



TAILORED FOR SUCCESS:
LEASING OPPORTUNITIES





Professionally
Managed
Office
Spaces



SITE INTRODUCTION

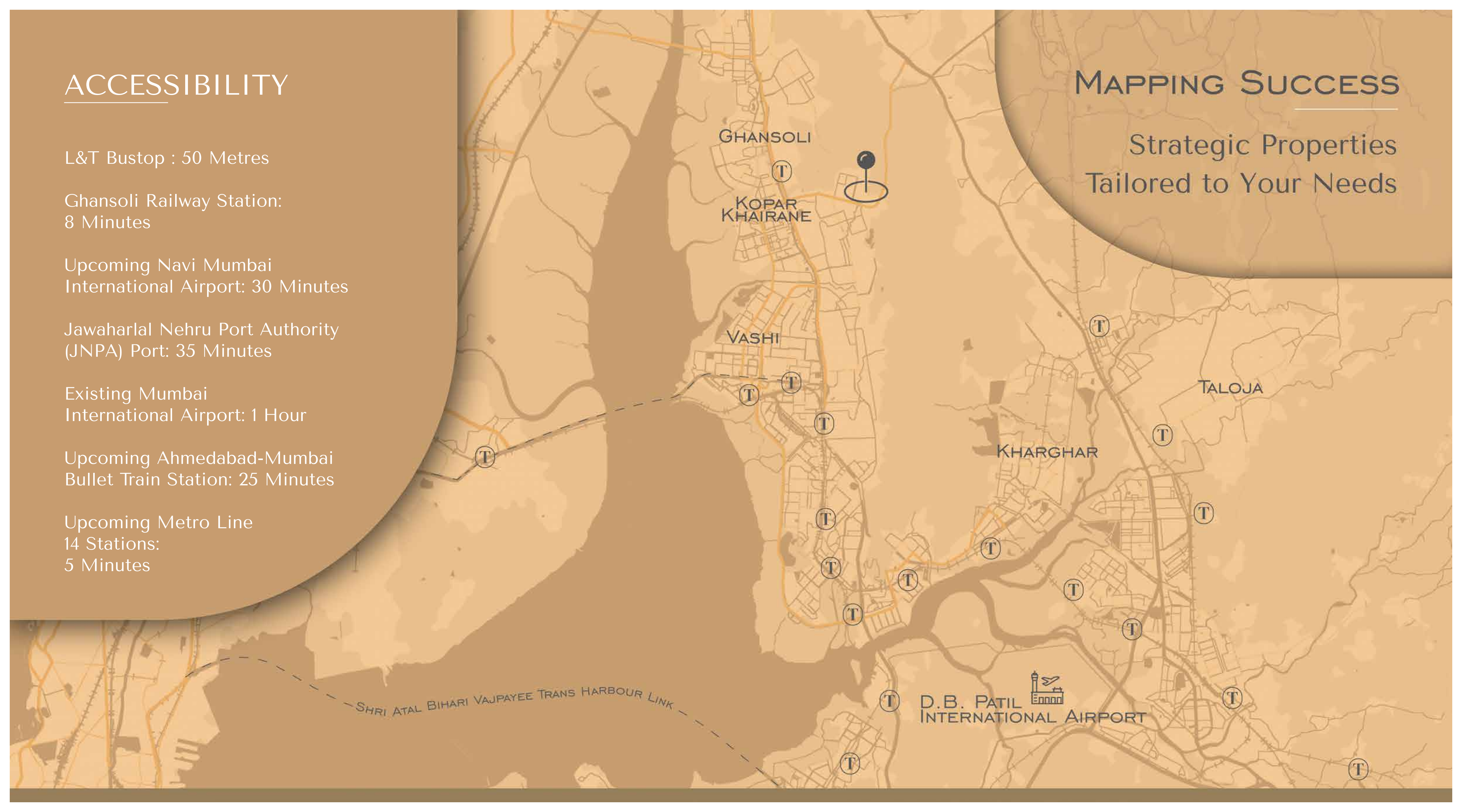
Nestled in the heart of Navi Mumbai's thriving commercial hub, the building offers unparalleled accessibility and state-of-the-art facilities tailored for IT/ITES enterprises. This modern 11-floor (G+11) masterpiece spans approximately 150,000 sq. ft., making it an ideal choice for businesses seeking a fully equipped and centrally located workspace. Boasting exceptional infrastructure, green spaces, and proximity to key transport networks, this Office Building is your gateway to seamless connectivity and unmatched business opportunities.

ACCESSIBILITY

- L&T Bustop : 50 Metres
- Ghansoli Railway Station:
8 Minutes
- Upcoming Navi Mumbai
International Airport: 30 Minutes
- Jawaharlal Nehru Port Authority
(JNPA) Port: 35 Minutes
- Existing Mumbai
International Airport: 1 Hour
- Upcoming Ahmedabad-Mumbai
Bullet Train Station: 25 Minutes
- Upcoming Metro Line
14 Stations:
5 Minutes

