

# OPPORTUNITY TO ACQUIRE OFFICE SPACE

TRADE WORLD

LOWER PAREL, MUMBAI

TRADE WORLD B-WING

## OPPORTUNITY BRIEF

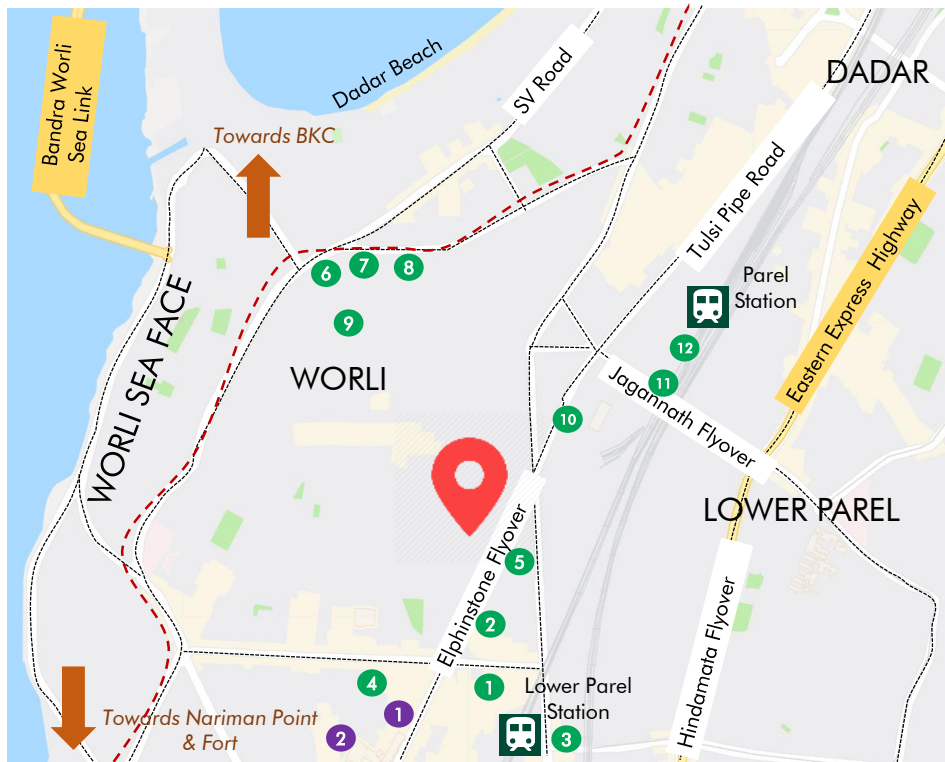
- Opportunity to acquire **office space in Trade World**, a commercial asset located in the distinguished **Kamala Mills Compound, Lower Parel**, one of Mumbai's most **coveted real estate location**
- Owned by **IL&FS Financial Services Limited (IFIN)**, the space is available for sale on an **as is where is basis** on the first floor and offers a saleable area of **2,450 sq.ft**
- **With a configuration is B + G+ 10 upper floors**, the building has a total area admeasuring ~94,000 sq. ft and houses **prominent occupiers** like Welspun, Capstone, Radio Mirchi, NSDL
- 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	Trade World, Kamala City, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai- 400013 <i>In close proximity to Lower Parel Station, and Palladium Mall</i>
Micro- Market	Lower Parel
Type of Building	IT/ ITeS
Building Configuration	Basement + Ground floor + 10 Upper floors
Units available for sale	Units 7 and 8 in the 1 <sup>st</sup> Floor
Saleable Area	~2,450 sq.ft
Carpet Area	~1,314 sq. ft

# LOCATION MAP



## Map Legends

Trade World

- 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



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# THANK YOU

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