



**BRIGADE**



**SETTING THE STAGE FOR ENTERPRISING  
BUSINESS PERFORMANCES**

**IGBC PLATINUM CERTIFIED DEVELOPMENT**

**BRIGADE**

**OPUS**

— HEBBAL - BANGALORE —



Actual Shot



# BRIGADE OPUS

Where every important business consideration comes together in the throbbing hub of North Bengaluru located in the bustling corridor of Hebbal, Brigade Opus is close to Kempegowda International Airport.



# LOCATION MAP





# IN THE HEART OF THE CITY

Located on the International Airport Road, in Hebbal, opposite the acclaimed and successful office landmark - Brigade Magnum, which is home to global stalwarts like Coca-cola, ABB, Siemens, Citibank, Gallagher, PwC, Alcatel-Lucent and Kintetsu World Express, Inc. and many more.

Brigade Opus is a modern eco-friendly workspace-community. It is architecturally designed to offer a sustainable and efficient working environment, in an extensive landscaped space with contemporary amenities & facilities to enable businesses optimise their full potential.

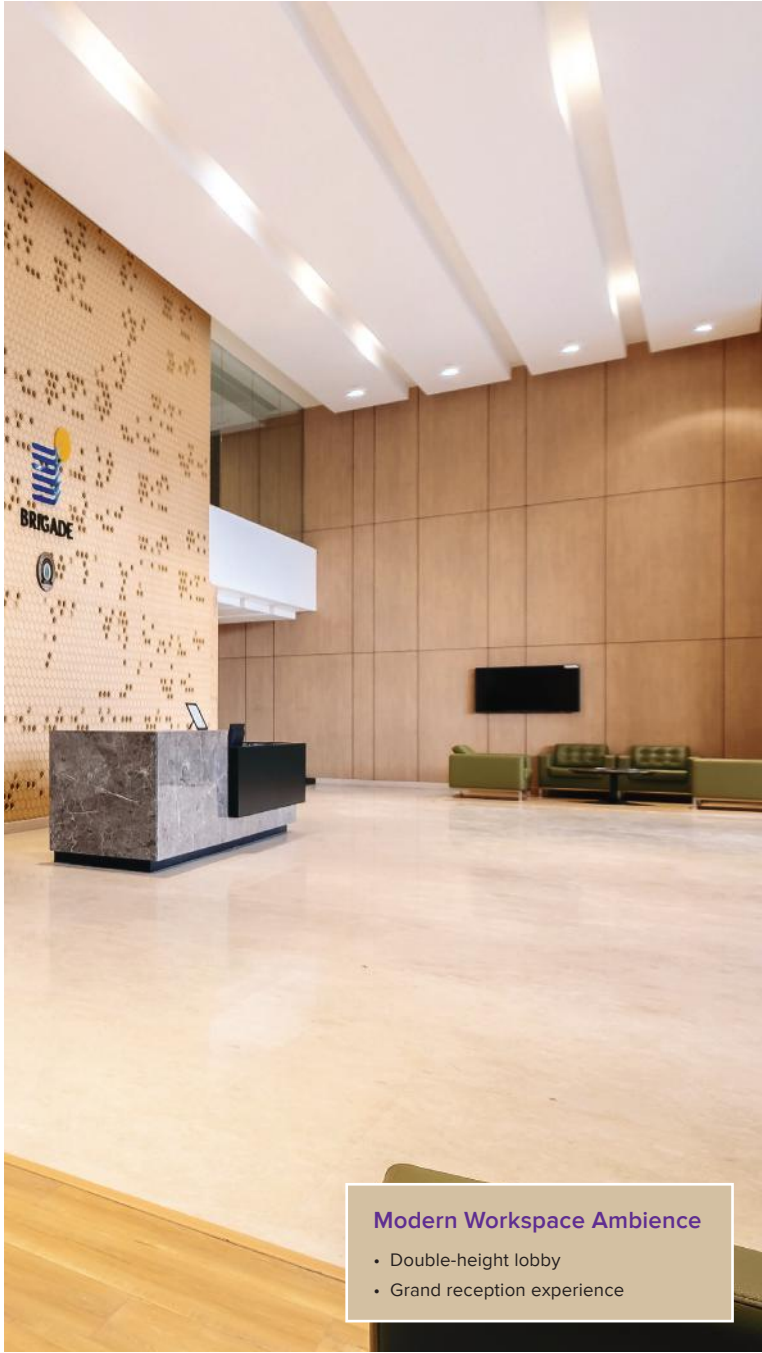




Actual Shot



Actual Shot



#### Modern Workspace Ambience

- Double-height lobby
- Grand reception experience

## KEY FEATURES

Ideal for large and medium sized companies and those looking for expansion, Brigade Opus will help establishments reach a new crescendo in the world of business.

- Wide column design
- 3.9 m floor-to-floor height
- 100% power backup with central air conditioning
- Ample parking
- 10 elevators
- IGBC Platinum Certified
- Bio wall with over 15,000 saplings
- Terrace garden