MAPPING SUCCESS

Strategic Properties
Tailored to Your Needs



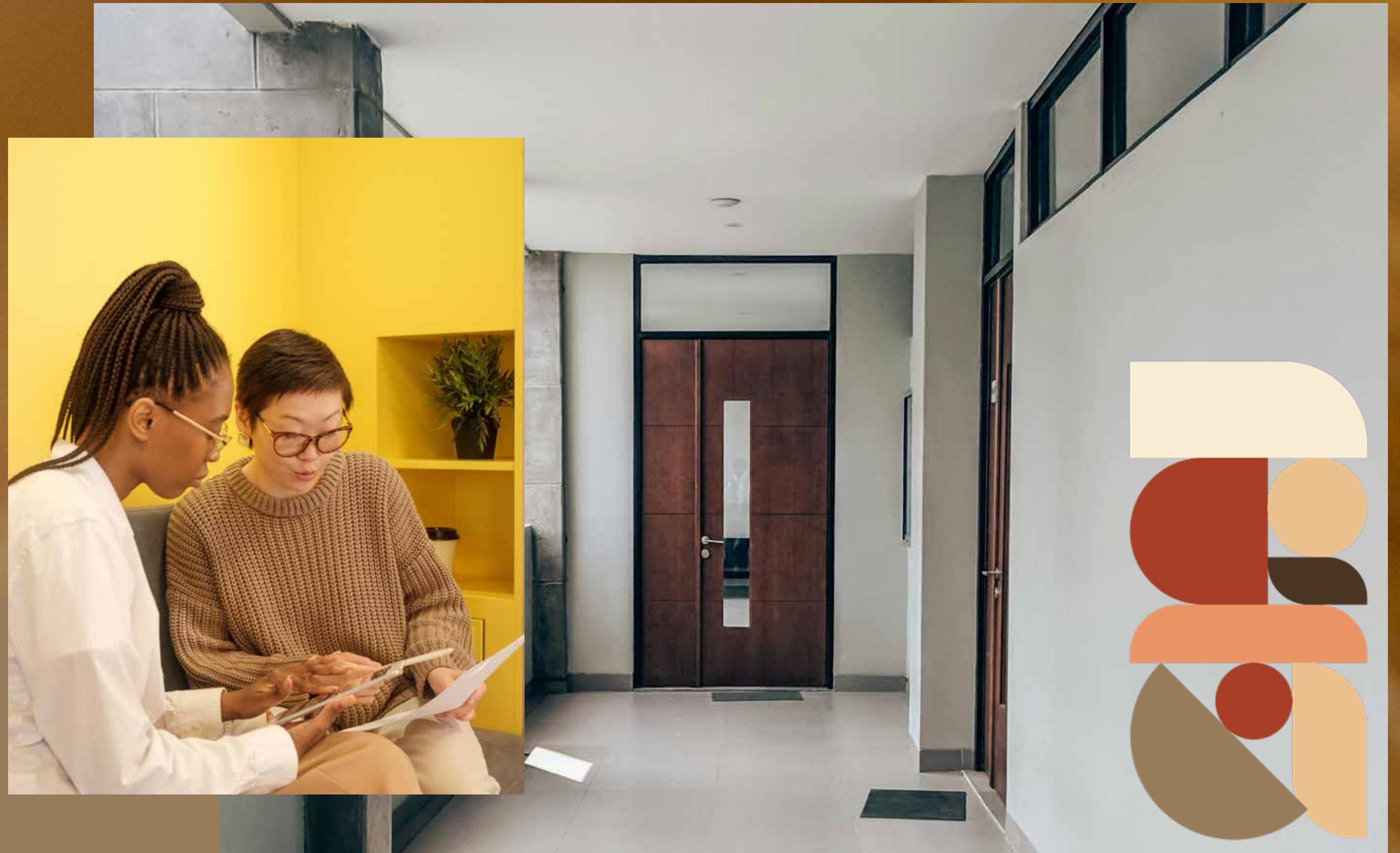
Floor Plan:

1,26,000 sqft of
leasable office space
spread over 7 floors.

Each office available for lease is:

18,000 sq. ft

Designed with flexibility and scalability in mind, each floor is thoughtfully structured to cater to diverse operational needs, and has a separate entrance lobby with access control doors. Multiple floors can be leased together for larger tenants ensuring your team can work comfortably and efficiently.





