

Commercial Real Estate in Gurugram

An Excellent Investment Opportunity in NCR

Overview

Brief

A premium commercial IT park strategically located in Udyog Vihar, Gurugram, the heart of the NCR's corporate and technology hub. This iconic asset offers a rare, fully furnished and operational freehold property in a prime micro-market. The asset presents a significant opportunity for acquisition, repositioning, or immediate leasing to a large multinational or domestic corporation.

Key Highlights

- **Location:** Udyog Vihar(Phase-1), Gurugram (NCR) – Close to Delhi Airport and NH8
- **Land Area:** ~7,800 sq. meters
- **Total Built-up Area:** ~35,045 sq. meters
- **Structure:** Lower Basement + Upper Basement + Ground + 6 Upper Floors (G+6)
- **Typical Floor Plate:** ~70,000 sq. ft. per floor (Super Built-up)
- **Car Parking:** Over 250 dedicated car parks
- **Status:** Fully vacant, ready for immediate possession
- **Past Tenants:** BlackRock, Google (~ Rs. 3 Cr Annual Rental Income)
- **Market Value:** ~ Rs. 450 Cr
- **Available at:** ~ Rs. 250 Cr

Brief Overview

Property Features

- Prominent location in a preferred IT/ITeS destination.
- Plug-and-play, fully furnished, and air-conditioned.
- High ceiling heights and efficient internal layouts.
- Modular workstations for 750 IT professionals per floor.
- 100% power backup (DG + UPS), fiber optic connectivity.
- Iconic design with energy-efficient glass facade and rainwater harvesting.
- Unique roof-top cafeteria with fine dining ambience.
- Clean title and clear possession.

Investment Rationale

- **Prime NCR Location:** Strategically located in Gurugram's Udyog Vihar, surrounded by leading multinational corporations and tech parks.
- **Ready-to-Occupy Asset:** Fully vacant and fully furnished, allowing for immediate redevelopment, leasing, or self-use.
- **Scarcity Value:** Very limited availability of large, clear-title, freehold commercial blocks in this micro-market.
- **Connectivity:** Excellent connectivity to Delhi, the airport, and major arterial roads.
- **Upside Potential:** Suitable for a single large corporate HQ, a co-working hub, a data center, or a multi-tenant IT/office development.

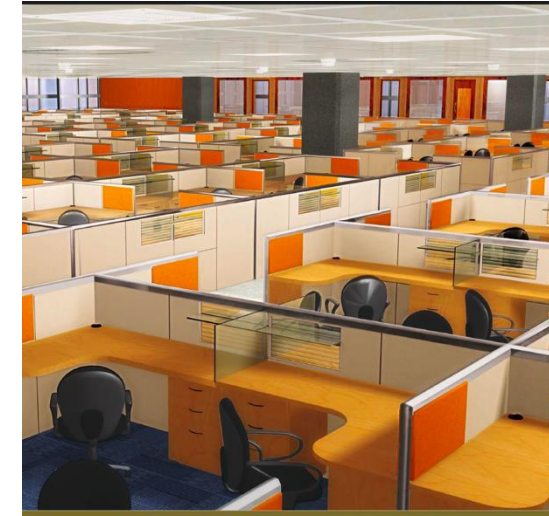
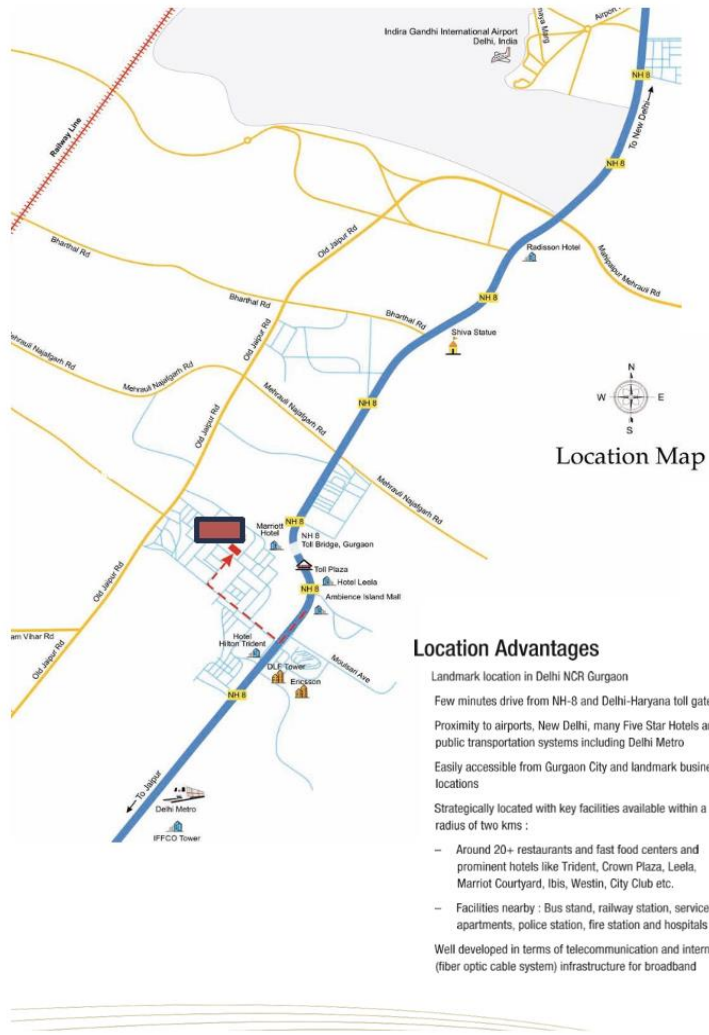
Value Proposition