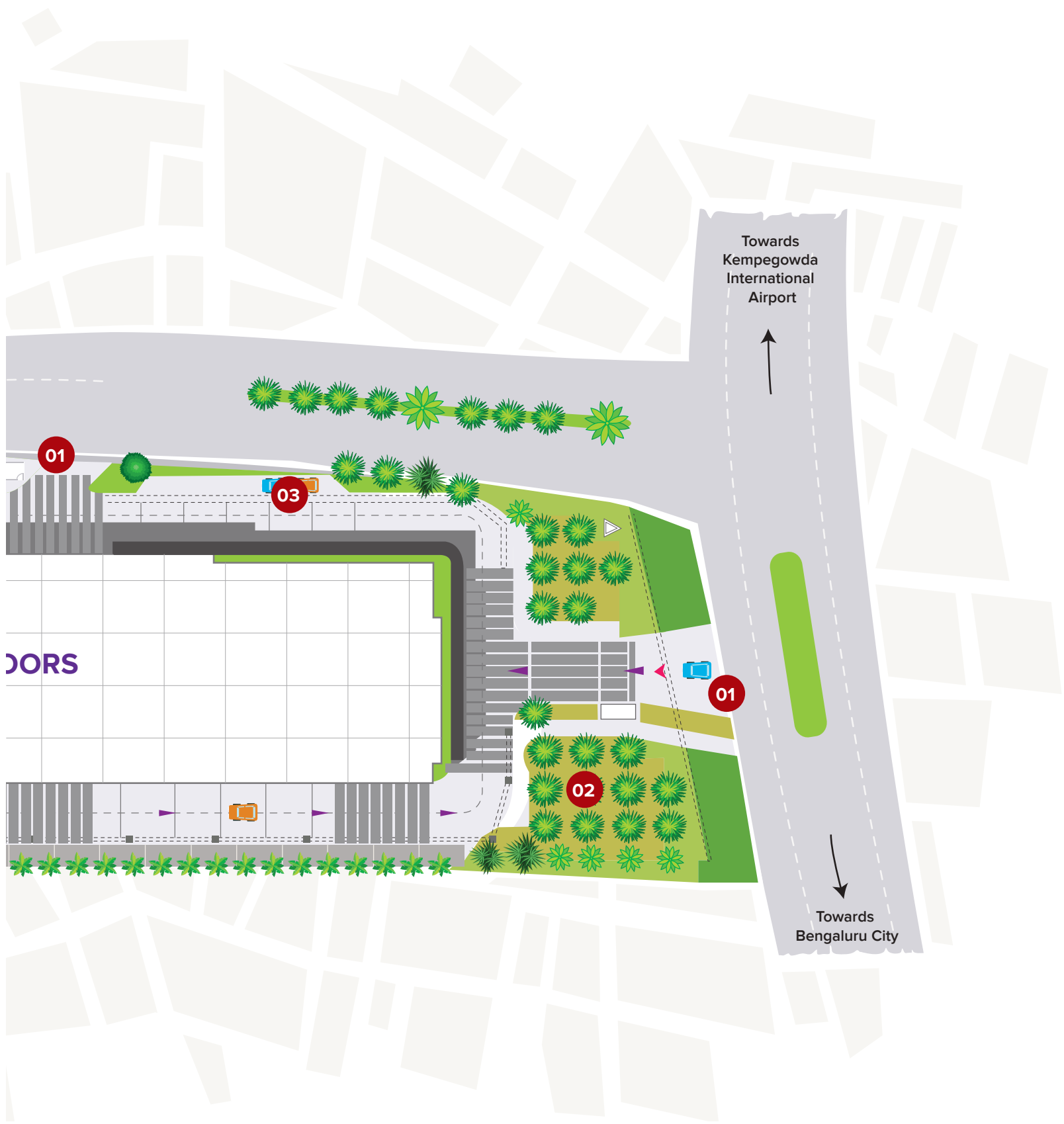


#### Contemporary Green Design

- 82ft. high green wall on the facade
- Terrace Gardens







01

03

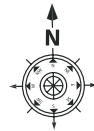
01

02

DOORS

Towards  
Kempegowda  
International  
Airport

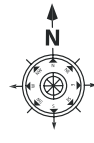
Towards  
Bengaluru City



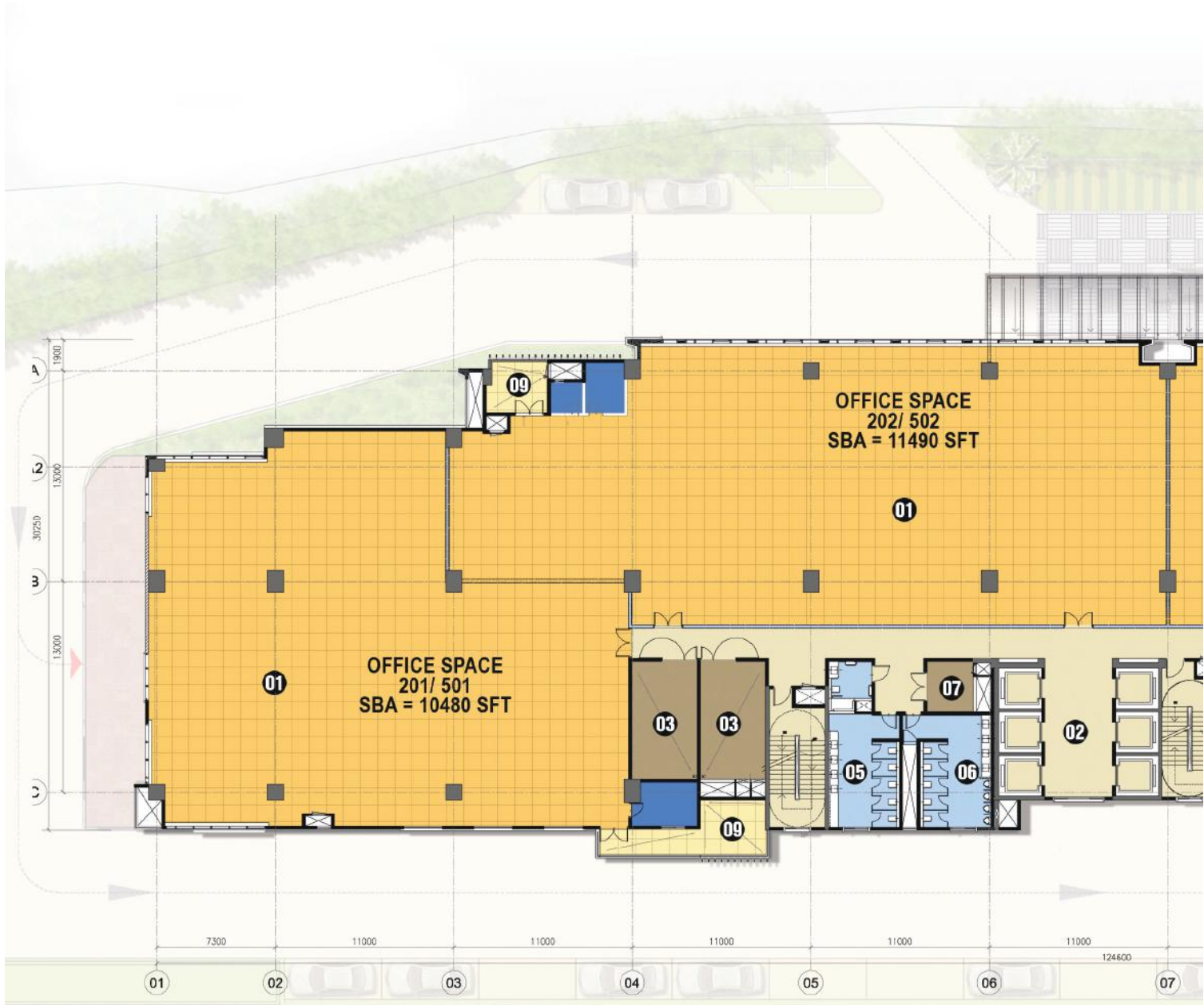
# SINGLE TENANCY FLOOR PLAN



- 01 - Office space
- 02 - Passenger lift lobby
- 03 - AHU
- 04 - Service lift lobby
- 05 - Ladies' restroom
- 06 - Gents' restroom
- 07 - Electrical room
- 08 - Waste collection room
- 09 - Balcony

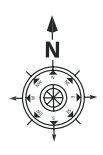


# MULTI-TENANCY FLOOR PLAN



- 01 - Office space
- 02 - Passenger lift lobby
- 03 - AHU
- 04 - Service lift lobby
- 05 - Ladies' restroom

- 06 - Gents' restroom
- 07 - Electrical room
- 08 - Waste collection room
- 09 - Balcony



