

# TATA INNOVATION CENTER

— AT CORNELL TECH

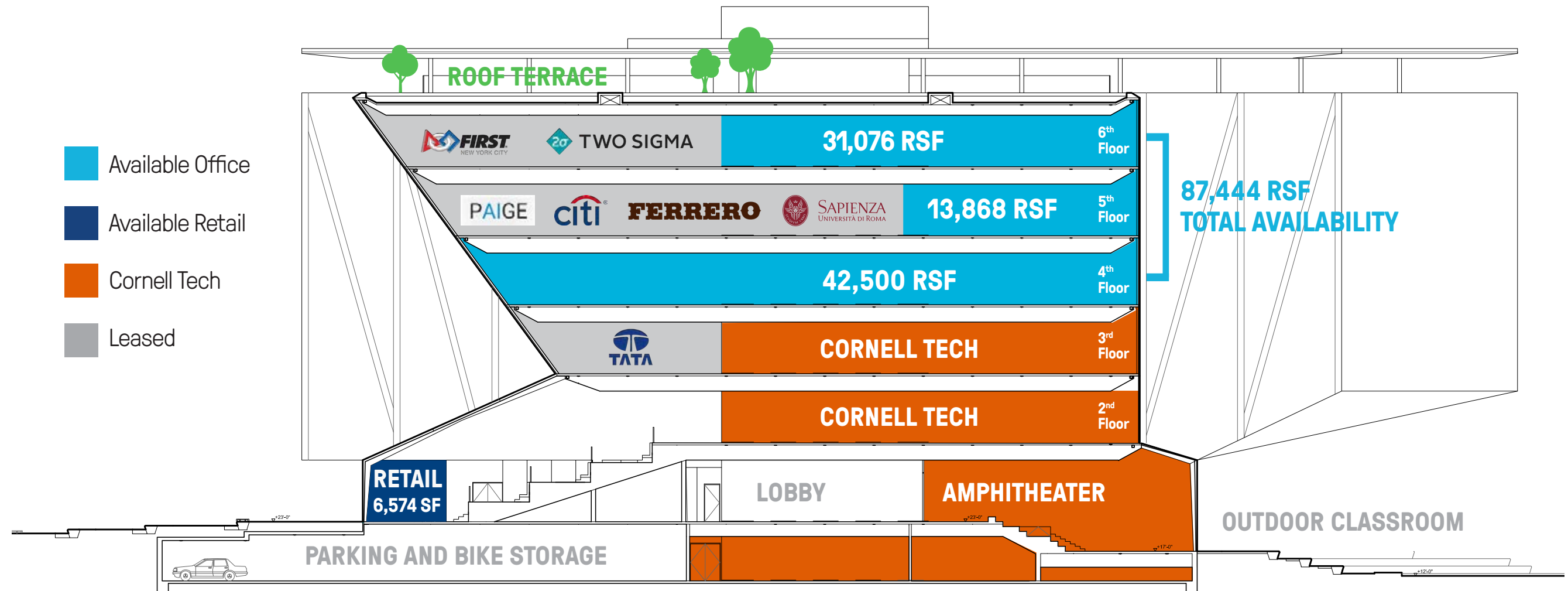
**Brookfield**  
Properties



**A 12-acre campus the tech community can call home**



# Availabilities





# Waterfront Urban Oasis



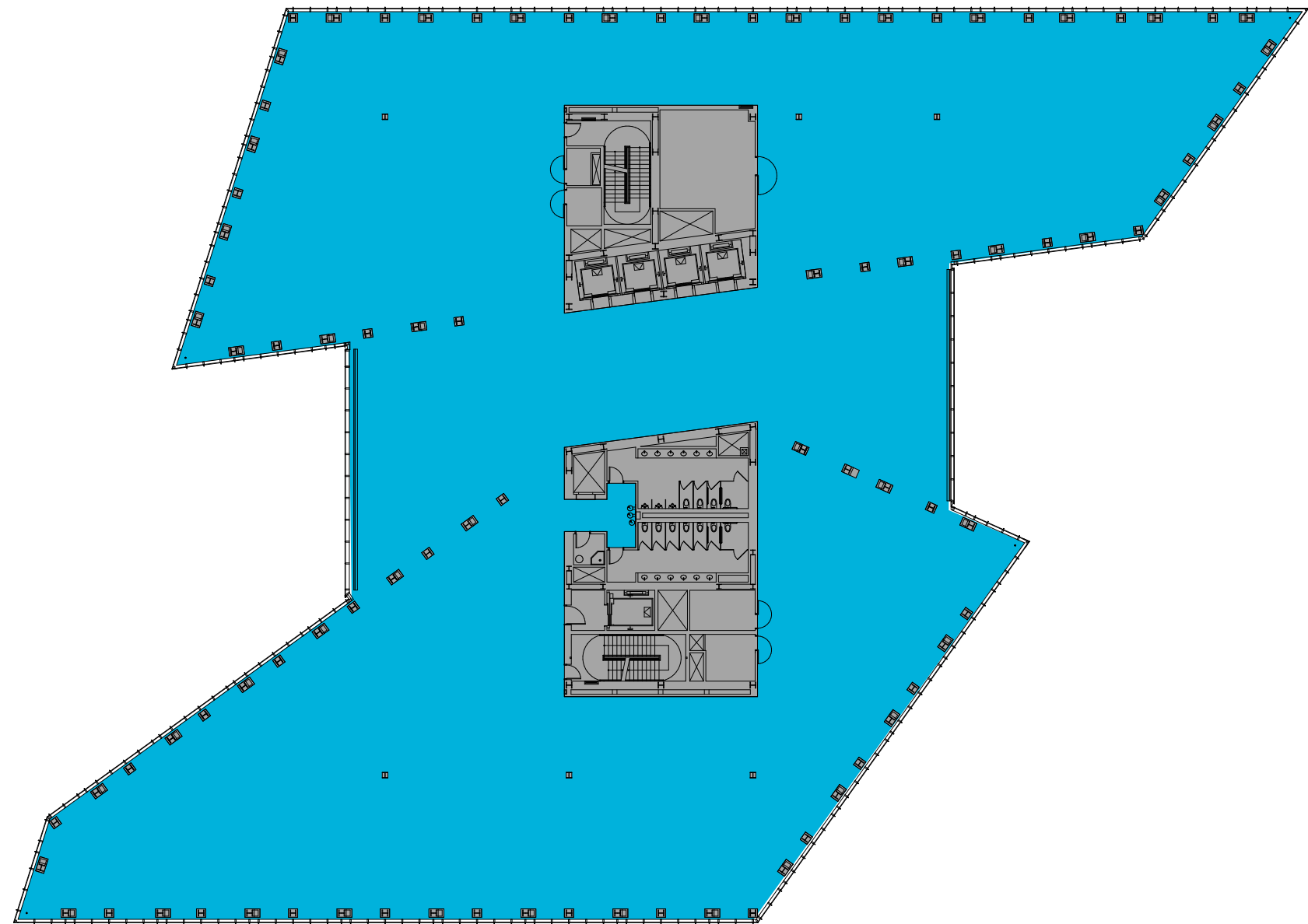


