

Grade A Commercial Space for Sale, Off Outer Ring Road

- **Total Land Extent:** 1 Acre
- **Structure:** B + G + 3
- **Total Leasable Office Area:** ~100,000 Sq.Ft.
- **Typical Floor Plate:** ~25,000 Sq.Ft.
- **Current Status:** Basement Slab being cast
- **Handover Timeline:** 2022



Investment Brief & Key Advantages

Particulars	Details
Area Offered (Minimum of 1 Floor)	~25,000 Sq.Ft.
Gross Purchase Price (Incl. GST, BESCOM & BWSSB Deposits & proportionate no. of Car Parking slots) – Excl. Stamp Duty & Registration	Price upon request
Total Sale Consideration Value	
Expected Rent per Sq.Ft. per Month	INR 60
Expected Yield	8% - 9%
Key Advantages	<ul style="list-style-type: none"> ▪ Located amidst the IT Corridor in close proximity to major Fortune 500 firms like Microsoft, Capgemini, HP, Accenture, Cisco, Intel, 24[7], Adobe, SanDisk, Virtusa, Mediatek, KPIT etc., among others ▪ Grade – A Pre-Certified LEED Platinum Building ▪ Aggressive sale price & rentals for a fully compliant Grade A building ▪ Maintenance & Leasing support to be provided by the developer