

 **WILLIAM PENN**

Prime Office Space for Lease



Koramangala, Bangalore

William Penn's Prime Commercial Space, adj. to Corner House, Koramangala 5th Block

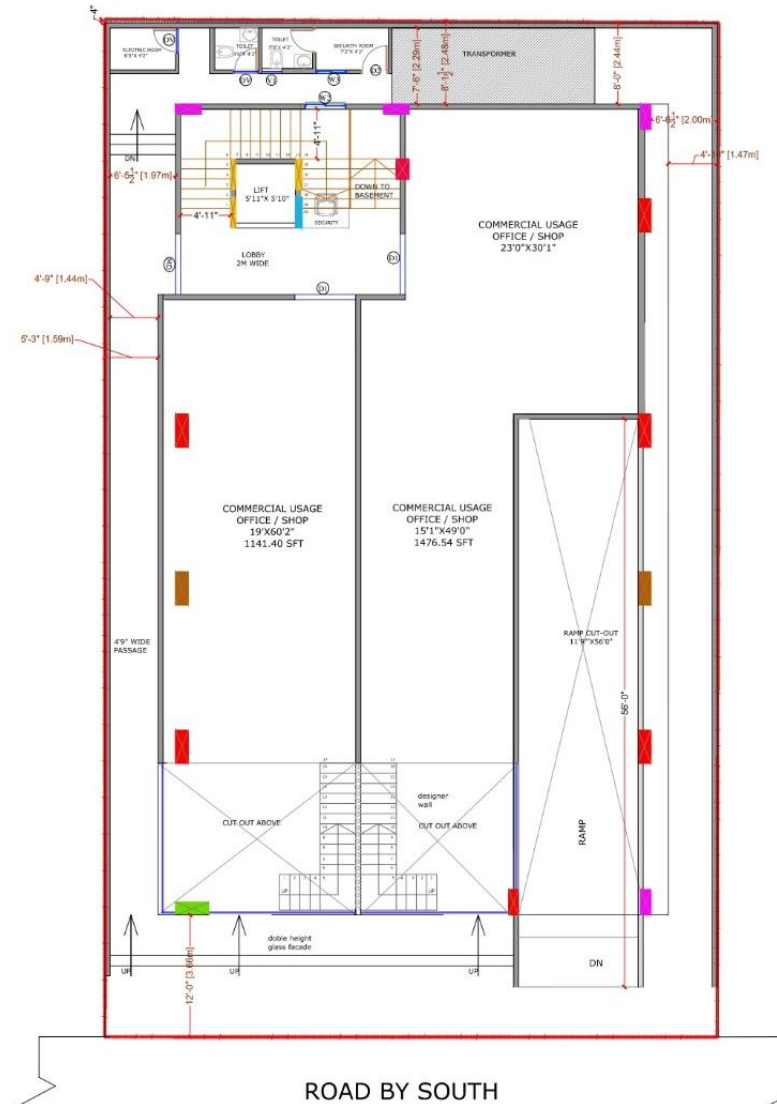
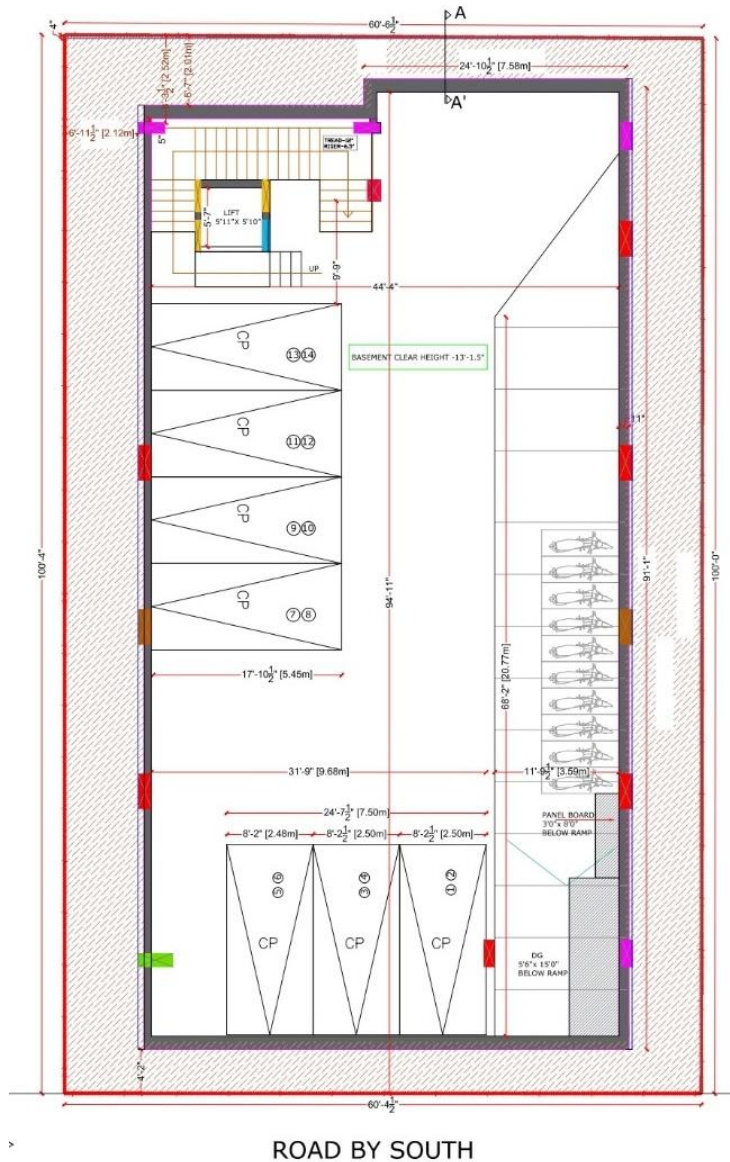


