



OPPORTUNITY TO  
ACQUIRE A PRIME  
COMMERCIAL  
ASSET

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BUSINESS ARCADE

*LOWER PAREL, MUMBAI*

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## OPPORTUNITY BRIEF

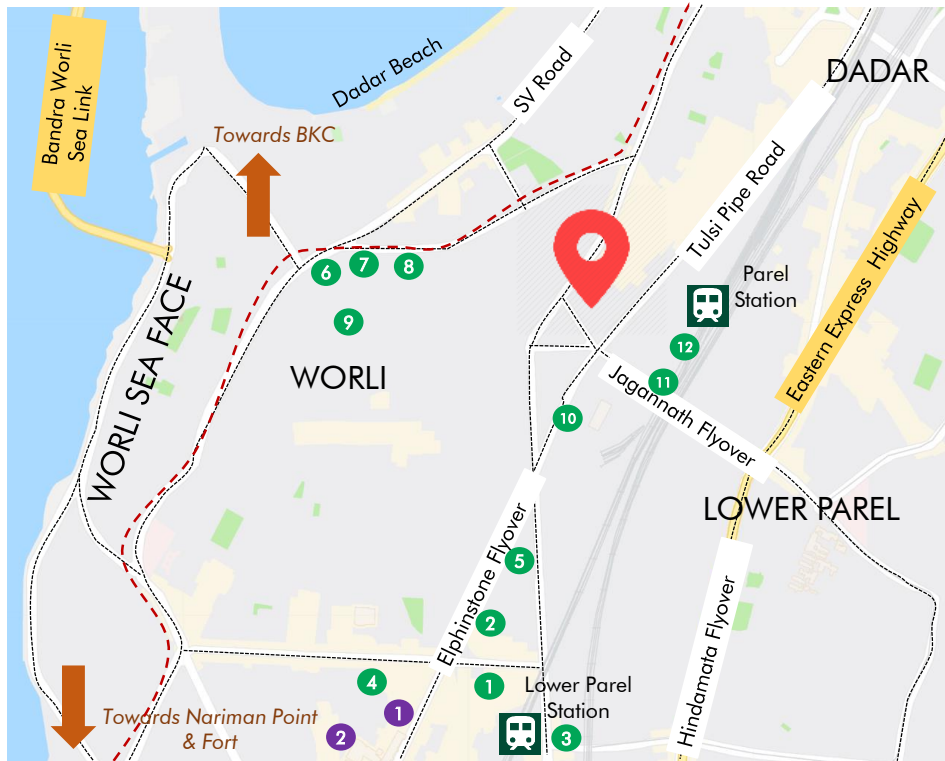
- Opportunity to acquire a **premium commercial building – Business Arcade**, located in **Lower Parel**, one of Mumbai's most **coveted real estate location**
- Owned by **Infrastructure Leasing and Financial Services Limited**, Business Arcade is a **state of the art IT/ITeS building** offering a chargeable area of **42,419 sq.ft**, that is available for sale on an **as is where is basis**
- Business Arcade is an **income generating asset** with multiple floors currently being leased to office occupiers. The building sits on a land admeasuring **832.4 sq. mtr**, and has a **2B + G+ 14 upper floors** configuration
- Lower Parel is an established office and residential market, along with the presence of robust social infrastructure. The micromarket enjoys **excellent road and rail connectivity**
- **CBRE South Asia Private Limited (CBRE)** has been **exclusively appointed** as the transaction advisor for divestment of the property

# PROPERTY DETAILS


About Property	
Location	Plot 584, Sayani Road, Opp. S T Bus Stand, Lower Parel, Mumbai <i>In close proximity to Elphinstone, Parel, Dadar Railway Station</i>
Type of building	IT/ ITeS
Building Configuration	2 basement + ground floor + 14 upper floors
Chargeable Area	42,419 sq.ft
Carpet Area	27,602.7 sq.ft
Building features	<ul style="list-style-type: none"> <li>• Double glazed façade</li> <li>• 32 stack car parks spread over 2 basement</li> <li>• Double height entrance lobby</li> <li>• Two OTIS elevators with capacity of 12 person</li> <li>• Typical office floors (except 5<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>)</li> <li>• 100% power back up through DG for tenant area</li> <li>• Advanced surveillance and security system integrated with BMS</li> <li>• NBC complied building with all safety features</li> </ul>
Annual Rental Income from space occupied by tenant	INR 2.88 Cr.

