

Built for buildings that never stop evolving

\$50 /ft² /YEAR

ASSET VALUE UPLIFT
PER 10% PRODUCTIVITY GAIN

UP
TO **60%**

REDUCTION IN
INSTALLATION COST

0ft

CONTROL WIRING
REQUIRED (LLC)

0

HUBS OR CONTROL
PANELS NEEDED

DLC
LISTED

BLUETOOTH®
MESH

IOXT
CERTIFIED

NLC
INTEROPERABLE

CONTINUOUS
COMMISSIONING

ZERO VENDOR
LOCK-IN

WHY CRE OWNERS & ASSET MANAGERS CHOOSE BUBBLYNET

Built for Owners

01

You Own the Intelligence, Not Just the Building

Traditional lighting control platforms carry well-known overhead — proprietary protocols, certified technicians, and long-term service contracts that keep the vendor permanently in the relationship. **BubblyNet was designed for the owner:** every configuration, every zone, every change is yours to make — without asking anyone's permission.

02

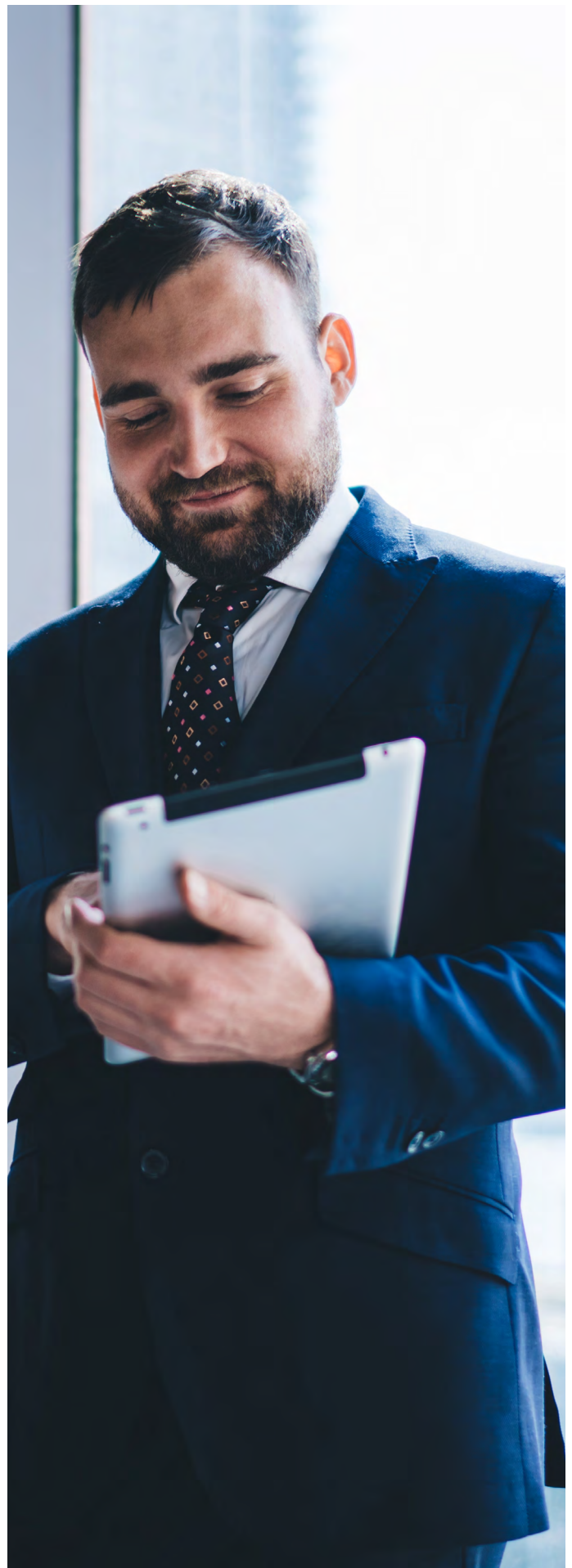
Open Standard. No Vendor Dependency. Ever.

