



THE PORT AUTHORITY OF NY & NJ

BUILD WITHOUT LIMITS.

THE TELEPORT



THE TELEPORT COMMUNITY PROVIDES:

HIGHLY SECURED, PRE-APPROVED SITES THAT ACCOMMODATE YOUR ADVANCED TELECOMMUNICATIONS NEEDS

As a smart real estate investor, you know the world of business is constantly changing. One thing that doesn't, however, is the need for faster and more reliable communications. That's exactly what The Teleport delivers. It offers you a highly secure environment for storing and transmitting data in an intelligent communications-enhanced business park.

Our fiber optic network and state-of-the-art satellite center provides you with unparalleled reliability, while our pre-approved development sites offer you the advantage of breaking ground immediately. Located in Staten Island, approximately 11 miles from Manhattan, The Teleport is a transfer point for your critical information needs.

The Port Authority of New York and New Jersey provides on-site management, multi-level security, maintenance and electrical response for The Teleport's needs, 24-hours a day, 7 days a week.



A RELIABLE INFRASTRUCTURE

We offer unsurpassed redundant power protection through our 24-hour secure infrastructure. Your business can't afford to be without power, so we use four high-voltage electrical feeders as an extra precaution against potential power outages.

The Teleport is home to The Teleport Satellite Communications Center – the largest and only major satellite center in the New York metropolitan area. Its 11-acre radio frequency shielded satellite network interacts with both domestic and Atlantic Intelsat Satellites to deliver unmatched radio, television and data/voice communications services.

The extensive fiber optic network, provided by AT&T, offers cost-effective, high-speed voice, data and video services to and from The Teleport. Through a choice of multiple long distance telecommunications carriers, you have remote access for satellite up/downlinks and the ability to connect to remote installations throughout the region.

HIGH STANDARD OF SECURITY

The Teleport is considered one of the most secure business environments in the region, with high standards of security to protect on-premise employees as well as stored data.

A perimeter fence surrounds the site, while Port Authority Police and Teleport Security patrol round-the-clock. In addition, personnel are required to use access permits and visitors must carry clearance passes.

SIGNIFICANT COST SAVINGS

Building at The Teleport offers time and cost-savings advantages that you will not find anywhere else.

Pre-approved grounds

With no zoning board approvals, environmental impact reviews, or public hearing procedures that can cause delays, you can start building immediately on more than 27 acres of pre-approved sites.

Discounted electricity

As the developer of The Teleport, The Port Authority of New York and New Jersey purchases power at the New York State Power Authority rate, and passes it on – saving tenants about 30% off local electric company rates.

Tax exemption

New York City's 8.625 percent sales tax on construction materials is waived due to the Port Authority's tax-exempt status. Companies may also be eligible to receive a \$500 annual tax credit per employee.

Mortgage refinancing

You may use the equity you accrue for refinancing plus take full depreciation on any building you construct.

Build your business without limits at The Teleport. Join our community and you can be confident that you've chosen a strong, stable foundation for today's challenges and tomorrow's growth. Give us a call today at 212.435.8374.





The Port Authority of New York and New Jersey, originator of the Teleport concept and overall project developer, manages and operates the business park under a long-term lease with New York City.

The Port Authority operates some of the most important transportation links in the region. We're committed to enhancing the efficiency and safety of our facilities, creating innovative ways of getting people and goods where they have to go, and supporting the economic vitality of the region.

In addition to The Teleport, the Port Authority operates the Port of New York and New Jersey; Kennedy International; Newark Liberty International; LaGuardia and Teterboro airports; the George Washington Bridge and Bus Station; the Lincoln and Holland tunnels; the three bridges between Staten Island and New Jersey; PATH; the Downtown Manhattan Heliport; and the Port Authority Bus Terminal. The agency also owns the 16-acre World Trade Center site. The Port Authority is financially self-supporting and receives no tax revenue from either state.



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