

Grade-A Commercial Space for Sale, Off Inner Ring Road

- **Structure:** B+G+UG+3
- **Total Leasable Office Area:** ~35,000 Sq.Ft.
- **Typical Floor Plate:** ~8,000 Sq.Ft.
- **Landmark:** Behind EGL
- **Access Road Width:** 9 Metres
- **Current Status:** Operational with MNC Tenants



Investment Brief & Key Advantages

| Particulars | Details |
|---|--|
| Area Offered – Ground & Upper Ground Floor Second Floor | 8,792 Sq.Ft. 8,728 Sq.Ft. |
| Total Sale Consideration Value for Warm Shell (Incl. ACs, Power Back-up & 10 Car Parking slots) – Excl. Stamp Duty & Registration | Price upon request |
| Rent Yield based on prevailing rents | 8% |
| Key Advantages | <ul style="list-style-type: none"> ▪ Located amidst the IT Corridor in close proximity to major Fortune 500 firms like Microsoft, IBM, JP Morgan Chase, Akamai, PwC, Fidelity Investments, etc., among others ▪ Grade – A Building with MNC tenants ▪ Aggressive sale price & rentals for a fully compliant Grade A building ▪ Maintenance & Leasing support to be provided by the developer |