

NJPA REAL ESTATE JOURNAL

Friday, July 8, 2005

COVERING THE STATES OF NEW JERSEY AND PENNSYLVANIA

State of the art emergency power supply provides 24 hour service Backup generators installed in American Financial's Harborside Plaza

JERSEY CITY—Jones Lang LaSalle, leasing agent for Harborside Plaza 10, a class A office building has installed a state-of-the-art emergency power supply to provide tenants with 24 hours of uninterrupted electricity in the event of a power outage.

Building owner American Financial Realty Trust has completed installation of two 1.5-mega-watt Mitsubishi generators which will provide financial tenants such as Instinet L.L.C. and Bank of Montreal with continuous operation of their mission-critical equipment in the event of a power failure. The emergency power system, which can be expanded as needed, is designed to provide uninterrupted electricity for up to 24 hours and even longer with additional fuel replenishment.

“Tenants at Harborside Plaza 10 will benefit from the



Harborside Plaza 10

building's superior infrastructure without the significant capital expenditure that typically goes along with this level of generator capacity,” said Frank Doyle, managing director at Jones Lang LaSalle's New York office. “Harborside Plaza 10 offers multilevel redundancies, with main power brought into the building through two separate substations. The property offers Internet access through diverse telecommunications providers.”

Harborside Plaza 10 is a 19-story, mixed-use building that includes 20,000 square feet of ground-floor retail space. It was constructed in 2002 and net-leased to Charles Schwab & Co. American Financial Realty Trust subleased the vacant space from Charles Schwab. Current long-term tenants at the building include Instinet, Mizuho Corporate Bank Ltd. and BMO Financial Group (Bank of Montreal). ■