BubblyNet runs on **Bluetooth® Mesh and NLC** — the global open-standard developed by the Bluetooth SIG, adopted by hundreds of manufacturers, and owned by no one. No single company controls your system. No corporate decision can make your investment obsolete.

03

Change Anything. No Permission Required.

Rezone a floor. Reassign a tenant. Update a schedule. Add a device. Any authorized user reconfigures BubblyNet from the app — without a specialist, without a service call, and without an invoice. The building owner holds every key.



FROM MONTHS TO DAYS

The Fastest Path to an Intelligent Building

01

One Trade, One Day

Eliminate conduit coordination, cable pulls, and panel rooms from the construction schedule. **The same electrician who installs power also installs the full lighting control system, no low-voltage specialist required.**

02

Works in Occupied Buildings

Upgrade live, tenant-occupied floors without cutting ceilings, running conduit, or relocating a single person. **No construction event. No tenant disruption. No downtime.**

03

Ships Pre-Configured

Devices arrive pre-addressed and pre-mapped to your floor plan for large deployments. **Installers place and power, no onsite programming technician required.**



INFRASTRUCTURE ELIMINATION

No Hubs. No Panels. No Server Rooms.

01

All Intelligence. Zero Hardware Overhead.

BubblyNet distributes control across every device already in your ceiling, **eliminating control panels, hubs, server rooms/closets, and all low-voltage control wiring.** Every device is both a controller and a relay. The network is the controller — there is no center.

02

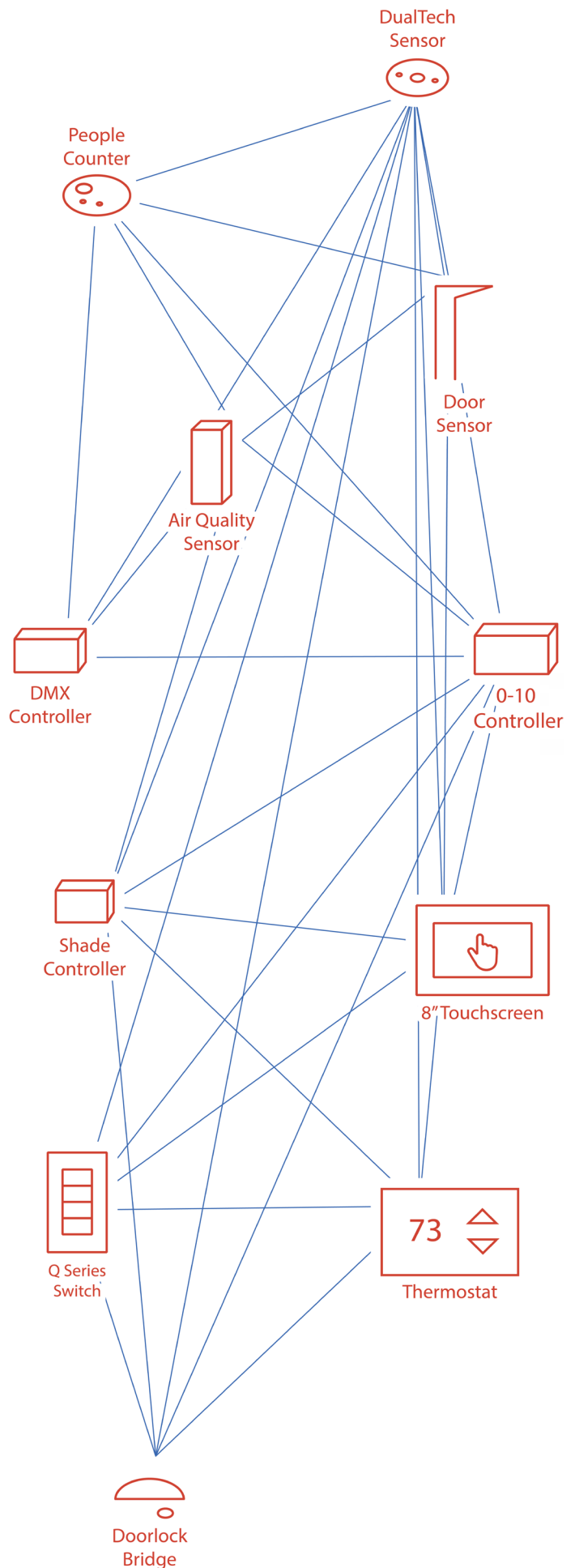
Power Only — Same Scope as Any Standard Job

The only cables are mains power — exactly the same installation scope as a **standard, non-controlled lighting project.** No conduit runs, no homerun cables, no IDF closets, no SQL databases, no Ethernet drops between processors.