# SPECIFICATIONS

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## PROJECT DETAILS

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- 11 level RCC structure - 2 basements + ground + 8 floors + terrace
- Designed by renowned Architect - Zachariah Consultants
- Approx. 32,516 Sq.m. (3.5 lakh Sq.ft.) of grade A+ development
- IGBC platinum certified
- Single floor plate of approx. 46,000 Sq.ft.
- Ample parking
- Double-height reception lobby

## CENTRALISED AIR CONDITIONING

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- Dedicated AHU rooms provisioned in all floors
- High-side AC provisioned for 1TR/450 Sq.ft.
- Space provisioned for clients to install DX units for their critical services

## STRUCTURAL DESIGN & AMBIENCE

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- Wide column design with services core on one side allows optimal utilisation of space
- Flat slab structure with column capital, slab to slab height - 3.9 m
- High quality glass facade gives excellent permanent finish and keeps the building's interiors cool
- Floor load design - 500 kg/Sq.m. specific areas in the floor designed for higher floor loading of 1,000 kg/Sq.m.
- IPS flooring within office space
- Higher floor to ceiling height provided for accommodating stack parking

## ELEVATORS

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- High speed elevators are provided
- 6 passenger elevators of 22 pax
- 2 service elevators of 1,500 kg capacity
- 2 parking elevators of 22 pax

## POWER

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- Transformers - 1,250 kVA x 2 nos
- 100% power backup for office as well as common areas & car parking
- DG - 1,010 kVA x 2 nos, 750 kVA x 1 no
- Higher power load (0.8 kVA/100 Sq.ft. on super built-up area) is provisioned for computers, communication equipment, AHU etc.

