



Baner -New IT building available for lease. Office spaces from 7000 to 150000 sq.ft. Showrooms from 5000 to 18000 sq.ft.

## Description

New IT building available for lease. Office spaces from 7000 to 1,50,000 sq.ft. Showrooms from 5000 to 18000 sq.ft.:

**Location:- Baner Pashan Link Road**

**Scheme:- STPI**

**Total Project Size in sqft:- 2,15,673 sqft**

**Proposed area in sqft:- 1,53,989 sqft**

**Total Floors:- 3 Basement + Ground + Mezzanine + Scooter Parking + 9 Floors + Cafeteria on Terrace**

**Floor Plate sqft - approx:- 15,421 sqft**

**Floor Efficiency :- 75%**

**Back Up:- 100% D G Back up**

**Parking :- 3 level Basement car parking + 1 level scooter parking**

**( 1 car parking per 1000 sqft )**

**Floor to Floor Height:- 3.675 mtr**

**Sanctioned Electricity Power:- 1246 KVA**

**Number of Passanger Lift :- 3 ( 16 + 16 + 20 persons )**

**Lease Term:-**

**Showroom :- Rent Rs 120/psf ( Bareshell )**

**Offices:- Rent Rs 75/psf ( Bareshell )**

**Agreement Tenure -5 years !!**

**Lock In Period -3 years.!!**

**Escalation -10% After every 12 months !!**

**Security Deposit -12 month license fee !!**

**Attached Toilet -Yes !!**

**Maintenance -Borne by the licensee.!!**

**Genset Back Up -100% back up & the running cost of DG is to be borne by the licensee as per actual !!**

**Car Park - With every 1000 sqft Minimum 1 car park**

**Availability for fit-outs -Immediate after signing the agreement !!**

**Agreement type -Leave & License agreement !!**

**Stamp duty, registration and all the taxes will be additional which is to be borne and paid by the licensee.!!**

**Highlights:-**

**Triple basement for ample parking space**

**High quality reflective glass frontage**

**Pre-stressed slabs with minimum columns**

**Flat slab/PT slabs 3.65 mtr. height**

**100% generator back-up with 60% diversity**

**Attractive area lighting**

**Efficient thermal insulation**

**Exquisite & grand entrance lobby**

**Concealed electrification**

**Elegantly furnished separate wash rooms**

**24x7 security personnel**

**House-keeping services**

**Well designed landscaped garden**

**Rain water harvesting**

**CCTV coverage over entire campus**

**Common lounge on each floor**

## SHOWROOM FEATURES

**345 ft. L-shaped frontage on main Baner-Pashan Link Road**

**Excellent visibility**

**Slab to slab 6.4 mtr. height**

**High quality reflective glass frontage**

**Space for visitors parking**

**Well designed landscape**

**\*For rental / lease property we will charge 2 months rent as brokerage.!!**

**For More details Call:- +91 9040099999**

# GALLERY



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## Brokerage Terms:-

- For sale No brokerage is to be paid in case of new construction I.e. Direct through builder.
- For rental / lease property we will charge 2 months rent as brokerage
- We will charge 2% brokerage of the total value of the property in case of Resale Properties

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