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CASE STUDY

TP ICAP

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Project Details

TP ICAP implemented a Power over Ethernet (PoE) lighting infrastructure across two floors of its New York City office space at 200 Vesey Street. Designed to support a high-performance financial trading environment, the project prioritized tenant experience, trader comfort, workplace productivity, and sustainability.

The deployment incorporated approximately 600 lighting fixtures, 200 occupancy sensors, and 350 Inspextor nodes throughout approximately 130,000 square feet of office space, including open bullpen trading environments and private offices. Centralized lighting controls, Cisco network infrastructure, and occupancy-based automation created a scalable intelligent lighting platform designed to improve operational flexibility and long-term maintainability.

Project Name: TP ICAP

Vertical: Commercial Offices

Date of Completion: Fall 2018

Location: 200 Vesey Street, New York City

Primary Use Case: Financial Trading & Office Environment

Project Size: Approximately 130,000 sq. ft. across two floors

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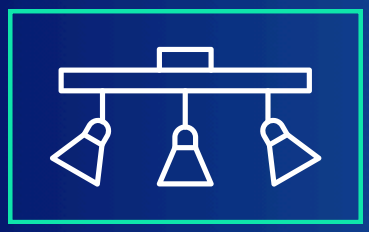
Project Needs



Simplify lighting infrastructure & maintenance

Improve sustainability & energy efficiency

Enhance tenant comfort & trader productivity

Solution

MHT Technologies designed and deployed a centralized PoE lighting infrastructure utilizing Inspextor nodes, occupancy sensing, Cisco network infrastructure, and software-based lighting management. The deployment combined intelligent lighting controls with simplified low-voltage distribution to support both open trading floors and private office environments.

The solution centralized lighting power distribution through three IDF closets, enabling simplified infrastructure management, improved scalability, and streamlined long-term maintenance support.

Process

TP ICAP collaborated with MHT Technologies to implement a modern workplace lighting environment optimized for comfort, operational efficiency, and long-term flexibility. The deployment integrated Cisco-enabled network infrastructure, occupancy sensing, and centralized software-based controls to create a connected lighting ecosystem throughout the office space.

Detailed pull schedules and centralized low-voltage architecture streamlined installation, simplified ongoing maintenance, and enabled direct support capabilities for long-term operational reliability.

Project Proposal → **Need Assessment** → **Installation/ Completion**

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Overview:

TP ICAP sought to modernize its New York City office environment with an intelligent lighting infrastructure focused on tenant experience and workplace performance. Because the organization operates within a fast-paced global financial trading environment, creating a comfortable, productive workspace for traders and employees was a critical project priority.

At the same time, TP ICAP wanted to support sustainability initiatives through energy-efficient lighting technology and centralized controls capable of improving operational visibility and reducing infrastructure complexity.
MHT Technologies partnered with TP ICAP to deploy a scalable PoE lighting platform leveraging Inspextor hardware, occupancy sensing, centralized software management, and Cisco-enabled network infrastructure throughout the space.

Scope of Work:

The TP ICAP deployment included approximately 600 PoE lighting fixtures installed throughout open office trading floors, private offices, and shared workplace environments across two floors totaling approximately 130,000 square feet.

The lighting infrastructure incorporated approximately 350 Inspextor nodes and 200 occupancy sensors to provide intelligent lighting control, occupancy-based automation, and centralized management capabilities throughout the office environment.

Lighting power distribution was centralized through three IDF closets, simplifying infrastructure organization while supporting scalable low-voltage deployment and long-term operational flexibility.

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Project Inception:

TP ICAP's office buildout presented an opportunity to create a modern workplace environment optimized for employee comfort, operational efficiency, and sustainability. The organization selected Power over Ethernet (PoE) lighting technology to simplify infrastructure deployment while improving lighting control and workplace adaptability.

- **Tenant Experience:** The lighting environment was designed to support trader comfort and workplace productivity throughout both open bullpen environments and private office spaces.
- **Sustainability:** Energy-efficient PoE lighting and occupancy-based automation aligned with ICAP's sustainability objectives while reducing operational energy usage.
- **Simplified Infrastructure:** Lighting distribution was centralized through three IDF closets, streamlining system organization and simplifying long-term infrastructure management.
- **Centralized Control:** Software-based lighting management provided centralized visibility and flexible control throughout the office environment.
- **Reduced Maintenance Complexity:** Detailed pull schedules and centralized low-voltage architecture simplified maintenance operations and enabled direct customer support capabilities.

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Smart Control and Integration:

The TP ICAP deployment leveraged Inspextor PoE nodes and Cisco network infrastructure to provide centralized lighting control throughout the office environment.

Occupancy sensors and software-based controls improved energy efficiency, simplified maintenance, and supported a more comfortable and productive workplace environment.

- **Occupancy-Based Automation:** Integrated occupancy sensors dynamically adjusted lighting based on space utilization to support both energy efficiency and occupant comfort.
- **Centralized Management:** Software-defined lighting controls enabled centralized visibility and operational flexibility across multiple office environments.
- **Simplified Support:** The structured low-voltage deployment and detailed pull schedules simplified maintenance procedures and improved long-term serviceability.
- **Flexible Office Environment:** The PoE architecture supports future workspace adjustments and operational scalability without requiring major electrical modifications.

Key Benefits and Outcomes:

- **Enhanced Tenant Experience:** The intelligent lighting environment was designed to improve trader comfort and support workplace productivity throughout the office.
- **Improved Operational Efficiency:** Centralized software-based controls and occupancy sensing streamlined lighting management while improving workplace adaptability.
- **Simplified Infrastructure:** Lighting power distribution through three centralized IDF closets reduced infrastructure complexity and simplified management.
- **Reduced Maintenance Burden:** Detailed pull schedules and centralized low-voltage deployment improved maintainability and simplified long-term support operations.
- **Sustainability Advancement:** Energy-efficient PoE lighting and occupancy automation supported TP ICAP's sustainability and operational efficiency initiatives.