# Dynamic — Open Spaces



# Floor Plans

Entire 4th Floor  
42,500 RSF





# Floor Plans

## 5th Floor Availabilities

Suite C 10,068 RSF

Suite E 3,800 RSF

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**Total 13,868 RSF**



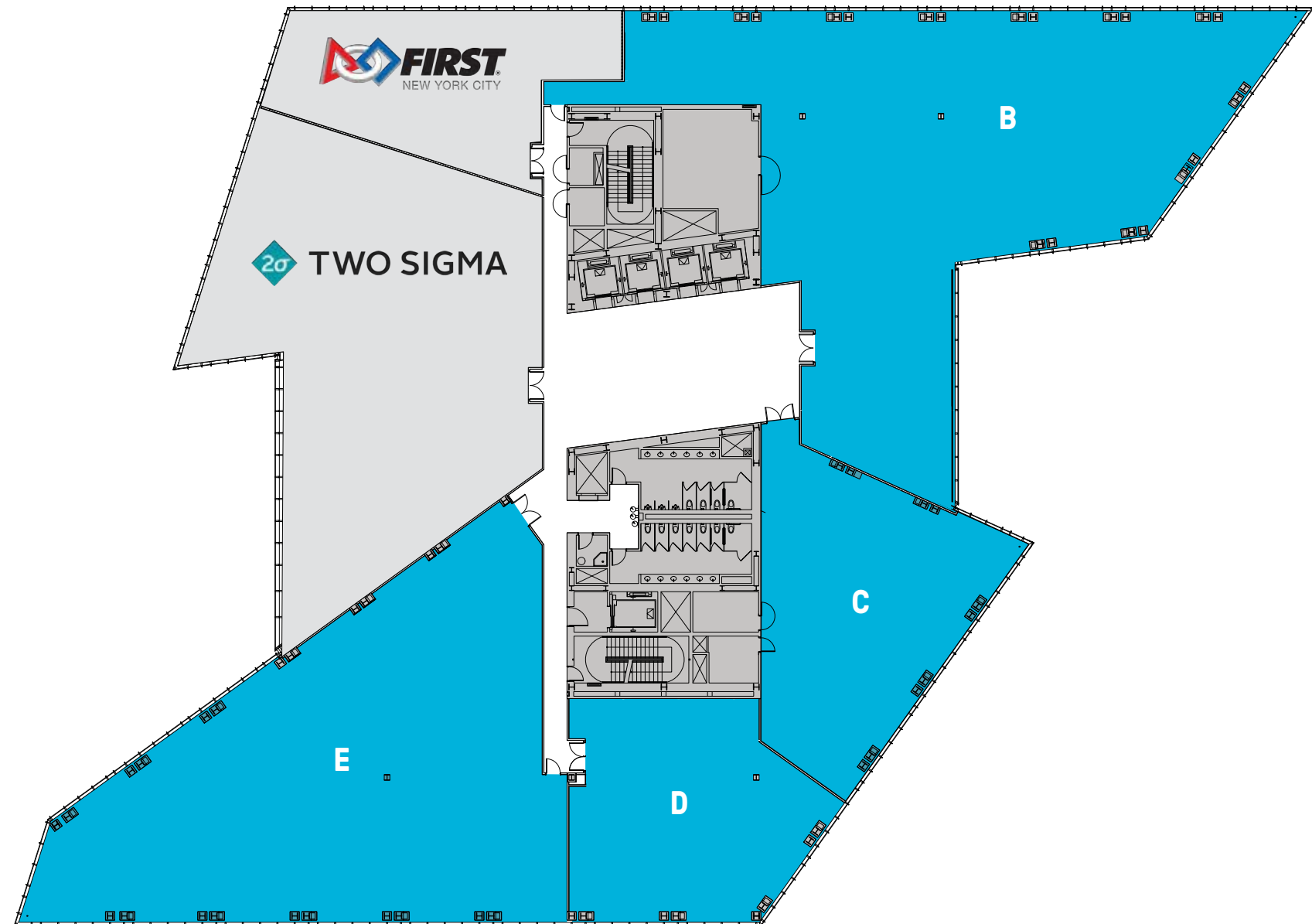
# Floor Plans

## 6th Floor Availabilities

Suite B	12,254 RSF
Suite C	4,457 RSF
Suite D	3,775 RSF
Suite E	10,590 RSF

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<b>Total</b>	<b>31,076 RSF</b>
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# Connectivity