Building Layout

G

- LOBBY

1-4

- PARKING & GYM

5

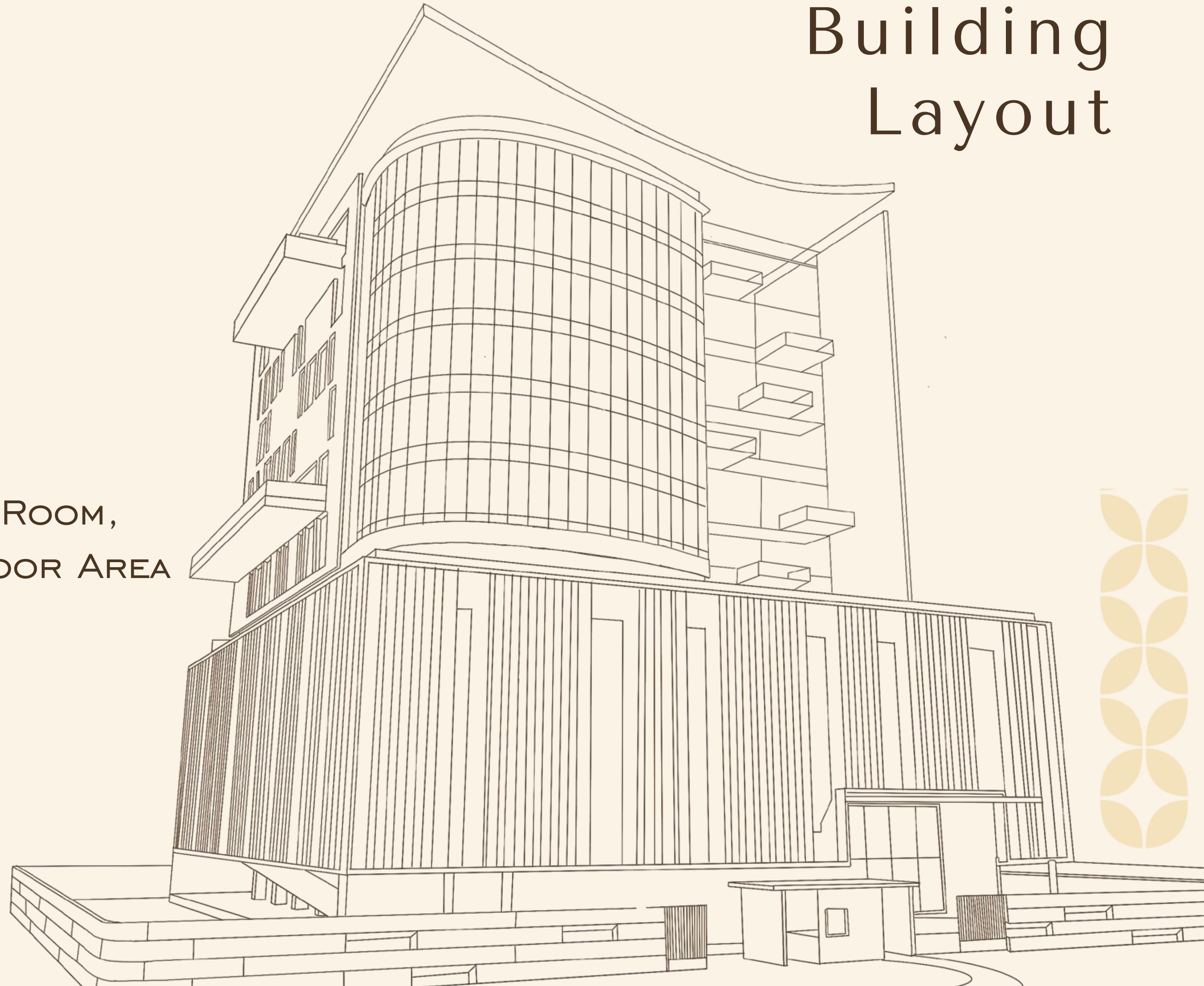
- CANTEEN, TRAINING ROOM,
AMENITIES & OUTDOOR AREA

6-11

- WORK SPACE

12

- TERRACE





Site Photographs

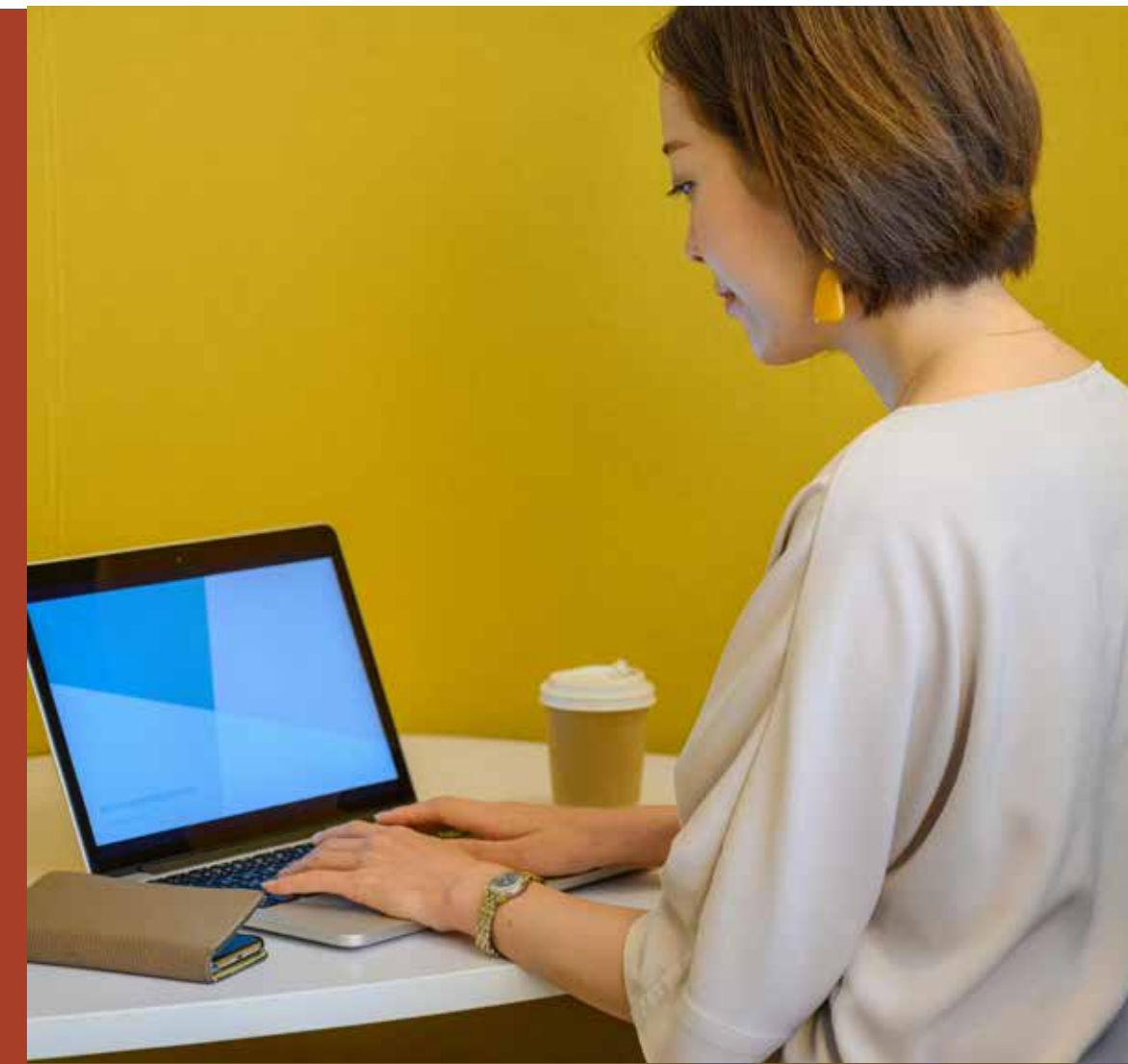
