



Sabey Data Center Properties to offer 500,000 s/f of office space at Intergate.Manhattan

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New York, May 14, 2014 - Seattle-based Sabey Data Center Properties, one of the nation's largest privately-owned multi-tenant data center owners and developers, is offering 500,000 s/f of high-security, technology-based office space at Intergate.Manhattan, the firm's 1 million s/f facility at 375 Pearl St. in Lower Manhattan.

By combining a brand new, 40 megawatt data center with technology focused, high connectivity office space at a single location, Sabey will create a "digital factory" in Lower Manhattan that is designed to meet specifications of the Internet economy.

The company can re-clad up to 15 stories, almost the entire upper half of the of the building's 32 stories, with a new window wall façade in order to take advantage of the property's 360-degree, panoramic views of Manhattan island and New York harbor. The new window walls will wrap around the north, east and south exposures of the building. Existing windows on the west façade will be uncovered from inside the structure. The building improvements, designed by Sabey in-house, will include pre-built interior space, as well. Construction will start in summer 2014.

John Sabey, president of Sabey Data Centers, said, "Sabey has a 40-year history of building secure, high-uptime work spaces for the nation's defense industry, medical research, bio-tech and healthcare, and financial services sectors. Enterprise workforces that require an exceptionally high degree of physical protection and operational resiliency will be attracted to Intergate.Manhattan office space."

Sabey Data Centers has designed the space as generator-backed, storm proof office space with larger than average clear heights and spectacular views. The space is being offered as a 24/7 workplace, ideally suited for technology, healthcare and biotech research or secure back office uses. In addition, because the space is located within one of the nation's largest data centers, it will offer virtually unlimited connectivity and capacity - a paramount requirement for conducting business in the Internet economy. Office tenants will have on-site access to Sabey Data Centers' diverse Meet Me Rooms and multiple telecommunications carriers as well as the ability to separate their data center needs into a purpose built data center in the same building.

The new space offers interior design and finishes found in new, conventional office buildings as well as common area amenities such as conference rooms and pantries. The building's lower half will continue to operate as the region's newest, purpose-built data center.

Sabey said, "The Internet economy is writing a whole new set of specifications for office space. We are proud to be among the first developers to meet the needs of businesses that require very high levels of security, connectivity and 24/7 operational assets for their work forces."

375 Pearl St. is located within walking distance of Wall Street, the New York City Civic Center and the culinary delights of Chinatown. The closest subway stop is at City Hall within a five-minute walk.

The new Fulton St. mass transportation hub is less than a 10-minute walk from the property, with direct connections to most of the city's subway system.

Newmark Grubb Knight Frank (NGKF) is the exclusive leasing agent for Sabey Data Centers' new office space at 375 Pearl St. The NGKF team, led by David Falk, includes Danny Levine, Josh Gosin, and Jason Greenstein. NGKF's Michael Morris leads the data center leasing team.

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