The Asset represents an opportunity to acquire a massive, fully operational freehold IT park in Gurugram, the nation's premier corporate hub. Ideal for developers, private investors, or family offices seeking a marquee address with immense capital appreciation and asset repositioning potential in a supply-constrained market.

Brief Overview - Building Specifications & Facilities

Feature	Specification
No of Floors	2 Basements + Ground + 6 levels
Average Floor Plate	Highly efficient floor plate of 70,000 sq. ft. super built up with allocation of car park, cafeteria, common areas, etc. having spacious Reception, Pantry, Toilets, etc.
Modular Workstations	State-of-the-art modular workstations, GBPS networked with UPS for 750 IT professionals
Other Facilities	Two large 14-person conference rooms, two 5-seater meeting rooms, 20 large individual offices plus a fully functional Auditorium with audio/visual facilities and over 50 theater seats
Floor to Floor Height	3.35 mts with light-weight eco-friendly modular ceiling tiles that provide fire & humidity resistance, acoustic performance, thermal insulation and light reflection
Data Centre / Server	Data Centre / Server Room with 24x7 UPS and air-conditioning, anti-static flooring, false ceiling with 4X42U racks each for Servers and Network with provision for biometric access control
Storage Areas	2700 cft Compactor plus 3000 cft slotted angle racks with ample in-built file storage spaces distributed all over the floor
Power	4000 KVA from DHBVN
Backup Generator / UPS	100% (4500 KVA DG + 1800 KVA UPS)
Lifts	6 OTIS Passenger lifts with 12 person capacity each
Security System	Earthquake resistant building with lightning arresters and 24x7 Physical security plus CCTV Surveillance at strategic locations & Public Address system
Rain Water Harvesting & STP	State-of-the-art rainwater harvesting, ground water recharge systems and STP for water recycling, as per HUDA norms
Building Management System	BMS with a central control room to monitor and control Fire detection alarm systems, Generators, Air-conditioning, power metering, Fuel Consumption, CCTV, Public Address system, etc.
Greenery	Attractive landscaping with ample greenery and large water bodies with eco-friendly placement of power backup systems
Cafeteria	Uniquely designed roof-top cafeteria with 500 seats in air-conditioned plus 750 seats in mist-cooled areas with beautiful landscape provides a unique fine dining ambience, exclusively for in-campus usage

Images (1/2)



Images (2/2)

Site Plan of Building Exterior with inset of Typical Floor layout



Disclaimer

This teaser is prepared for a limited purpose only. The information contained herein is not intended to form the basis of any investment decision by prospective investors. Interested parties should carry out their own investigations and analysis of the company and of the data referred to in this document. This Document is distributed upon the express understanding that no information herein contained has been independently verified. Further, no representation or warranty expressed or implied is made nor is any responsibility of any kind accepted with respect to the completeness or accuracy of any information. Also, no representation or warranty expressed or implied is made that such information remains unchanged in any respect as of any date or dates after those stated herein with respect to any matter concerning any statement made in this Document. Neither this document, nor anything contained herein, should form the basis of, or be relied upon in connection with any contract, agreement, undertaking, understanding or any commitment or investment decision whatsoever. Interested Parties should carry out independent due diligence with regards to the company.