## SAFETY & SECURITY SYSTEMS

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

## WATER & SEWERAGE TREATMENT PLANT

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- Zero discharge design
- Water supply from BWSSB/ tanker water
- Separate underground sump, overhead tanks are provided for domestic as well as fire safety requirements
- Advanced 160 KLD SBR based sewage treatment plant is provisioned
- Water treatment plant is provisioned

## TELECOM CONNECTIVITY

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- Right of way provided for service providers







# INSPIRE **NXT** AT THE VERY CORE

Workspace ecosystems have never played a more integral role in the way we work as it does today. With each passing day, new technologies are implemented, and new trends are being adopted in office spaces around the globe. We are witnessing significant shifts; a dynamic, a more agile workforce, a connected environment, a collaborative framework and an increased consciousness towards consumption of resources.

This constantly evolving landscape has only led Brigade to explore the next dimension in office space design optimisation and workplace innovation.



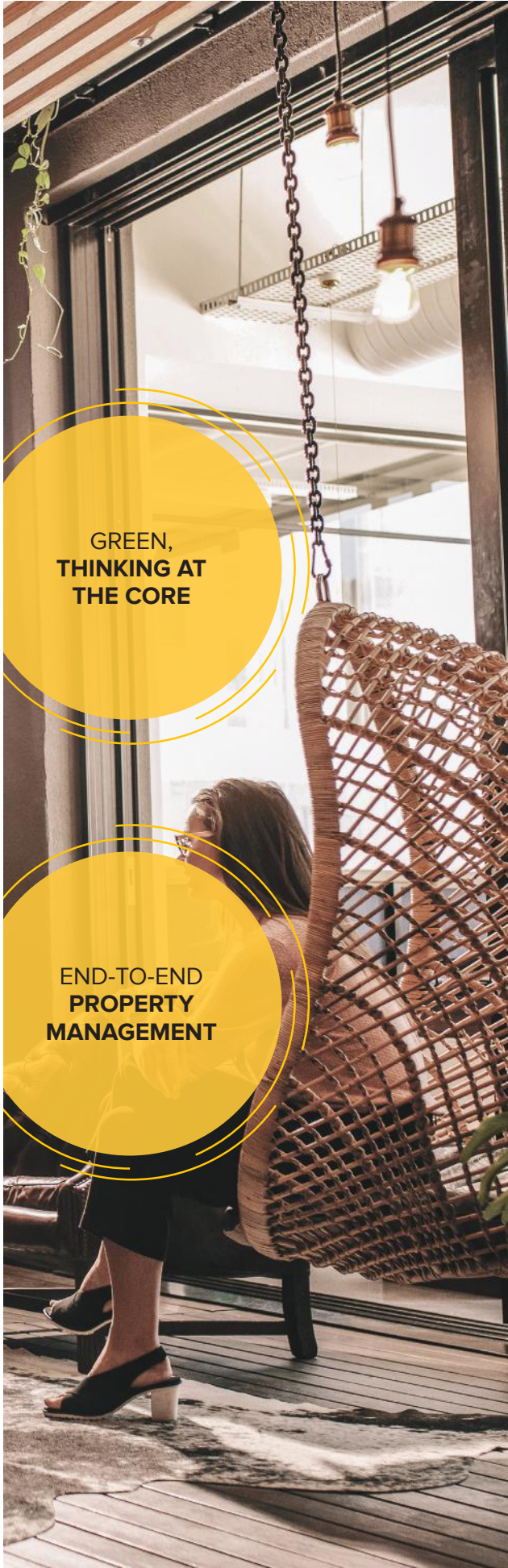


**CREATING  
LANDMARKS**

**BUILDING FOR  
TOMORROW,  
TODAY**

**DESIGN FIRST  
PHILOSOPHY**

**VIBRANT  
EXPERIENCES  
TO FOSTER  
WELL-BEING**



GREEN,  
THINKING AT  
THE CORE

END-TO-END  
PROPERTY  
MANAGEMENT

# ‘THE SIX TENETS OF INSPIRE NXT’

Understanding what drives people, passions and profit, is second nature to Brigade. Championing the ‘INSPIRE NXT’ philosophy, the company doesn’t just build office spaces, but crafts entire work ecosystems. Step into any Brigade office space, and you will be greeted by distinct signature design principles that are reckoned as the six tenets.