03

No Hub to Fail. No Center to Crash.

Remove any device and the Bluetooth® Mesh automatically reroutes through alternate paths. **No central controller means no single point of failure** — no emergency service call, no floor going dark, and no recovery from a crashed hub. Ever.



THE END OF STATIC, ONE-TIME PROGRAMMING

Commission Once. Optimize Forever.

01

Day-One Commissioning in Hours, Not Days

The BubblyNet App auto-discovers the mesh at power-on. Zones, scenes, and schedules are configured in minutes — by **any authorized user, without a manufacturer-certified programmer**, without proprietary programming software, and without a site visit from anyone.

02

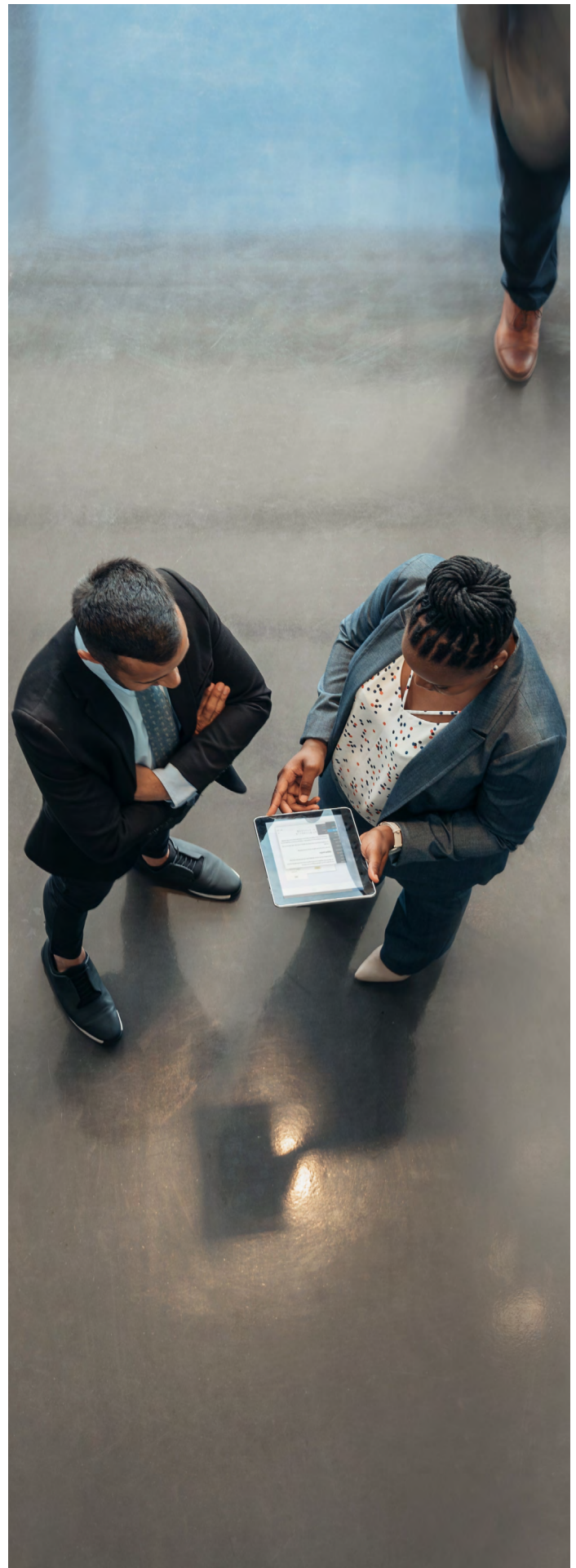
Tenant Changes Are Software Events, Not Construction.

