundant connections from different streets to mitigate outages

Base-building telecom equipment space has access to emergency power feeds to prevent loss of connectivity in power outage.

Base-building telecom equipment installed within a location secured with identity-based access control.

Secure, protected, vertical telecom riser pathway(s) to support secure service delivery and mitigate outages.

Wireless

Wi-Fi connectivity available within common areas amenity spaces.

Readiness

All Telecom License Agreements on file to ensure the smooth operation of connectivity services.

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.

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.

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.

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.

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.

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.