



Street Name & Area	447,17th Cross, Sector 4. HSR Layout, Bangalore 560102
Bangalore HSR Layout IT BT Office Space For Rent Corner Plot, Wide frontage, On Main Road Commercial Hub Bangalore, Karnataka Area	New Independent Building. Independent Corner site. Facing Park. Hub of commercial activity. Walkable to BDA complex and transport facilities.
Available from (Date / Month)	Fully furnished. Plug and Play facility. Currently in use.
Occupation to Lease	Immediate. 30 Days time from signing lease deed.
Number of Floors	Ground, First, Second, Third Floors
Office Space Available	Ground and First Floors
Built Area (in square feet)	Each floor 2480 Square Feet
Site Area	Total Approximately 4000 sft +(Corner site)
Ceiling height	Slab Level 10 Feet.
Office Area	All floors.
Pantry space	Available in respective floors
Toilets	yes, 2 numbers for each floor
Number of parking's	One Car + Open area parking. Included in rent
2 Wheeler parking's	Available
Power	125 Kva Total Building. Included in rent
Power back-up	100 % Provision included in rent
A/C Capacity (in Tons)	Fully furnished. Plug and Play facility. Currently in use.
No of Lifts -	1. Can be for material use
Building security	Yes
Rent total /Rate Per sft on total built area (+GST)	Rs.65/- Fully Furnished. Rs.85/- Plug and Play. As is basis.
Maintenance per Sq Feet (if any, Generator etc.)	Rs.20000 Deisel generator fuel cost included Monthly consumption billed payable by Lessee
Refundable Security Deposit (as equivalent rent)	10 months interest free
Escalation in rent	5% every year
Term of lease	5 years
Locking Period	3 years
Structure	Commercial and office Complex
Type of Building	RCC structure for IT, BT, Office, Electronics & Hardware Engineering, Assembly Activities
Signage	Main Road facing
Clientele	Regional Offices and IT, BT, E-commerce
Type Of Agreement	Lease Agreement

LOCATION & SURROUNDING COMPANIES