Rezone a room. Reassign a tenant floor. Split a zone into six. Add new devices. **Every configuration change happens wirelessly in the app, in minutes, for free**, by your own facilities team. No service ticket. No invoice. No wait. No permission from anyone.

03

Your System Gets Smarter Every Year.

New standards, AI-driven optimizations, and new protocol integrations arrive as **over-the-air firmware updates**. The hardware you install today gains new capabilities every year —without replacement, without re-specification, and without a single vendor visit.



ENVIRONMENTAL, SOCIAL & GOVERNANCE

Sustainable by Design. Verified by DLC.

01

DLC Listed — Rebates Available

As a **DLC-listed Bluetooth® Mesh lighting platform**, BubblyNet unlocks utility rebate programs across North America and Canada, with energy data structured for LEED, BREEAM, and GRESB reporting.

02

No Waste on Tenant Change

When tenants change, every device stays installed and gets **reassigned in the app**. No hardware removed. No landfill. No replacement cost. The circular economy model, realized.

03

Zero Copper Control Wiring

Eliminating low-voltage control wiring removes copper, PVC conduit, and associated materials from every installation, **reducing embodied carbon** and supporting whole-life carbon assessments and enabling green building certification from the first day.



HUMAN-CENTRIC DESIGN

Healthier People. Higher-Performing Buildings.

01

12% Productivity Gain

Circadian lighting that mirrors natural daylight has been independently shown to drive a **measurable 12% improvement in employee productivity** — translating directly to tenant business value.

02

56% Less Drowsiness

University Studios found workers in environments with optimized lights, air quality and acoustics reported **56% less daytime drowsiness and 63% fewer headaches** — directly improving output, wellbeing, and absenteeism.

03

WELL & LEED Aligned

Circadian and occupancy-controlled lighting, HVAC and sound masking directly supports **WELL Building Standard L-credits and LEED v4** credits — strengthening tenant ESG commitments and landlord certification credentials.



ADAPTIVE BY DESIGN

Connects Everything. Owns Nothing.

01

The Standard Nobody Owns

Bluetooth® Mesh is a global open protocol developed by the Bluetooth SIG and adopted by hundreds of manufacturers worldwide. **It belongs to no vendor, cannot be discontinued by a corporate decision**, and cannot be made obsolete by a proprietary product cycle — unlike closed, manufacturer-owned RF protocols. NLC interoperability means fixtures, sensors, and keypads from **any NLC-qualified manufacturer** join the same BubblyNet network. As better hardware becomes available from any brand, simply add it. No system replacement. No proprietary hardware premium.

02

BACnet/IP — Native BMS Integration

BubblyNet speaks native **BACnet/IP (ASHRAE 135)** — the universal language of building management systems. Connect directly to any BMS, HVAC platform, or energy management system without middleware, translators, or proprietary gateways. Lighting intelligence joins the whole-building conversation as a first-class data source. BubblyNet publishes zone state, scene changes, and occupancy events over **MQTT and UDP** — the native protocols of professional AV platforms including Crestron, AMX, and Control4. Trigger lighting from AV presets, room booking systems, and videoconferencing platforms.

03

Local REST API & Cloud API — Open, Documented, Free

Every BubblyNet installation exposes both a **local REST API** (for on-premises integrations that never touch the cloud) and a **secure cloud API** (for remote management, portfolio analytics, and third-party connectivity). Both are open, fully documented, and royalty-free — no integration licensing, no vendor approval required.



EVERY USER. EVERY ROLE. EVERY SPACE.

Control Designed for the People Who Use It.

