



Comparing Apples to Apples



Thank you for your interest in Bank Tower Offices, the best office space on the Ithaca Commons.

In considering your next office, it is important to **know the differences** between space, so that you properly consider the benefits available at Bank Tower Offices. City law requires active use on first floor space in the Ithaca Commons. Office space is not active use, which means that offices on the Commons are located in upper floors of buildings.

The Best Location Bank Tower Offices is located in the center of the Ithaca Commons, with views that no other building can offer. It will provide you the professional image you want and need for your business.

Amenities: The completely renovated Bank Tower Offices includes many amenities not commonly not available in other Commons office space. Each space has ceilings over nine feet high, with expansive windows. Every floor has a break room and two bathrooms. Video cameras are in the common areas. For those areas in the building with historical fabric, all doors have been restored. The building and each floor is served by electronically controlled key fob access and locked after normal business hours.

Conference Rooms Three conference rooms on the third floor can open up to one, with large display TVs and video conferencing capability. Rather than pay for space dedicated to client or staff meetings, or if your desk is cluttered with client files others should not see, you can use the third floor Conference Room suite, available as part of the rent or on as needed basis. Need a big space for client reception? Our Conference Room opens up to 30 x 14.

Handicap Accessibility Bank Tower Offices is a **two elevator building**, allowing handicap access to staff and clients with those needs throughout the building. All **bathrooms are ADA accessible** and newly renovated with high quality materials.

Completely Remodeled The windows are all new and large, filling each space with natural light and tall ceilings. Two parking garages are within one block of the building. New electric, plumbing, HVAC and data lines throughout.

Energy Efficient Pairing the new windows, exterior wall insulation throughout, LED lighting and a new VRF (heat pump) heating cooling system, Bank Tower Offices has higher efficiency, a lower carbon footprint and lower operational cost.

Ability to Expand built in. At Bank Office Towers, your space can expand as your business does. On Floors 4 and 5 interior doors can be opened to link office areas. Floors 6 and 7 have an open floor plan, so if you need modern, open space for group interaction, you can start today.

Utilities, Internet and IP Phone Available Immediately Many other office spaces on the Commons require you to arrange for your own utilities, and pay deposits to get those services. Most of those providers require you to pay a separate deposit to them before they will provide service. You can be on hold for hours trying to arrange for electric, gas, internet or telephone in your name, or weeks waiting for installation. How much is your time worth doing that, instead of your core business? Our services are available as soon as you move in.

Call today 607-273-9462 for more information