# Cornell Tech Campus

Brookfield  
Properties

9  
ACRES OF  
OPEN SPACE

GRADUATE  
ROOSEVELT  
ISLAND HOTEL  
OPENING SUMMER  
2021

VERIZON  
EXECUTIVE  
EDUCATION  
CENTER  
OPENING WINTER  
2021

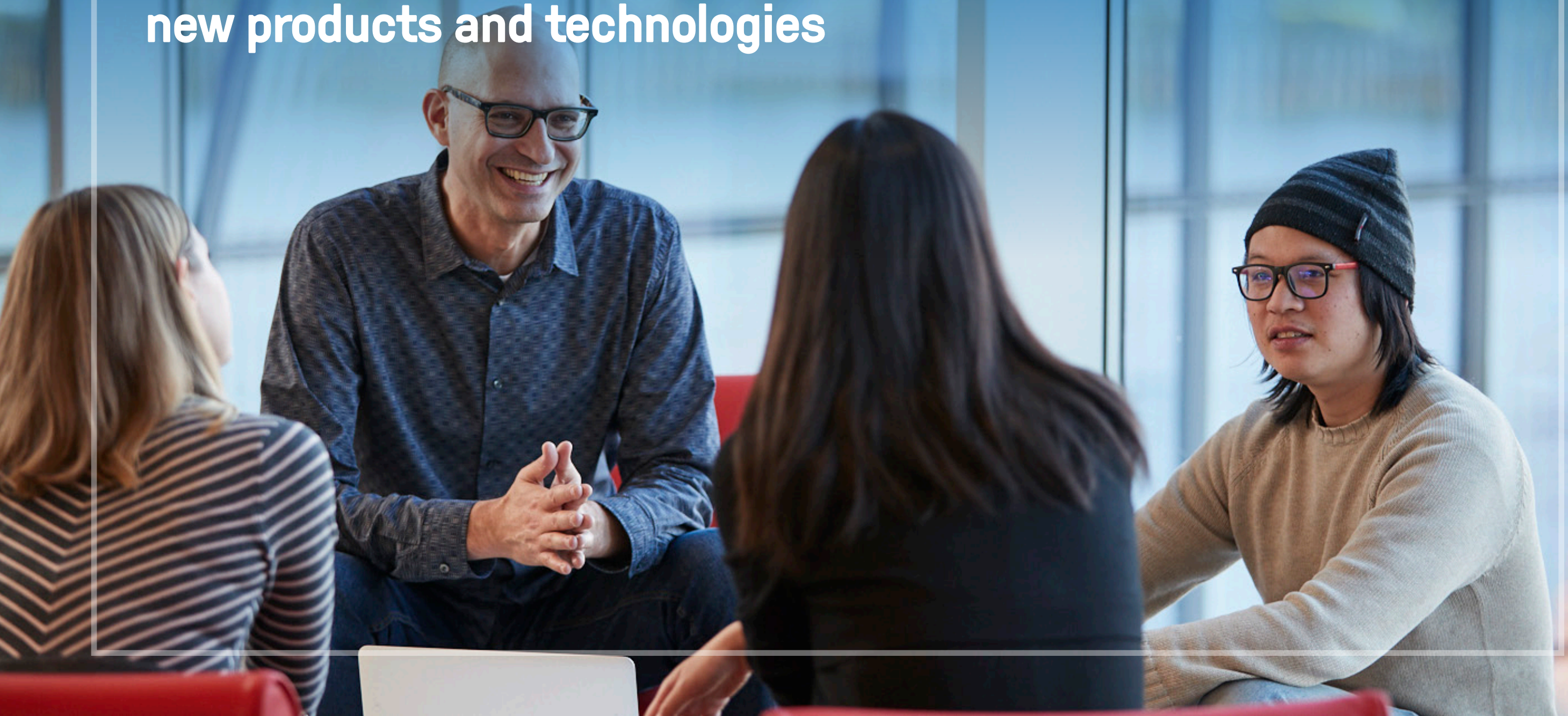
THE HOUSE AT  
CORNELL TECH  
(RESIDENTIAL)

THE  
BLOOMBERG  
CENTER

TATA  
INNOVATION  
CENTER  
AT CORNELL TECH



## **Collaborate with Cornell Tech talent to develop new products and technologies**





# Product Studio

Brookfield  
Properties

Take advantage of Cornell Tech's Product Studio, where top talent develops and presents new strategies, services and innovations to solve challenges posed by New York City's leading companies.

## HOW PRODUCT STUDIO WORKS

### STEP 1:

#### Issue a Challenge

Google, Citigroup, Wayfair, and Adobe are just a few of the companies to have posed a challenge.

