

C O R N E L L
**BUSINESS & TECHNOLOGY
PARK**



Why Is The Park The Hottest Spot For Your Company?

We must be doing something right - we're home to over 80 companies, 24 buildings and 1,600 happy employees.

Find out what the Park's beautiful offices, modern labs, high-tech clean rooms and efficient assembly space can offer to your company.

The Prestige You Deserve

- Some of Ithaca's most notable companies have made the Park their home.
- The quality of the Park says something about them, and about you.
- Young company? The Cornell Business & Technology Park address adds value and credibility to your reputation.
- We're a place you can be proud to bring your customers, your peers, your employees.

Happy Employees

- Free parking at your door. Easy to get to - no more traffic hassles.
- Errands at lunch time are a breeze. Convenient to home, shopping, the doctor - even the kid's schools and day-care.
- Next door to the Ithaca airport - great for you and your customers.

Room To Grow

- Not quite sure how fast your business will grow? Our space is the most flexible around. Rent a room, a suite, or a building. Take space as you grow, or give it up as you shrink.
- Plus, the Park offers more than just space... we'll help you grow your business, with extensive business network introductions and relationships to providers of venture capital.

Quick and Easy

- In a hurry to get into a new building? We've done this a lot! We have the experience and track record to help you get up fast. We'll even help with the government approvals you need. Plus, the environmental work is already done.
- Small company? We're the easiest place for you to locate. Leases in some buildings run as short as one year and have just one monthly payment -- no extra charge for utilities or maintenance. You won't feel alone - there are lots of young companies here.

A Great Place to Work

- Right in the Park there's: | Exercise facility with lockers, showers, pool | Child-care center | Wooded jogging/walking trails | Marriott hotel & conference room | CFCU Credit Union membership | Broadband internet service | Beautiful ponds and pavilions | Federal Express office | US Post Office | Accountants | Free parking at your door
- Near the Park there's: | YMCA with discount program for Park employees | Northeast elementary school | DeWitt Jr. High School | Ithaca Country Club | Cornell Golf Course | Conference center | Restaurants | Banks | Ithaca's main shopping Mall | The area's finest single-family homes | Apartments and modest homes | Automobile services

Value

- Quality doesn't have to be expensive. Rents in the Park start at about \$10/SF/Yr.
- Looking for a building site with road and utilities? Our ground leases are about \$8,000/year/acre - you don't have to tie up your capital in the land.

A Secure Investment

- Before you invest in that building... what will the neighborhood be like in 20 years? Our prime, northeast Ithaca location will help your investment grow faster than anywhere else in the area.
- Construct a building anywhere else and you can build the Taj Mahal - but your neighbor could put up a dump. Not in the Park! Our quality control protects your investment.

The Cornell Connection

- Cornell University is one of the world's leading universities in research and scholarship. The Park's mission is to help you take advantage of the resources that Cornell can offer to your business.
- Equipment? Student interns? Faculty consultants? Research? Collaboration? Seminars? Library access? The Park's university staff can help you get it.

We're For Real

- We're not just a bunch of drawings, plans and promises.
- Office? Lab? Clean room? Assembly? You tell us what you want ...we'll show it to you. You don't have to only imagine what your space will look like.

A Great Place To Live

- Ithaca, New York - "America's favorite little city" - is a great place to grow your business and your family.
- We have some of the nation's top public schools.
- www.visitithaca.com

For More Information

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Cornell Business & Technology Park, a project of Cornell University

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