

# 375 Pearl Street, Intergate.Manhattan

## Below Market Data Center Opportunity



As exclusive agents, we are pleased to offer the following space for sublease:

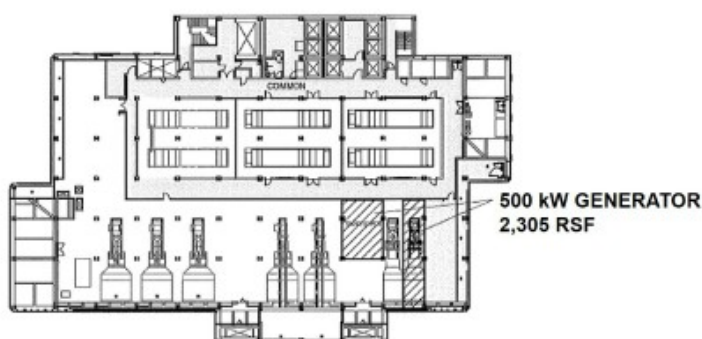
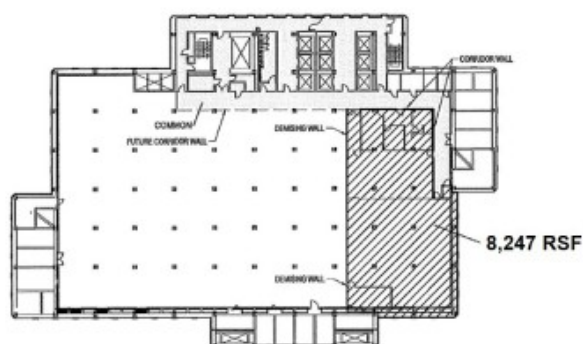
**Partial 13th Floor – 8,247 RSF**  
**Partial 2nd Floor – 2,305 RSF**

Possession: Immediate  
Term: Through June 2028

- Data Center Space
- 40 MWs of high tension service at a discounted cost
- 3 milliseconds to New York City's major exchanges
- 22' Ceilings and floor loading 150 - 400 lbs/sf

### Floor Plan

### Generator Pad



FOR MORE INFORMATION, PLEASE CONTACT:

**Michael Morris**  
Executive Managing Director  
212.372.2260  
mmorris@ngkf.com

**Sumner Putnam**  
Senior Managing Director  
201.504.5128  
sumner.putnam@ngkf.com

**Greg DiGioia**  
Associate  
212.372.2330  
Gregory.digioia@ngkf.com

**Newmark**  
**Knight Frank**

125 Park Ave, New York, NY 10017

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# BELOW MARKET LONG-TERM DATA CENTER SUBLEASE



*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, InterGate.Manhattan has it all:*

- **Power** – 40 MWs of high tension service at a discounted cost
- **Inter-connectivity** – 3 milliseconds to New York City's major exchanges
- **Security** – NYPD is immediately adjacent
- **Redundancy and Topology**
- Mechanical, water, and electricity – All concurrently maintainable
- Telecommunications/Fiber – Two completely diverse paths into the building
- Utility Power – N+2
- UPS – N+1
- STS/PDU – 2N
- Generators – N+1
- Cooling – N+1

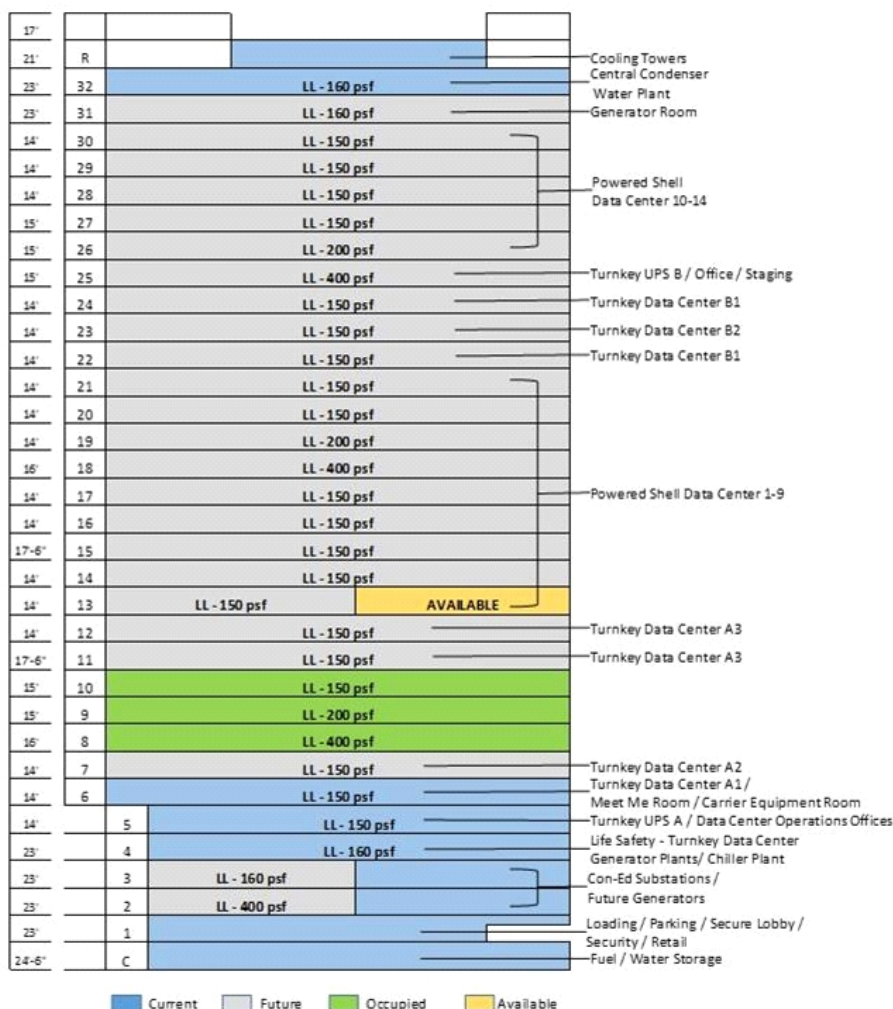
## Highlights

### Purpose Built

- Master-planned risers bring infrastructure to all parts of building
- Cross-braced construction for strength and stability
- Floor loading 150 – 400 lbs/sf
- Clear floor heights to 22'
- Wide column spacing for efficient layout on 35,000 sf floor plates
- Primary critical infrastructure is located at least 30' above street level.
- Three 40' loading docks with vendor/support parking on site

### Superior Critical Environment Management

- 10 years of data center management
- 3,000,000 sf of data center space under management
- Award-winning Operations Team
- Uptime Institute Steering Committee member
- Holds SSA 70 Type II certification at other facilities
- SSAE 16 certification for InterGate.Manhattan in process



**FOR MORE INFORMATION, PLEASE CONTACT:**

**Michael Morris**  
212.372.2260  
mmorris@ngkf.com

**Sumner Putnam**  
201.504.5128  
sumner.putnam@ngkf.com

**Greg DiGioia**  
212.372.2330  
gregory.digioia@ngkf.com

**Newmark  
Knight Frank**

125 Park Avenue, New York, NY

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.