DESIGNED
FOR YOU



Amenities

Experience world-class facilities designed to elevate your workspace experience:

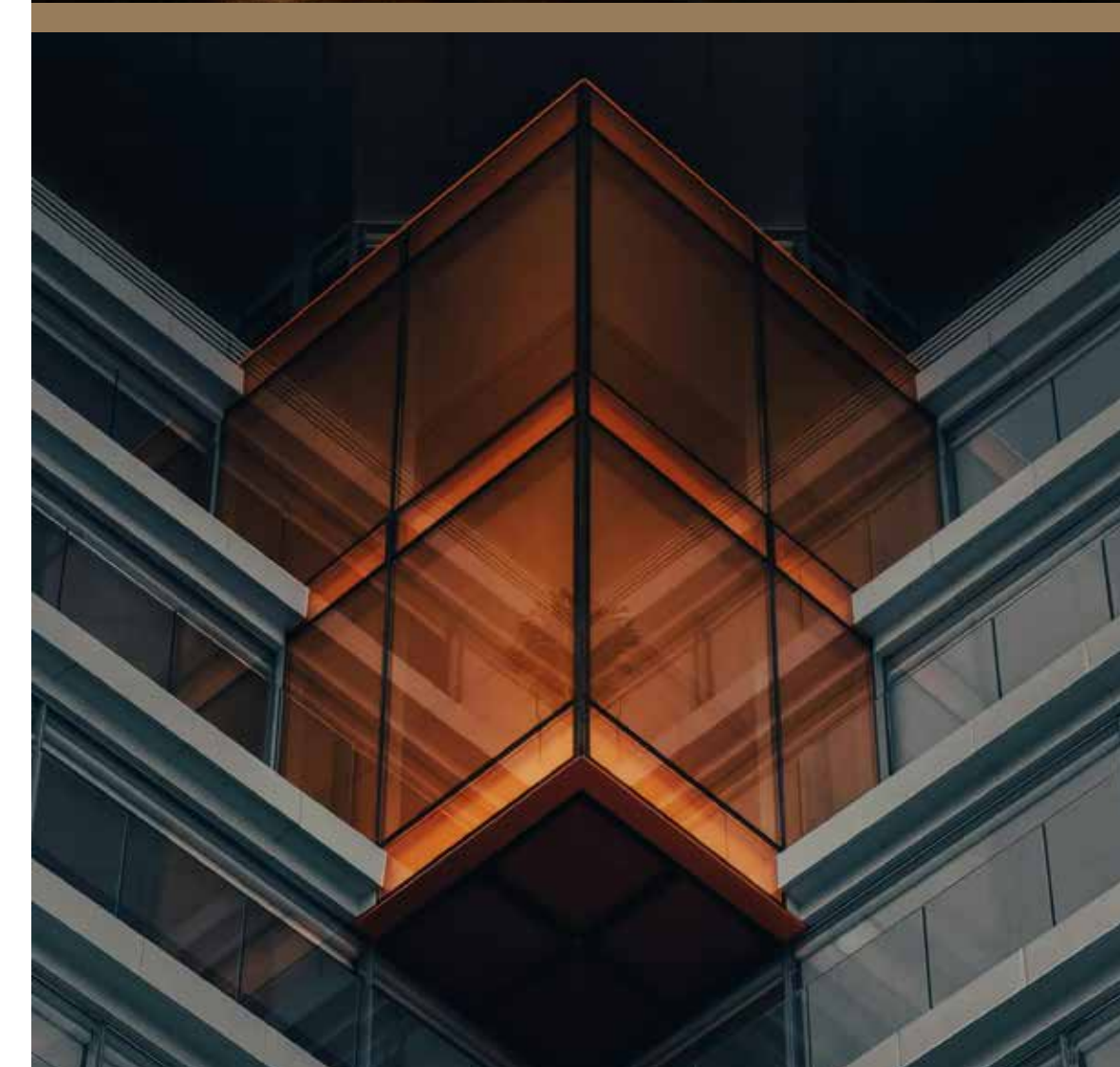
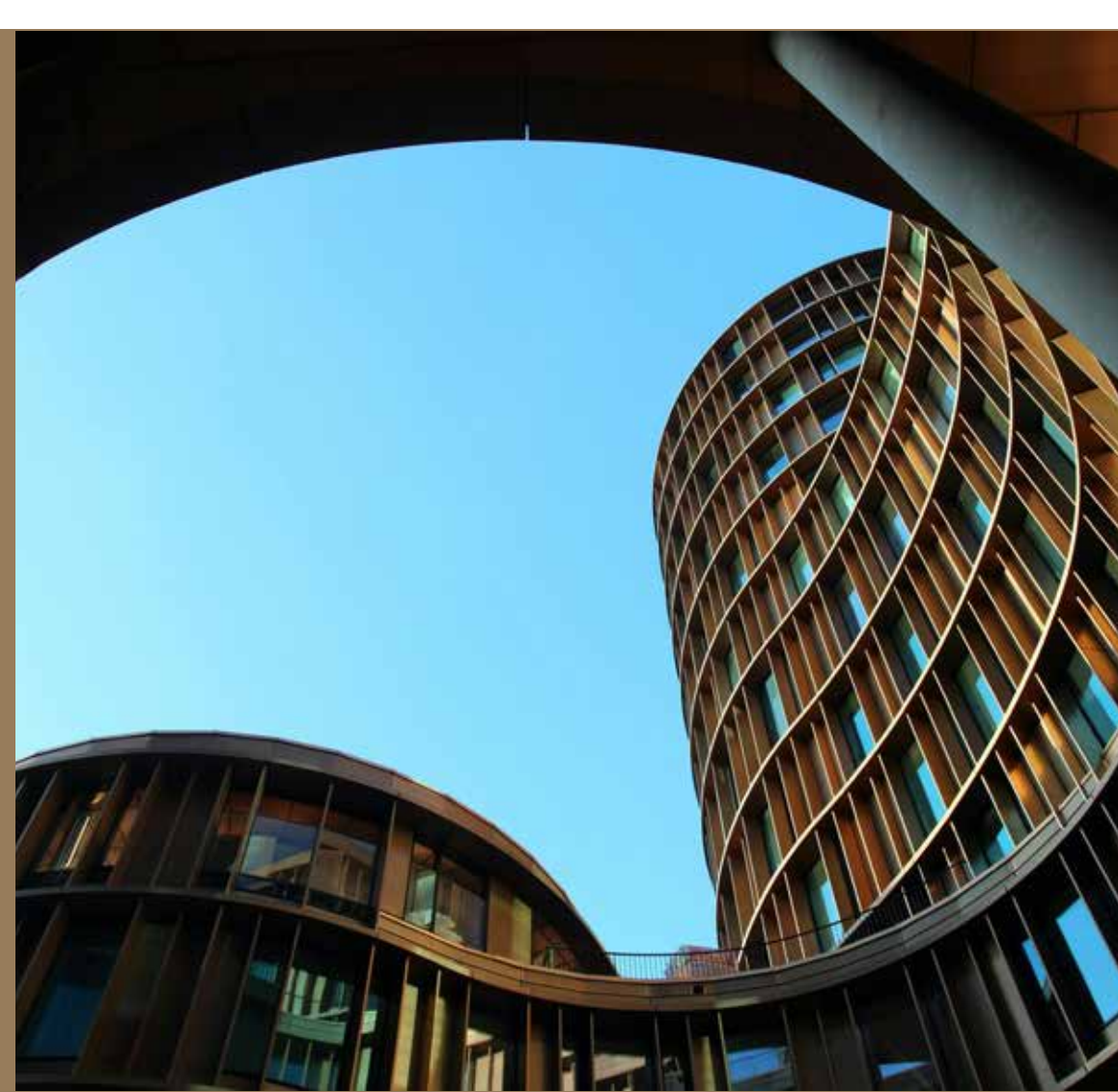
- State-of-the-Art Gym: Stay energized and focused with a fully equipped fitness center on the 4th floor.
- Advanced Cooling Solutions: The 9th-floor data center is supported by cutting-edge STULZ precision air conditioning with 6TR x 3 capacity, ensuring optimal performance and reliability.





