

**Better  
Business**  
happens here.



 **Shriram  
Hebbal 1**

**#RENTAL  
INCOME**

Land Area:  
**1.8 Acres**

Configuration:  
**2B+G+8 Floors**

Total Saleable Area:  
**2,67,273 sq.ft.**

Total Car Parks:  
**366**

# #METRO CONNECTIVITY



Kempapura Metro/ Bus Stop	0.0 Kms	1 Min
Hebbal Metro	1.1 Kms	3 Mins
Nagawara Metro	2.8 Kms	5 Mins

# #BUSINESS HUB



# #RETAIL HUB



#Mall of Asia is the biggest shopping mall in Asia.

<b>300</b> Luxury Brands	<b>296</b> Retailers	<b>16</b> Acre Mall	<b>12</b> lakh Sq.Ft. leasable space
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Just **5min** Away from **Hebbal 1** Project.

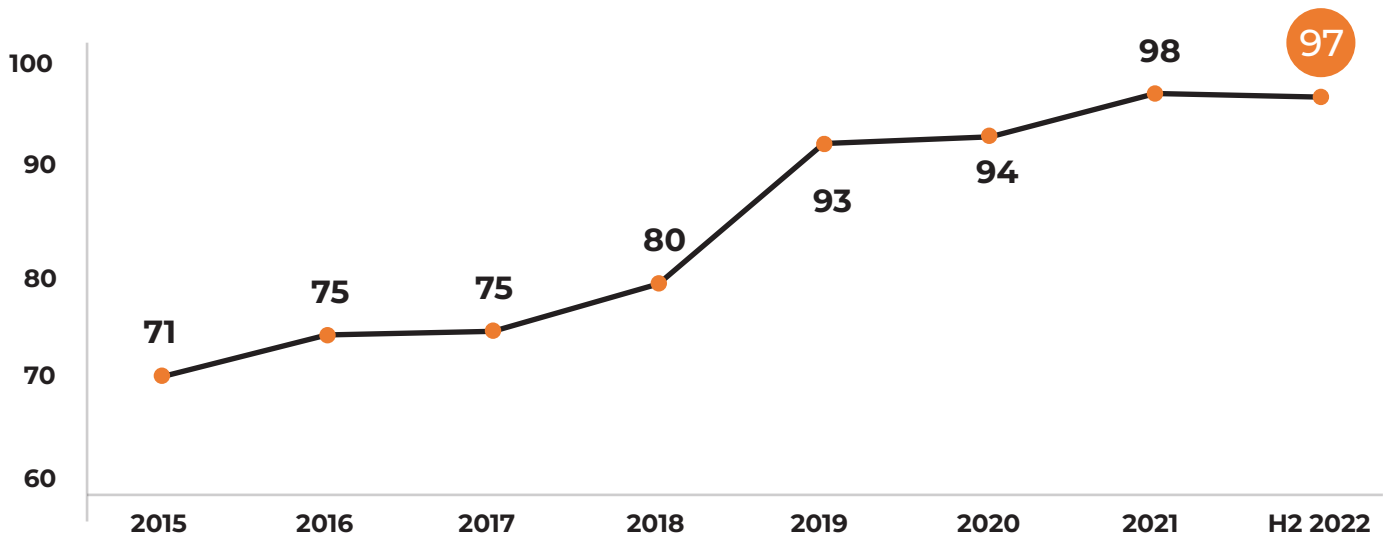


## #SAMPLE TENANTS



\*Current Tenants in the Micro Market

## #RENTAL TRENDS - MICRO MARKET



Source: Cushman & Wakefield

## # INVEST AND LET YOUR MONEY GROW

**EARLY PAYMENT PAYOUT PER MONTH**  
12 Months or OC(Occupancy Certificate)\*

PER SQ. FT.

Rs. 60

FOR 500 SQ. FT.

Rs. 30,000

**LEASE RENTAL PER MONTH**  
Post OC for 12 Months\*\*

Rs. 60

Rs. 30,000

\* Whichever is earlier.

\*\* Post OC 6 month fit out period is rent free for tenants as per standard market practice.

# #PROJECT SPECIFICATIONS

## CENTRALISED AIR CONDITIONING

- Dedicated AHU rooms provisioned in all floors
- High-side AC provisioned for 1TR/300 Sq.ft.
- Space provisioned for clients to install DX units for their critical services

## STRUCTURAL DESIGN & AMBIENCE

- Wide Column Design with service core on one side allows optimal utilization of space
- P.T. Flat Slab with drop designed as per IS:1893:2016 and IS:13920:2017
- Slab to Slab Height 3.95 m
- High Quality glass façade gives excellent permanent finish and keeps the building's interiors cool
- Structure is designed as below: Basement slabs are designed for stack parking load of 500 Kg/Sq.m.
- Typical office floor is designed for 400 Kg/Sq.m. with false ceiling loading
- Specific areas in the floor designed for higher floor load of 1000 Kg/Sq.m.
- All AHU & Electrical room at typical office floor is designed for 400 Kg/Sq.m.
- IPS flooring within office Space
- Higher floor to ceiling height provided for accommodating stack parking.

## TELECOM CONNECTIVITY

- Right of way provided for service providers

## LOBBY FINISHES

- Lift Cladding Combination of Granite and Marble
- Lift Lobby Flooring Granite or Marble Flooring

## ELEVATORS

- High Speed elevators are provided
- 5 Passenger elevators of 15 Pax each
- 2 service elevators of 20 Pax each

## POWER

- Transformer – 1250 kVA x 2 nos
- 100% power backup for office as well as common areas & car parking
- DG – 1500 kVA x 2 nos
- Higher power load (0.8 kVA /100 Sq.ft.on super built-up area) is provisioned for computers, communication equipment, AHU etc.

## WATER & SEWAGE TREATMENT PLANT

- Water Supply from Borewell & Tank Water
- Separate underground Sump, Over Head tanks are provided for Domestic as well as fire Safety needs
- Advanced 105 KLD MBR based Sewage treatment plant is provisioned
- Water Treatment Plant is Provisioned

## SAFETY & SECURITY SYSTEMS

- Designed as per NBC Norms
- Base building smoke detectors, fire sprinklers and hose reels in common areas are provisioned