# LUQMAN ESTATES

**Capital Markets** 

Land Service

**Agency Leasing** 

**Property & Asset Management** 

**NRI Service** 

### BUILT TO SUIT COMMERCIAL BUILDING SUITABLE FOR TECH PARK

51,005.8 Square feet Land in CBD Mission road, Bangalore.

In the vicinity of Global Tech Park, Vaswani Centropolis. Divyasree Chambars, Hotel ITC Gardenia, Hotel IBIS

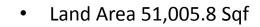


## LAND DETAILS

Google Location Link	12°57'44.4"N 77°35'30.0"E
Road Width	100 ft
Land Conversion and Present Zone as on August 2019	Commercial
Floor Area Ratio [FAR]	3.25
Major Projects in Vicinity	Global Tech Park / Vaswani Centropolis Divyasree Chambars / Jain heights solus Pride Hulkul / Prestige Zanith Microsoft Research / UB City JW Marriott / ITC Gardenia / IBIS



#### **TRANSACTION DETAILS**



- Floor Area Ratio [FAR] 3.25
- Total Super Built-up Area 175,000Square feet
- Grond+11 Floors
- Floor Plate Approximately 16,000 to 18, 000 Square feet
- Car Park 250 Nos.
- Built to Suit, Warm Shell Rent INR 100/sft
- Maintenance INR.8/sft
- Car Parking INR. 4,000/month
- Security Deposit 15 Months
- Possession Handing Over 30 Months from the Date of MOU
- Rental Escalation 5% Every year
- Plug and play INR. 140/sft





### SITE MARKING





#### **GOOGLE MAP VIEW**





#### **CONNECTIVITY DETAILS**

- Distance from Bangalore Airport 37 km
- City Railway Station 4.6 km
- MG Road Metro Station 3 .2 km
- Shanthi Nagar Bus Terminal 1.6 km
- Dairy Circle 3.8 km
- KR Market 4 km
- Lalbagh Metro Station 2.8 km



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