Amenities

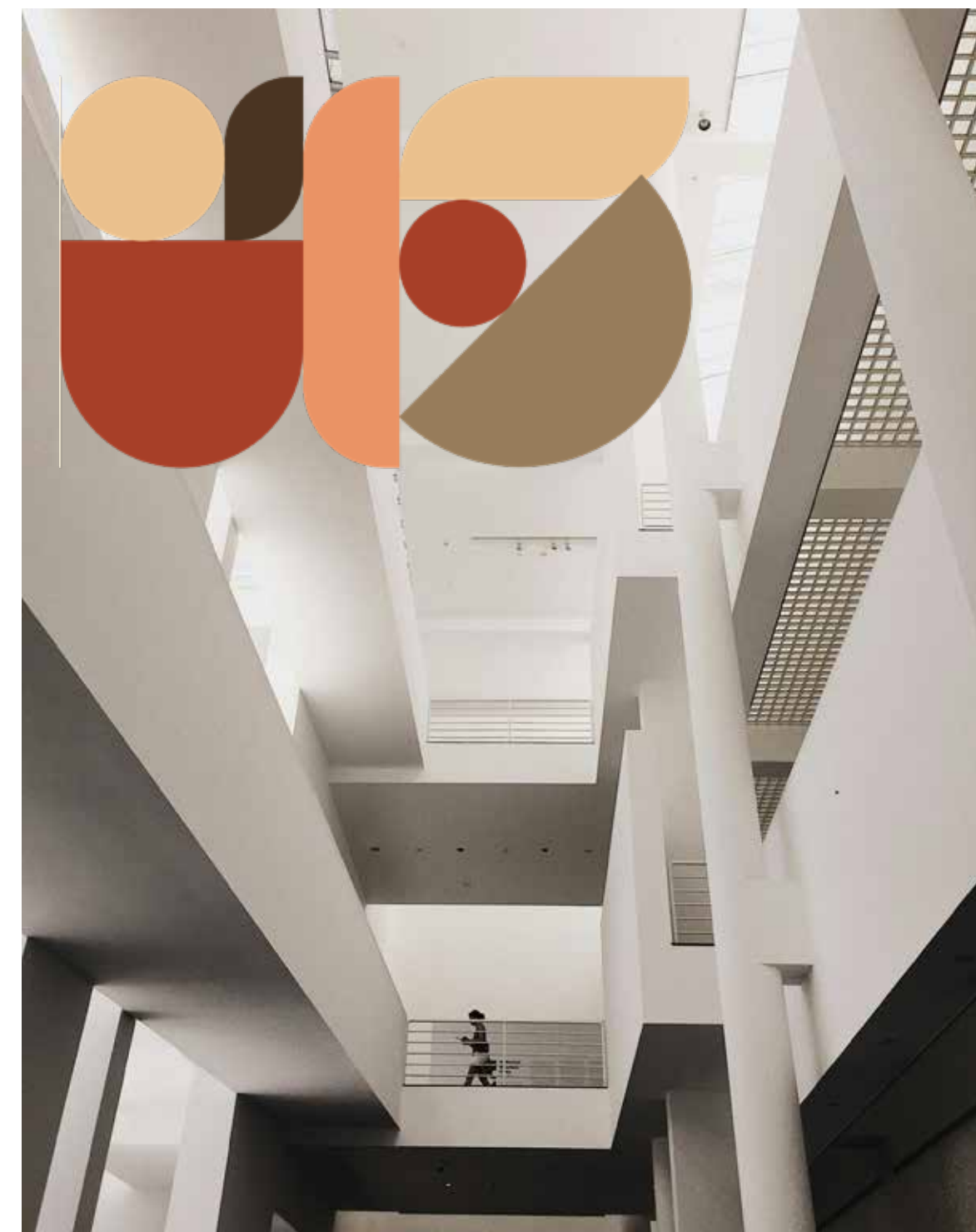
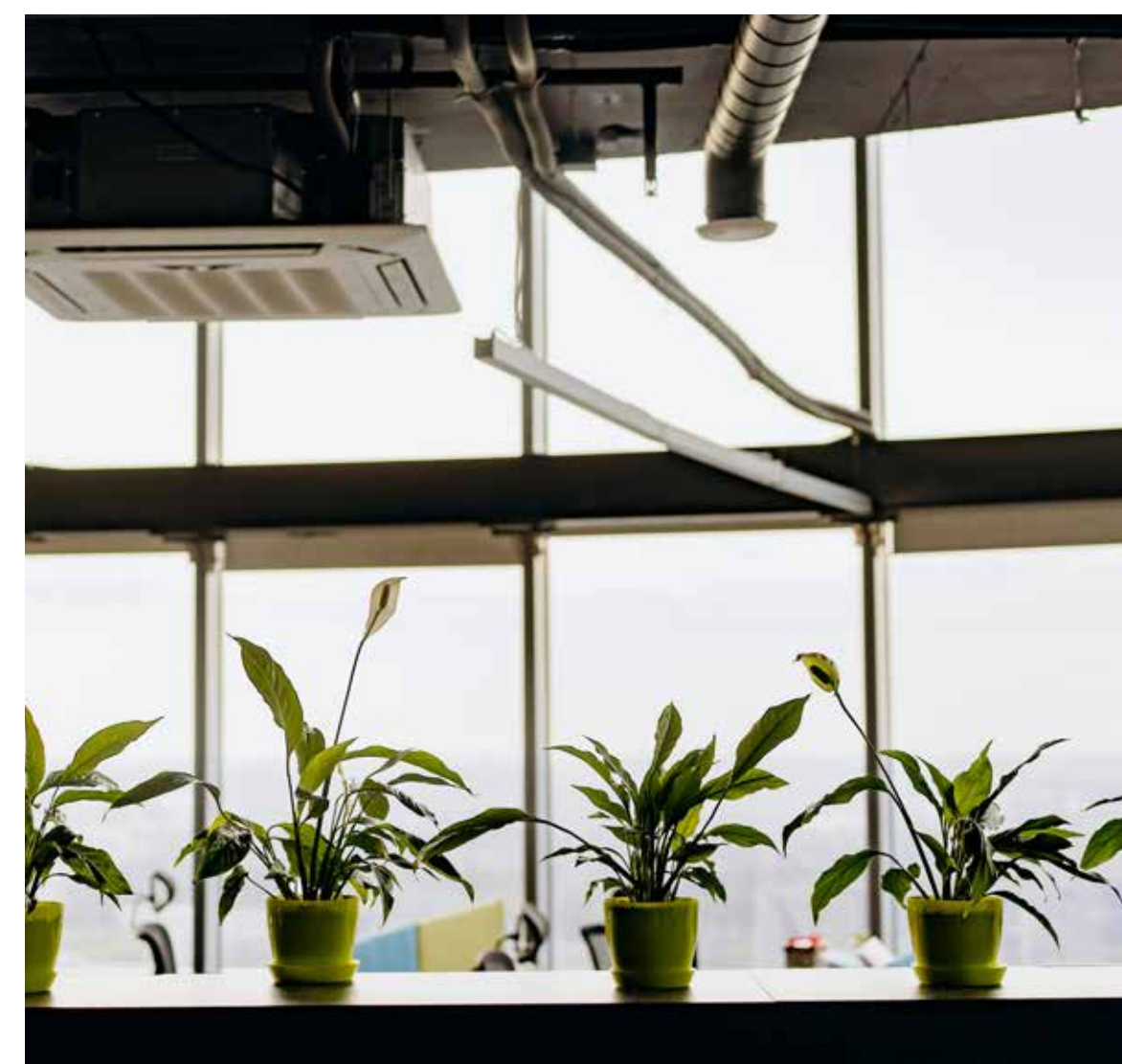
- Innovative Building Design: Engineered with pre-stressed slabs, modern curtain walling, and heat-resistant glass, the building seamlessly combines durability, efficiency, & style.
- Fully-Functional Office Spaces: Ready-to-use workspaces on floors 6 through 11, each accommodating up to 200 professionals, complete with a canteen and a recreational zone for a perfect balance of productivity and relaxation.