Stacking Plan		
Floor	Chargeable Area (Sq.Ft)	Occupier/Tenant
G	-	Lift Lobby/ Foyer
1	3,195	Vacant
2	3,195	Vacant
3	3,195	Vacant
4	3,195	Vacant
5(has refuge area)	2,237	Canon India Pvt.Ltd
6	3,195	Vacant
7	3,195	Vacant
8	3,195	Web Werks India Pvt.Ltd
9	3,195	Web Werks India Pvt.Ltd
10	3,195	Web Werks India Pvt.Ltd
11	3,195	Akuate Internet Services Pvt.Ltd
12(has refuge area)	2,842	Akuate Internet Services Pvt.Ltd
13	3,195	Senate Hospitality & Holidays Pvt.Ltd
14	2,195	Esilicon ASIC Pvt.Ltd


# LOCATION MAP



## Map Legends

 Business Arcade

-  Commercial Developments:
1. Urmi Estate
  2. Peninsula Business Park
  3. Marathon Futorex
  4. Marathon Icon
  5. Lodha Supremus
  6. CG House
  7. Birla Aurora
  8. Energy
  9. Birla Centurion
  10. One Indiabulls
  11. Indiabulls Finance Center
  12. Naman Midtown

 Upcoming metro line 3:  
Colaba to SEEPZ

-  Retail Developments:
1. High Street Phoenix
  2. Palladium Mall

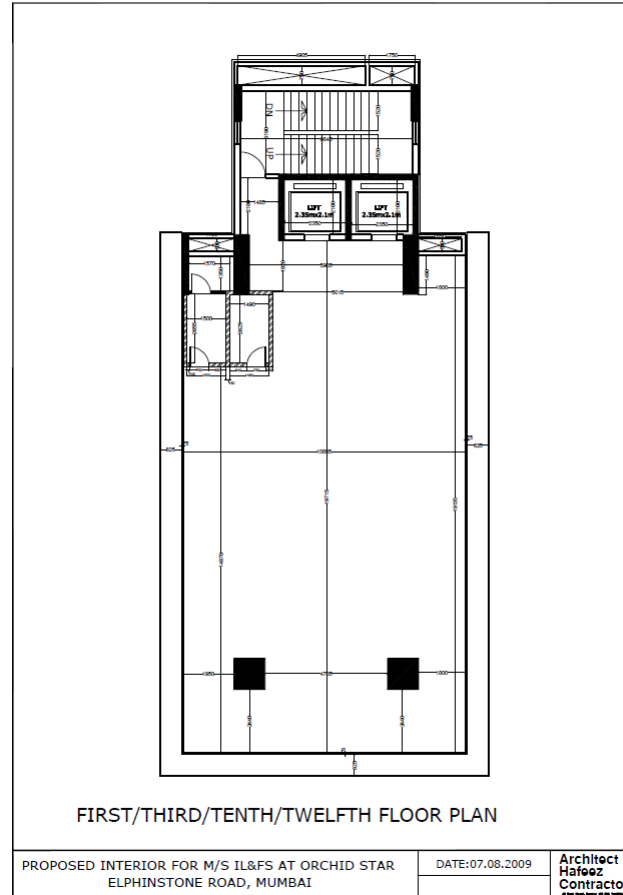
Lower Parel is an established office micromarket and a sought after residential location with the presence of robust social infrastructure

## RECENT LEASE TRANSACTIONS IN THE MICROMARKET

S.No	Occupier	Building	Area in Sq.ft	Rent (INR per Sq.ft per month) on chargeable area
1	WorkAmp	Peninsula Business Park	31,000	165
2	Tata Capital	Peninsula Business Park	27,000	170
3	Worksquare	Marathon Futurex	13,000	169

# ANNEXURE – TYPICAL FLOOR PLAN

Floor plan of first, third, tenth  
and twelfth floor





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# THANK YOU

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