

A Fully Operational Commercial Asset in Malad East

An Excellent Investment Opportunity in Mumbai

Overview

Brief

A premium & fully operational commercial building strategically located in Malad East, opposite Oberoi Mall. The Asset offers a rare opportunity to acquire a 100% leased, co-working enabled asset in a prime micro-market. The asset presents strong potential for immediate income generation, repositioning, or value-add through rental upside

Key Highlights

- **Location:** Malad East, Mumbai – opposite Oberoi Mall, close to Western Express Highway
- **Total Built-up Area:** ~51,074 sq. ft.
- **Total Usable Area:** ~33,722 sq. ft.
- **Structure:** Basement + Ground + 6 Upper Floors
- **Car Parking:** ~10 internal parking slots + additional parking via Oberoi Mall
- **Status:** 100% occupied with marquee tenants
- **Tenure:** Single owner; available for outright sale
- **Market Value:** ~ Rs. 125 Cr
- **Available at:** ~ Rs. 90 Cr

Brief Overview

Property Features

- Prominent location opposite Oberoi Mall with excellent visibility and access
- Fully built-out co-working setup with 841 workstations at full capacity
- 100% occupancy with marquee corporate and institutional tenants
- Strong rental income: Net monthly rentals of ₹65-70 lakhs
- High-quality infrastructure: Daikin ACs, Volvo DG sets, OTIS elevators, and modern fire safety systems
- Marquee Tenants: Kotak, Anand Rathi, Shadowfax, iThink Logistics & others
- Clean title and clear possession

Investment Rationale

- **Prime Mumbai Location:** Sought-after address in Malad East, opposite Oberoi Mall, with excellent connectivity via Western Express Highway.
- **Fully Operational Asset:** 100% occupied with diversified tenants, providing stable, institutional-grade income.
- **Scarcity Value:** Very limited availability of fully leased, co-working enabled commercial assets in this micro-market.
- **Connectivity:** Close to Chhatrapati International Airport (10.5 km), Goregaon/Malad stations, and Dindoshi Metro Station.
- **Upside Potential:** Current seat pricing (₹11,000-13,000) is below market rates (₹15,000), offering significant rental upside.

Value Proposition

Asset represents a one-of-a-kind opportunity to acquire a fully operational, 100% leased commercial asset with immediate cash flow. Ideal for developers, private investors, or family offices seeking a marquee address with both capital appreciation and strong income generation potential in a supply-constrained Mumbai market.

Brief Overview – Area Statement

Floor	Net Usable Area (sq. ft.)	Built-Up Area (sq. ft.)	Super BUA (sq. ft.)	Existing Seating Capacity (Workstations)
Basement	—	7,638	7,638	0
Ground	4,755	5,319	7,132.5	80
First	4,315	4,873	6,472.5	100
Second	4,260	4,873	6,390	100
Third	5,060	5,633	7,590	160
Fourth	5,074	5,637	7,611	160
Fifth	5,055	5,616	7,582.5	160
Sixth	5,203	5,852	7,804.5	80
Terrace	—	5,633	5,633	0
TOTAL	33,722	51,074	63,854	841

Images



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