



Warm shell office Space
available for Lease in Panchshil
Business Park High Street
Balewadi

Description

Warm shell office Space available for Lease in Panchshil Business Park High Street Balewadi:-

Phase 2 Project Overview:-

Land Parcel : Approx. 9 acres.

Rent:- Rs.95/psf warmshell

Total Development Size : Approx. 1.5 million sq. ft.

No. of Towers Total built up area : 3

Built up area : Tower A - Approx. 4,00,000 sq. ft.

: Tower B - Approx. 5,64,000 sq. ft.

: Tower C - Approx. 5,64,000 sq. ft.

Parking/Office Levels : Tower A - 4 Parking Levels + Podium + 7 Levels

: Tower B & C - 4 Parking

Levels + Podium + 15 Levels

Typical Floor Plate Size : Tower A - Approx. 49,500 sq. ft.

: Towers B & C - Approx.

41,000 sq. ft.

Efficiency : 72.5%

Typical Floor Height : 3.9 mtr.

Column Grid : 8.4 mtr. X 8.4 mtr.

Passenger Elevators : Tower A - 12 nos. / Speed - 2.5 m/s

: Tower B & C - 18 nos.

each tower / Speed - 2.5 m/s

Service Elevators : 2 nos. each tower /

Capacity - 1.7 tons / Speed - 1 m/s.

Escalators : Escalators for vertical transport from all parking levels to podium level / level 1 transfer lobbies for faster movement of associates.

Fitted Service Core : Centralized service core which accommodates Pantry,

2 sets of Male, Female

Washrooms, 1 Executive & 1 Differently-abled Washroom, Janitor Room and Electrical Room.

Electricity & DG Back-up: 1.25 KVA/100 sq. ft. carpet area leased. : 100% DG Back-up

Project Amenities

Crèche : On Podium level spread across approx. 5000 sq. ft.

Training room : On Podium level spread across approx. 1500 sq. ft.

Common Food Court/Cafeteria : On level 8 of Towers B&C spread across 75,000 sq. ft.

Auditoriums : 2 nos. (80 seats each) on Ground Level.

F & B outlets : 11 food and beverage outlets proposed at the ground level.

Other Amenities

: Besides multiple Business Support Outlets are already operational at the ground level of Phase I which include ICICI Bank, Photo Express along side

F & B brands such as McDonalds, Subway, Incognito, Tertullia, Urban Foundry, Arthur's Theme, etc.

Campus Clientele : Cummins, Siemens

***Above details subject to change based on design finalization**

GALLERY



Warm Regards
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