## AWARDS & ACCOLADES

### **GREAT PLACE TO WORK**

Brigade has been recognised for being amongst India's Best Workplaces in Real Estate for 10 years in a row, at the 'Great Place To Work' 2020

### **BRIGADE TECH GARDENS**

Was awarded the 'Commercial Project of the Year' (South) at the Estate Awards 2020

### **BIFC**

Brigade International Financial Centre (BIFC), Gujarat was awarded the 'Commercial Property of the Year' (West) at the Realty Plus Excellence Awards 2019

### **BRIGADE OPUS**

Brigade Opus was awarded the 'Best Commercial Complex' award at the CREDAI Awards for Real Estate (CARE) 2019

### **BRIGADE GROUP**

Brigade was awarded 'India's Top Builders for the Year 2020' at the Construction World Architect & Builders (CWAB) Awards

Brigade won the 'Real Estate Luminary Award' for Exemplary Contribution to Real Estate at the Times Business Awards 2018

Brigade was recognised as one of India's Top Builders at the Construction World Architects & Builders (CWAB) Award 2018



Brigade was recognised as one of Bengaluru's Hot 50 Brands at the Brand Summit & Hot Brands 2018 by Paul Writer

Brigade won the 'Integrated Township of the Year' - South and 'Developer of the Year' - Mixed Use at the Estate Awards - 2017

Brigade received 'India's Top Builders 2016' Award at the CWAB Awards

### **WORLD TRADE CENTER KOCHI**

Won the 'Commercial Property of the Year' at the 9th Realty Plus Excellence Awards (South) - 2017

### **BRIGADE NALAPAD CENTRE**

Recognised by CNBC - AWAAZ Real Estate Awards as one of India's Best Commercial Project - South Zone

### **ORION MALL AT BRIGADE GATEWAY**

Won the 'Most Admired Shopping Centre of the Year' - 2017

### **ORION AVENUE MALL**

Won in the 'Shopping Malls' category at the CREDAI Karnataka's CARE Awards - 2017

**Offices  
Retail Spaces**



**Apartments  
Villas  
Integrated Enclaves**



**Clubs  
Hotels  
Convention Centres  
Schools**



# MULTIPLE DOMAINS, SINGLE-MINDED COMMITMENT

Brigade is one of India's leading developers with over 34 years of expertise in building positive experiences for all stakeholders. The company has transformed the city skylines in various cities of India with developments across residential, offices, retail, hospitality and education sectors.

The company's residential portfolio includes penthouses, villas, luxury apartments, premium residences, value homes, retirement homes and award-winning fully integrated lifestyle enclaves across a wide budget range. Brigade is among the few developers who have built a reputation of developing well-planned Grade A commercial properties.

Since Brigade's inception in 1986, it has completed nearly 200 buildings amounting to over 70 million sq.ft. across residential, offices, retail and hospitality sectors. Over the years, the company has taken pride in not just being a developer of quality spaces, but also an employer of highest standards. In addition to numerous awards for its projects, Brigade has been consistently recognised, for being amongst the best employers in the real estate and construction sector in the country, for the past 10 years by the Great Place To Work Institute.





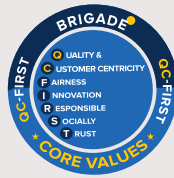




**BRIGADE**

Building Positive Experiences

Our  
core values



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BrigadeGroup.com

For space enquiries: Toll Free: 1800 102 0115 / 080 4647 4095 | BrigadeGroup.com

**Corporate Office**

29<sup>th</sup> & 30<sup>th</sup> Floors, World Trade Center, Brigade Gateway Campus,  
26/1, Dr. Rajkumar Road, Malleswaram - Rajajinagar, Bangalore: 560 055

The information herein i.e., specifications, designs, dimensions, etc., are subject to change without notification as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the owner, the developer and the managers cannot be held liable for variations. All illustrations and pictures are artists' impressions only. The items are subject to variations, modifications and substitutions as may be recommended by the company's architect and/or the relevant approving authorities. E & OE