01

Physical Controls, Zero Wiring

Wall touchscreens, wireless Q-Series keypads, and ZC Series interfaces all install in standard gang boxes, **with zero low voltage control wiring.**

02

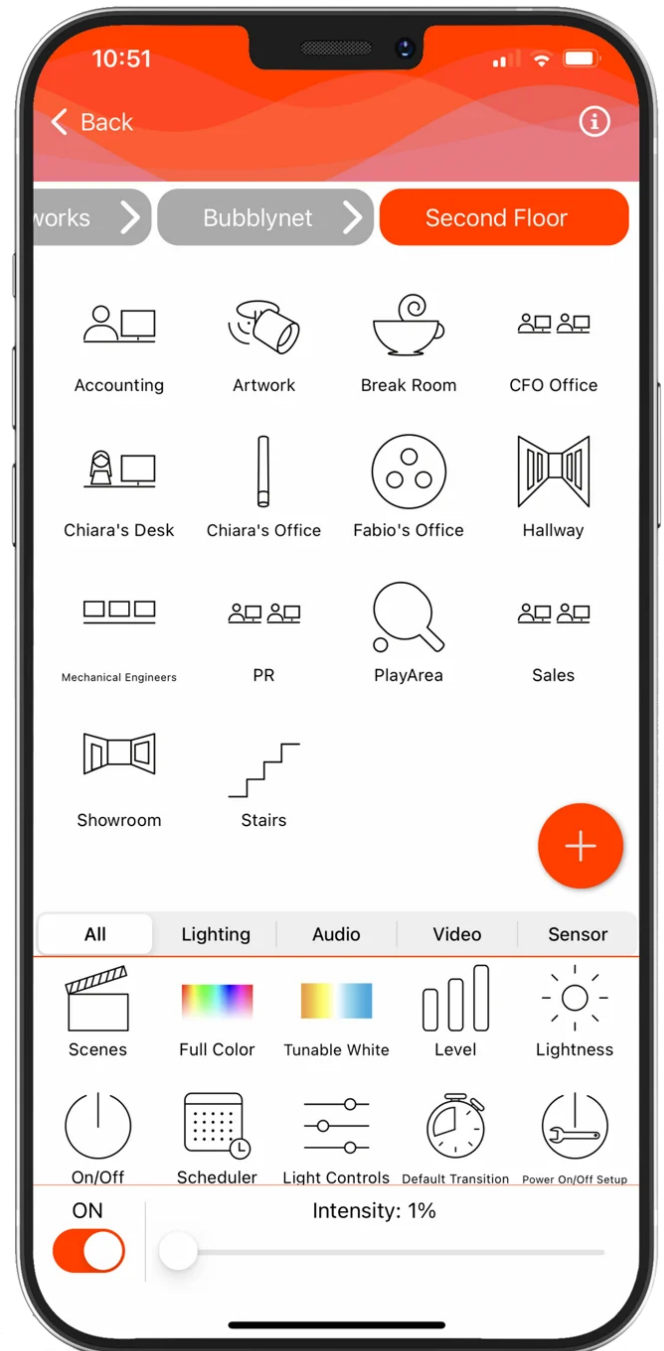
The BubblyNet App

Commission, rezone, and manage the entire building from iOS or Android, with **role-based access** for tenants, facilities staff, and property managers from a single interface. Import your building layout and control every device by tapping its location on the map. **Multi-floor, multi-tenant, all in one interface,** intuitive for any user on any device.

03

Multi-Use Profiles. One Network. Forever.

Mixed-use repositioning, coworking conversions, and multi-tenant floors all run on a **single mesh**, with independent lighting profiles per floor, per tenant, and per time of day. The building's use case changes. The hardware never has to.



OPENANALYTICS.OPENAPI.NOPROPRIETARY DASHBOARD.

Your Data. Your Insights. Always.

01

Real-Time Occupancy Intelligence – No Vendor Login

BubblyNet analytics reveal how every floor and zone is used, in real-time. **The data is yours** – export it, integrate it, or view it through BubblyNet’s cloud dashboard. No vendor account needed to access your own building’s intelligence, ever.