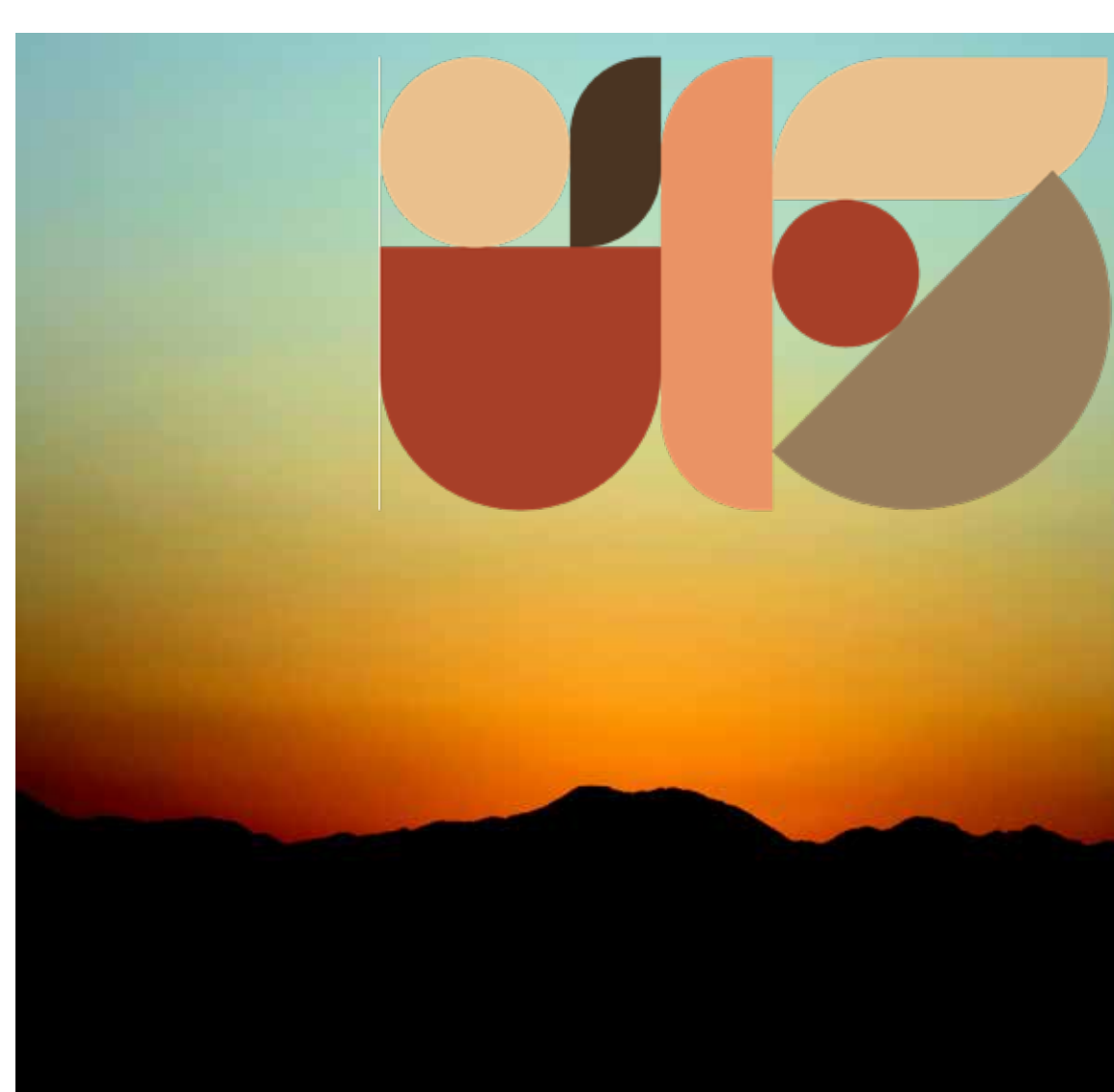




Amenities

- Relaxation Redefined: Each floor features dedicated relaxation areas, along with open-to-sky and double-height balconies, offering a perfect retreat during your workday.
- High-Performance Data Center: The 9th floor is equipped with a ready-to-use data center featuring precision air conditioners for optimal cooling and efficiency.





Amenities

- Abundant Natural Light: Designed to inspire, every floor is bathed in natural light thanks to three-sided glass walls and a stunning full-height atrium.
- Breathtaking Views: Enjoy unobstructed views of lush greenery from every angle, creating a serene and inspiring environment for work.