> **Our goal with this project was to create a workplace environment that enhanced trader comfort, supported productivity, and aligned with modern sustainability initiatives.**

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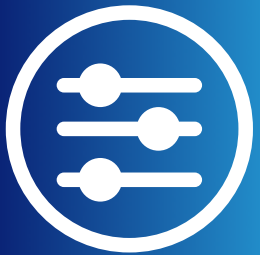
Quick Facts

Key Benefits

The TP ICAP deployment demonstrates how intelligent PoE lighting infrastructure can support workplace performance, tenant experience, and sustainability within high-performance financial office environments. Centralized low-voltage architecture, occupancy-based automation, and Cisco-enabled infrastructure created a scalable lighting platform designed to improve operational flexibility and long-term maintainability.

Workplace Experience

Sustainability



Centralized Control

Conclusion

TP ICAP's office deployment demonstrates the advantages of integrating PoE lighting and intelligent controls within modern financial workplace environments. By implementing centralized management, occupancy-based automation, and scalable low-voltage infrastructure, the organization created a more efficient, adaptable, and comfortable workspace designed to support trader productivity and operational performance.

Through collaboration with MHT Technologies, TP ICAP successfully deployed a connected lighting infrastructure that enhances tenant experience while supporting sustainability goals and long-term operational flexibility. The deployment establishes a strong foundation for continued workplace evolution and intelligent building integration.

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About MHT Technologies

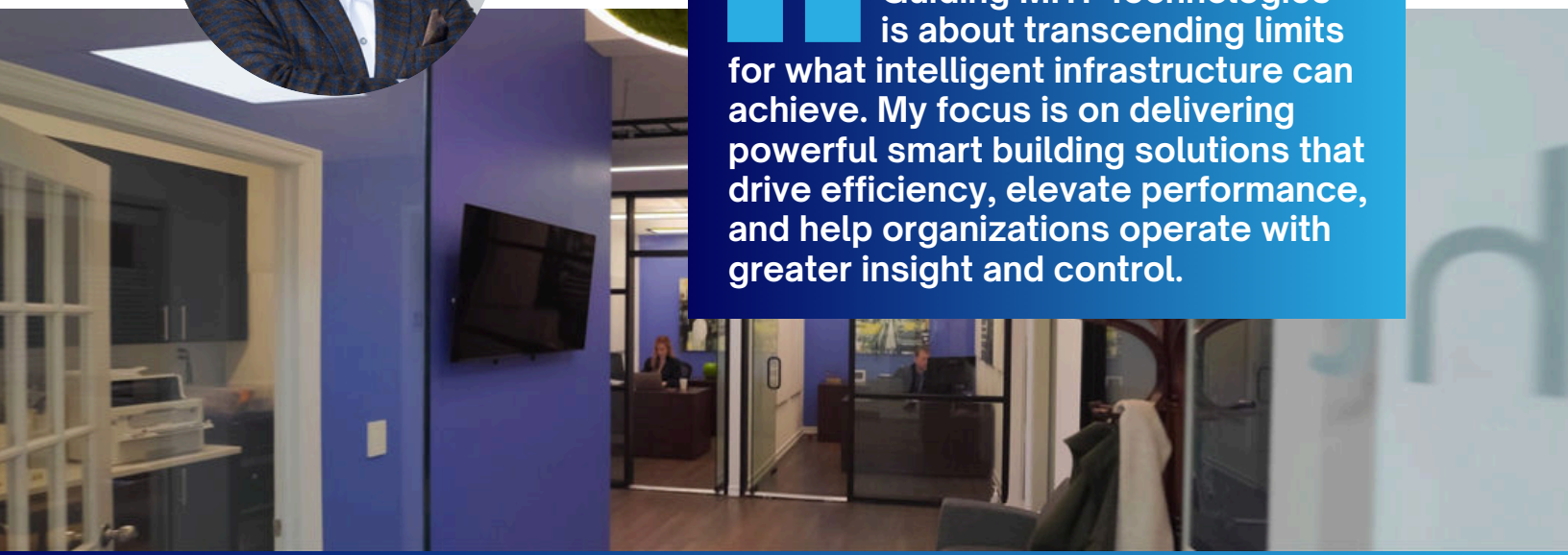
MHT Technologies (MHT) was founded in 2009 with a focus on advancing low-voltage and Power over Ethernet (PoE) solutions for modern buildings. What began as MHT Lighting quickly evolved into a technology-driven organization specializing in intelligent infrastructure that powers connected environments.

Today, MHT delivers PoE hardware platforms, including its Inspextor nodes and controllers, enabling efficient lighting, environmental monitoring, and smart building integration across commercial, government, and enterprise spaces. By combining intelligent power distribution with scalable infrastructure design, MHT simplifies deployment, improves operations, and enhances overall building performance.

Headquartered in Manhattan, MHT operates a 55,000 sq. ft. engineering and manufacturing facility in Staten Island, holding ETL, UL, and ISO 9001:2015 accreditations. MHT designs and manufactures PoE and line-voltage lighting solutions while supporting clients through engineering expertise, system design, and project delivery.

AKRAM "AK" KHALIS

MHT Technologies CEO & Inspextor Co-founder



> **Guiding MHT Technologies is about transcending limits for what intelligent infrastructure can achieve. My focus is on delivering powerful smart building solutions that drive efficiency, elevate performance, and help organizations operate with greater insight and control.**

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