02

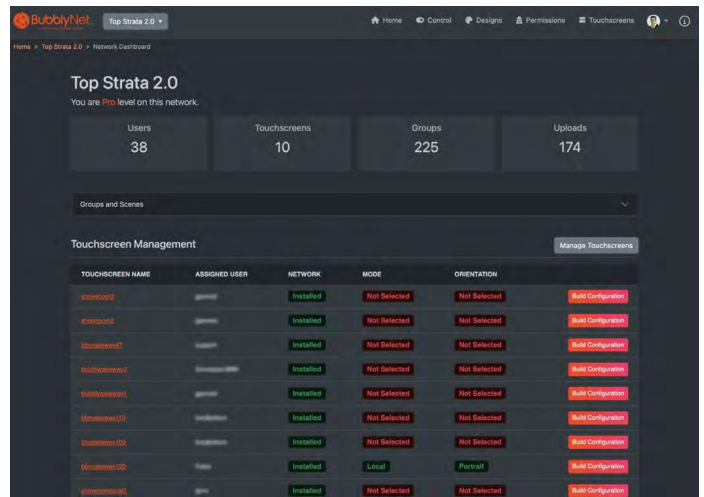
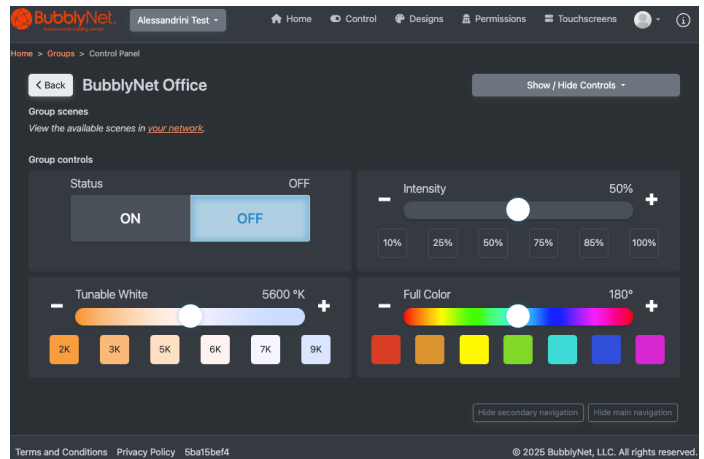
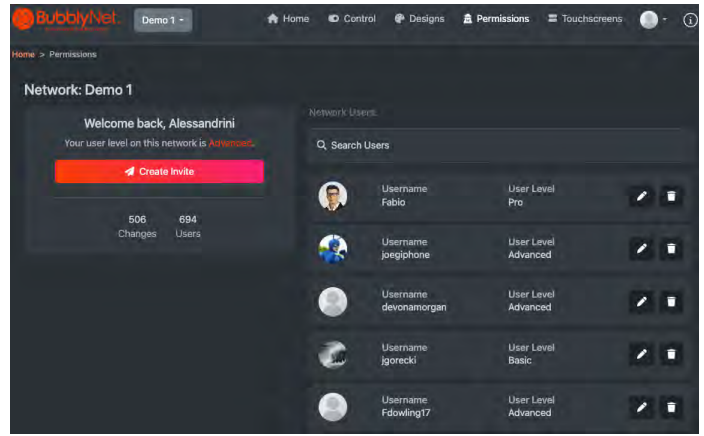
Manage Your Entire Portfolio, from Anywhere

Property teams configure zones, push schedule updates, and troubleshoot any issue remotely via a **secure cloud gateway**. One interface, any number of buildings, no site visits required for routine management or emergency response.

03

Open API – No Proprietary Middleware. No Integration Fees.

BubblyNet’s open API connects to **BACnet, DALI, BMS, HR, and POS platforms**. Trigger lighting from calendars, access control, or any building system – with no proprietary middleware to license and no vendor integration fees to pay.



ENTERPRISE-GRADE ARCHITECTURE

Decentralized. Encrypted. Uncompromisingly Reliable.

01

Decentralized by Design — Resilient by Default

A centralized controller means one device failure can take down an entire floor or building. BubblyNet has **no center to fail** — Bluetooth® Mesh reroutes automatically around any device failure, guaranteed. No hub to hack. No server to crash. No ransom exposure from a single compromised node.