Location:

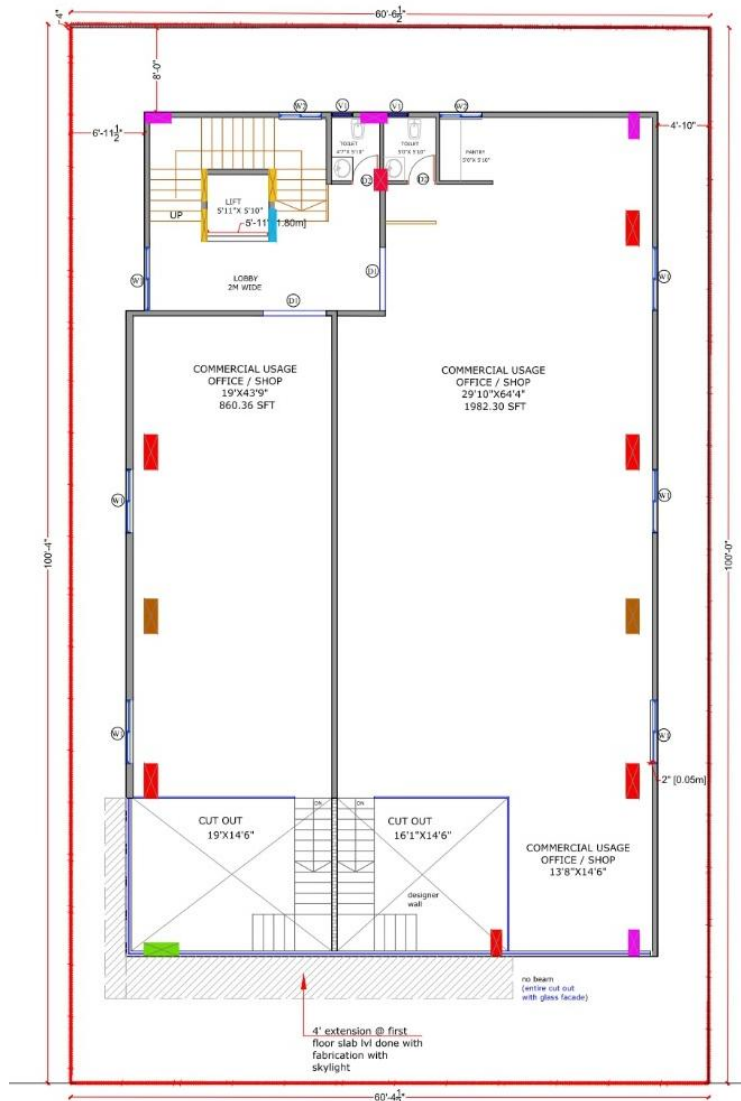
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FLOORS	SUPER BUILT UP AREA	BUILT UP AREA	CARPET AREA
BASEMENT	4256 SQFT	4040 SQFT	
GROUND FLOOR	4100 SQFT	3850 SQFT	3617 SQFT
FIRST FLOOR	4150SQFT	3965 SQFT	3070 SQFT
SECOND FLOOR	3992SQFT	3807 SQFT	3620 SQFT
THIRD FLOOR	4150SQFT	3965 SQFT	3620 SQFT
TERRACE FLOOR	540 SQFT		
TOTAL	21118 SQFT	19627 SQFT	