### STEP 2:

#### Teams Formed

Top Cornell Tech teams are curated from a mix of disciplines in computer science, law, business, and information systems to match challenges.

### STEP 3:

#### Development and Presentations

Teams research, create, and test digitally-enabled products and demo to key company stakeholders.



# Product Studio

Brookfield  
Properties

Cornell Tech Students Build Cybersecurity Tool for Citigroup



## Citigroup asked:

How might we realize the benefits of shared data and computational models amongst untrusted parties while maintaining the security and privacy of each party and their data?



**Cornell Tech students worked with Citigroup to create a prototype that would address anti-money laundering when financial institutions share bank client transaction data. Their product, Datawall, enables institutions to share machine-learning models securely.**



# Talent Pipeline

Brookfield  
Properties

74

MORE THAN 74  
STARTUPS FOUNDED  
BY  
CORNELL TECH  
ALUMNI

\$75M

MORE THAN  
\$75.2 MILLION RAISED  
BY  
CORNELL TECH  
STARTUPS  
SINCE 2014

372

MORE THAN 372  
PEOPLE EMPLOYED  
BY  
CORNELL TECH  
STARTUPS

340

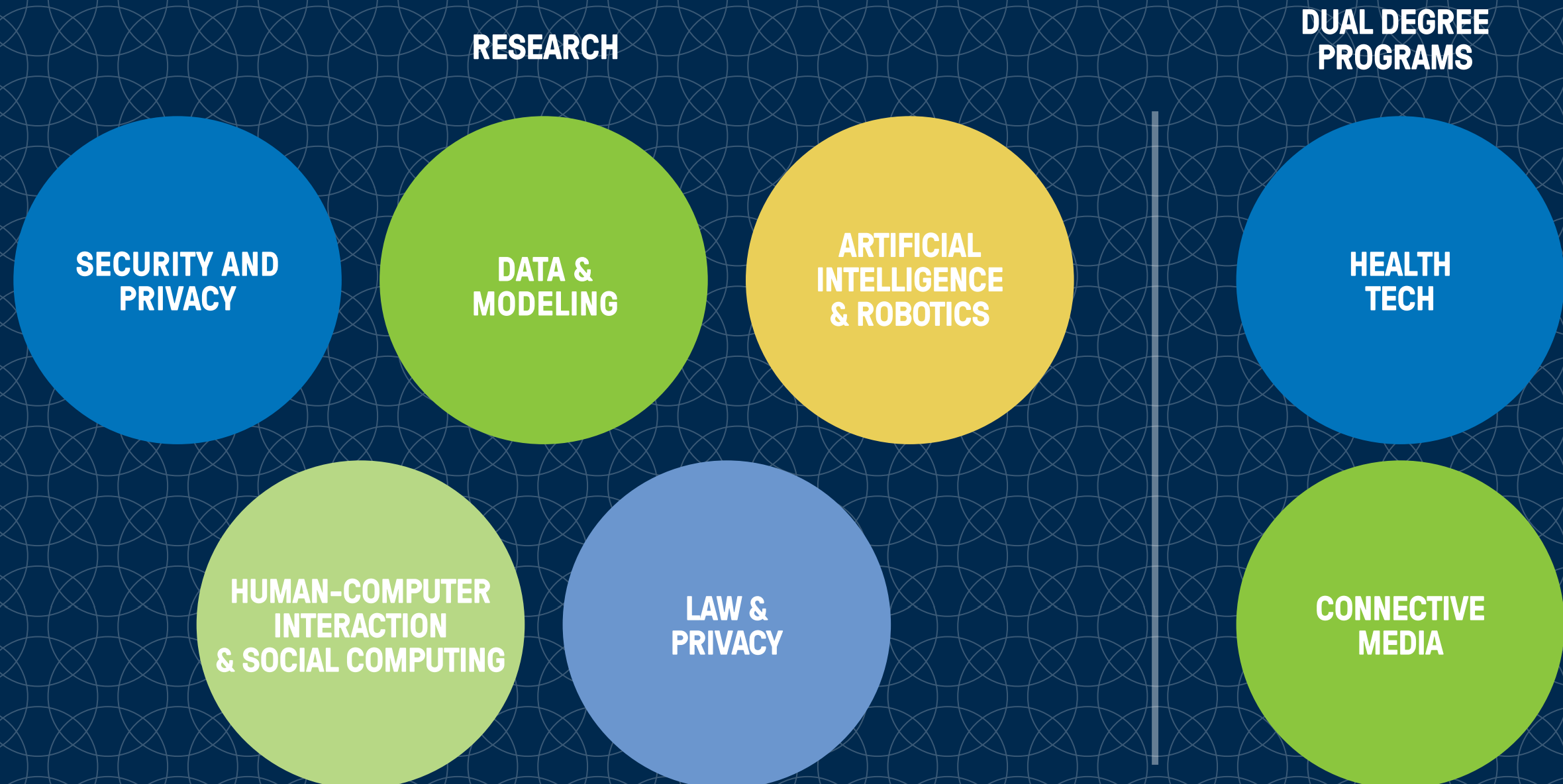
340 MASTERS/PhD  
STUDENTS  
AT  
CORNELL TECH  
IN 2018-2019