02

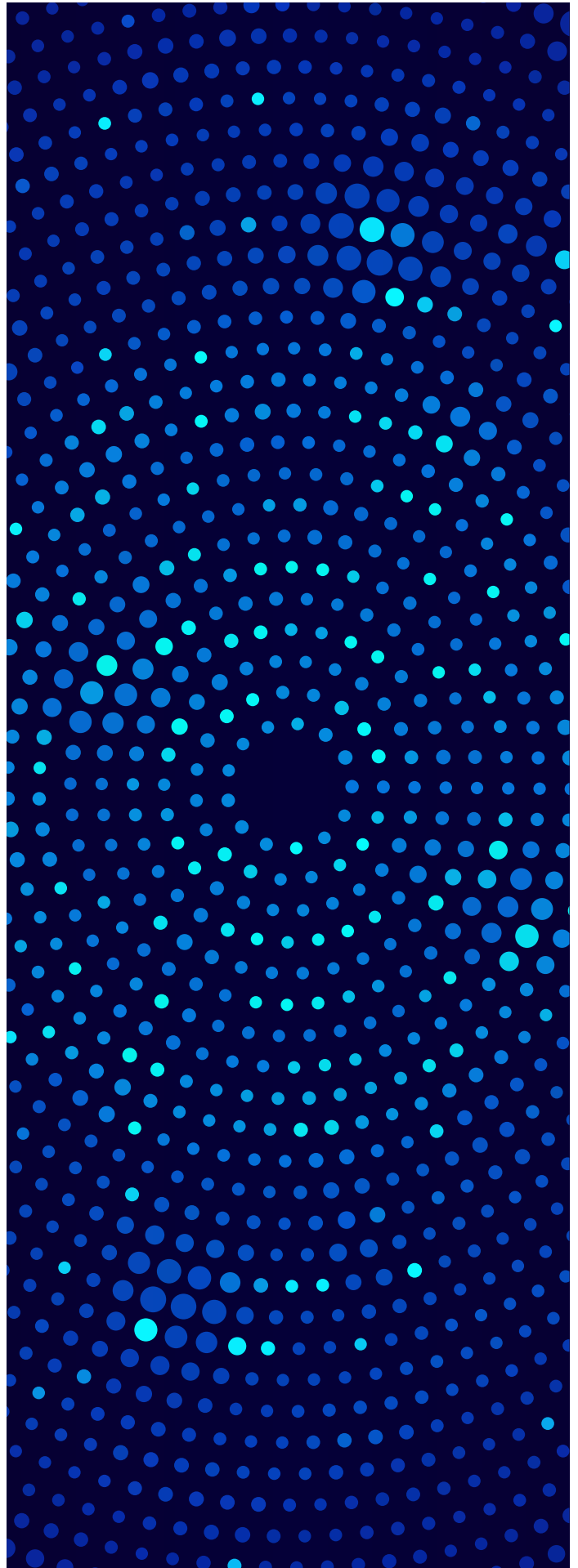
Enterprise Encryption. No IT Infrastructure Required.

Every mesh message is **AES-CCM 128-bit encrypted** end-to-end. Provisioning uses 256-bit ECC. The network operates fully locally — **no internet required, no Wi-Fi dependency**, no SQL server to maintain, and no Ethernet network between processors to provision.

03

8,000 Devices. 1 Million Sq Ft. ioXt Certified.

One BubblyNet network supports up to **8,000 devices across 1 million square feet**, with 110ms switch response time and a 900ft bridge range for multi-floor and multi-building campuses. ioXt Alliance certified for enterprise, institutional, and hospitality deployments worldwide.



READY TO TRANSFORM YOUR PORTFOLIO?

The Intelligent Office Starts with BubblyNet.

Specify BubblyNet for your next CRE project — new build, retrofit, or portfolio upgrade. Our team works directly with owners, specifiers, and integrators.

WEBSITE

www.bubblynet.com

SPECIFICATION SUPPORT

sales@bubblynet.com

LINKEDIN

[linkedin.com/company/
bubblynet](https://linkedin.com/company/bubblynet)

DLC LISTED

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IOXT CERTIFIED

NLC INTEROPERABLE

CONTINUOUS COMMISSIONING

WELL ALIGNED

OPEN API