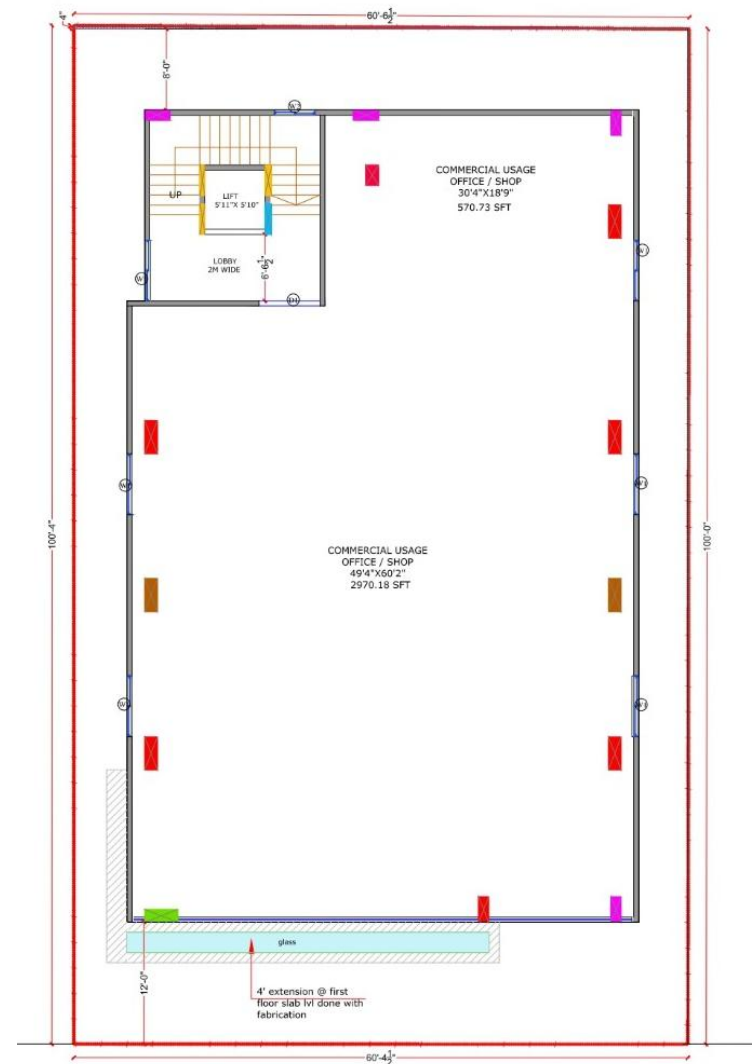
Basement & Ground Floor Plan



First & Second Floor Plan

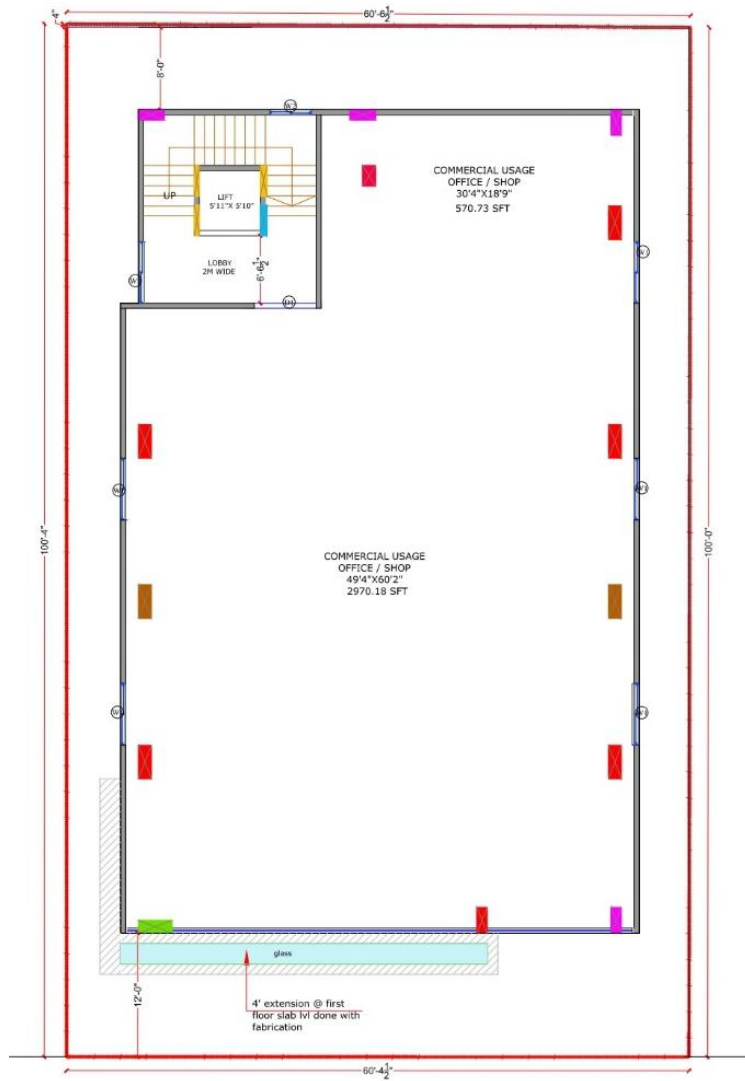


ROAD BY SOUTH

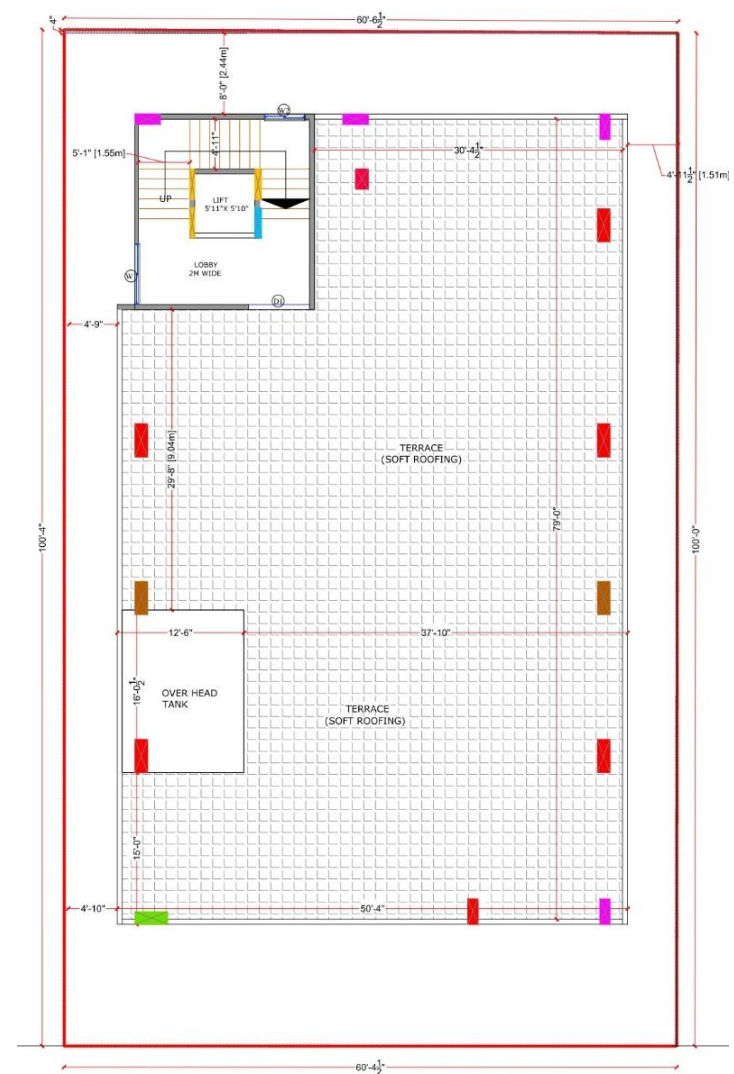


ROAD BY SOUTH

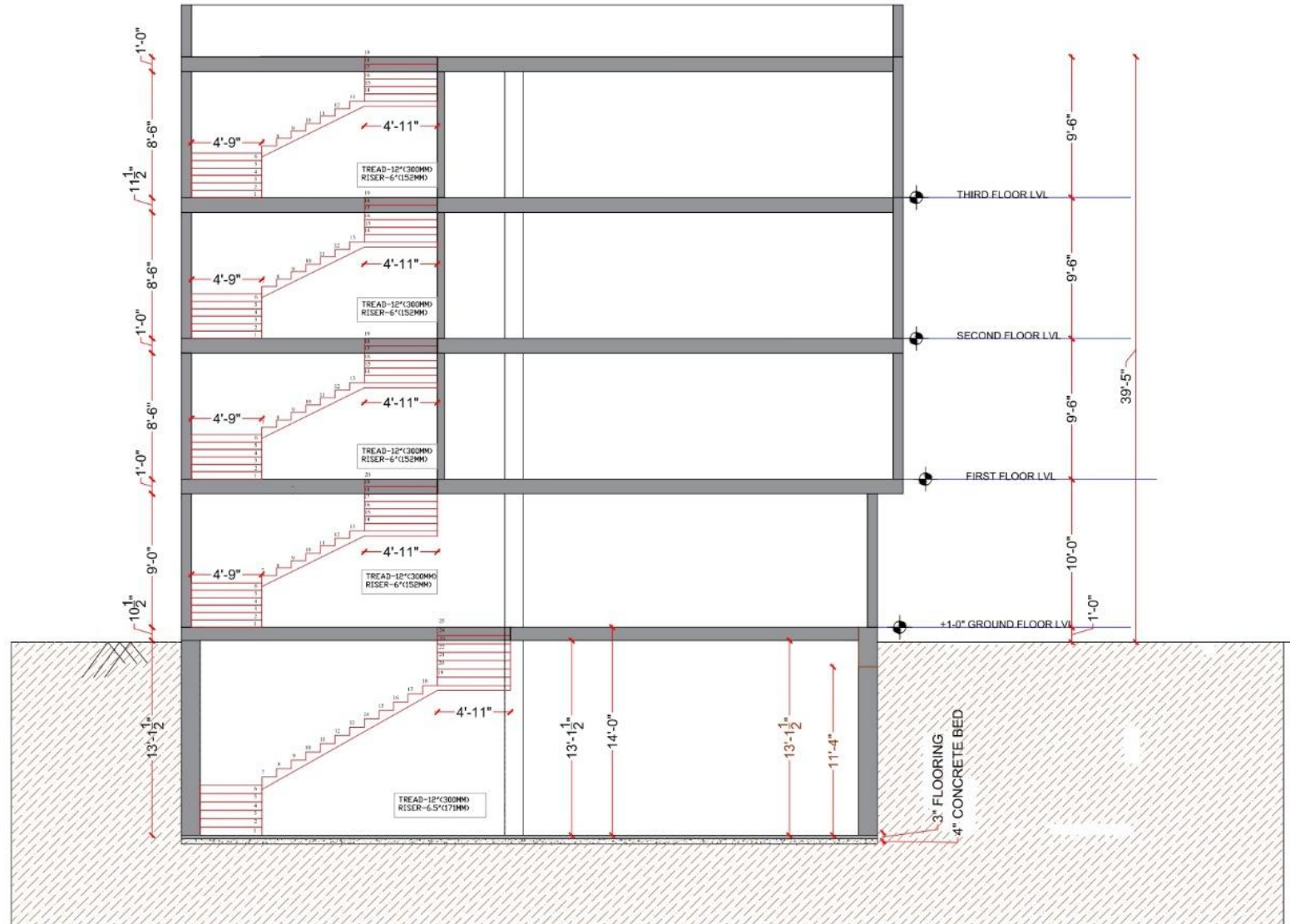
Third & Terrace Floor Plan



ROAD BY SOUTH



ROAD BY SOUTH



Floor offered	: 1st, 2nd & 3rd Floors & a portion of Ground Floor
Area Offered	: ~17,000 Sft
Lease period	: 5+5 years
Lock-in period	: 3 years
Notice period	: 6 months post Lock-in period
Rent for Ground Floor	: INR 200 per Sft per Month
Rent for all other floors	: INR 120 per Sft per Month
Escalation	: 7% P.A.
IFRSD	: 10 months
CAM /SFT on SBA	: At actuals + 20%
Car park cost	: INR 5,000 per Slot per Month
Car park ratio	: One car park per every 1500 Sft
Power Back-Up	: 100% DG
Power	: 1 KVA for every 100 SFT SBA

For more details kindly contact:

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