# Talent Pipeline

Brookfield  
Properties

Leading areas of expertise at Cornell Tech





# Safety & Wellness Standards

In keeping with Brookfield Properties' commitment to provide outstanding customer service to our tenants and building visitors, we have implemented portfolio-wide wellness and safety measures in accordance with CDC guidelines.



## Increased Cleaning Frequencies

High-touch areas will be routinely cleaned throughout the day in accordance with new disinfecting guidelines. These areas include:

- Concierge desks
- Elevator buttons – car and lobby
- Lobby chairs
- Handrails
- Escalator handrails
- Push to exit buttons
- Door handles and push plates
- High-use stairwells
- Building garages
- Corridors



## Elevator Occupancy

In order to practice safe distancing, elevator occupancy has been limited, in most cases to four people. Building signage will clearly indicate occupancy requirements, and security officers will direct tenants and visitors as necessary.



## Air Filtration & HVAC Systems

Our building HVAC and air filtration systems have been thoroughly evaluated to ensure optimal air quality and functionality. The building management and engineering teams are testing and adjusting operating procedures to follow CDC guidelines and best practices during the pandemic and recovery. The air and water distribution systems have been proactively monitored and maintained. New MERV 13 air filters, which filter 90% of particulates from the air, have been installed on all base building fan systems and an independent third party has inspected the base building air and water distribution system. In addition, we have taken the following measures:

- Increased outside air ventilation where possible, including overnight to purge space completely
- Increased air filtration efficiency
- Minimized HVAC system downtime to enhance positive impact of ventilation
- Increased humidity levels where possible
- Disinfected water storage tanks, flushed and cleaned systems





## Required Personal Protective Equipment

All tenant-facing building employees are required to wear personal protective-ware, such as a face mask and gloves, while conducting their daily tasks. We ask that all visitors entering the building wear a mask as well.



## Lobby Entrances

Entrance doors will be open during peak entry periods to provide a touchless entry. Hand sanitizer stations will be conveniently located in the lobby and waste receptacles will be available for discard of gloves and masks.



## Social Distancing Directional Signage

All of our commercial properties have been outfitted with numerous physical distancing and directional markers to safely help tenants and visitors navigate building traffic flow.



## Messenger Centers

Messenger center operations have been adjusted to provide 6 feet of social distancing, both within the centers themselves, as well as in service cues. Further, these spaces are being cleaned frequently in adherence with CDC guidelines, and equipped with hand sanitizer stations.



## Carbon Health Program

Brookfield employees, including Property Management staff and Engineers, are enrolled in the Carbon Health Program which includes daily temperature tracking and monitoring of symptoms, and are expected to be COVID-19 tested. This program will aid in tracking and tracing.



## Lobby Entrances

In order to make processing at the front desk a touchless experience and to practice safe distancing, see-through protective screens have been installed at the manned locations, including concierge desks. The application of mobile digital visiting is encouraged, where possible, so visitors can proceed directly to turnstiles and elevators.



# For Leasing Information

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