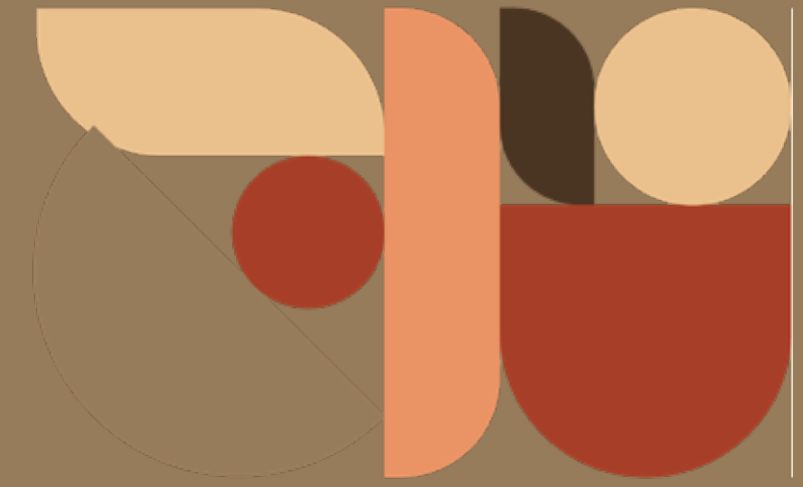




ROOM TO GROW

Expansion Opportunities

Room to Grow: Proposed Expansion Opportunities
This office building isn't just about meeting your current needs—it's about accommodating your future growth. With a strong foundation in place, we offer additional sites within and around the property for seamless expansion opportunities.





Land Availability: Secure extra space for specialized facilities, additional parking, or larger-scale operations.

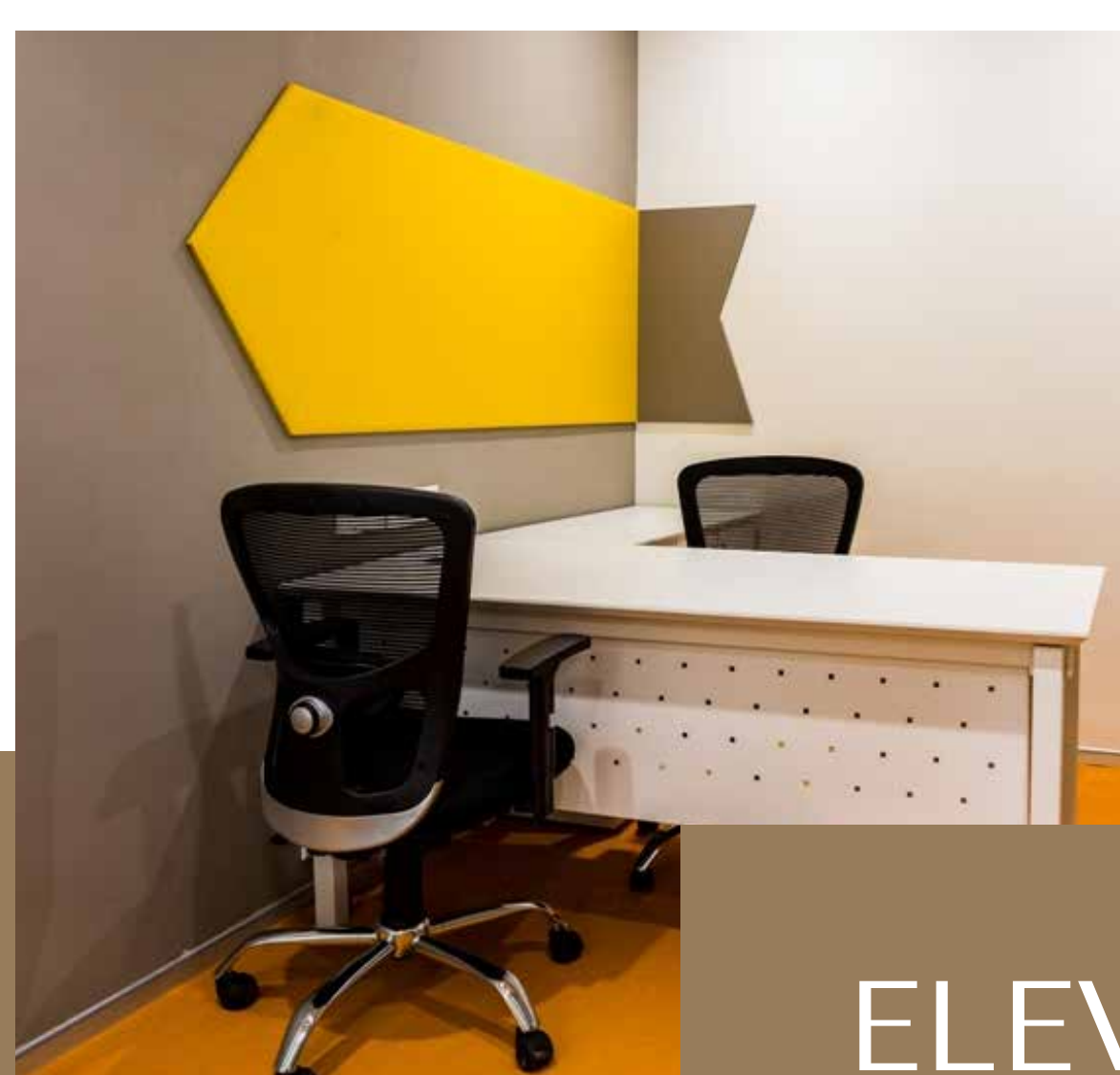
Customizable Floors: The property's flexible layout allows for tailored modifications to meet evolving requirements.

Integrated Facilities: Expand into collaborative zones, additional training spaces, or larger recreational areas without disrupting core operations. Strategically located in Navi Mumbai's burgeoning commercial zone, the surrounding area supports robust infrastructure, ensuring that your business can grow efficiently while enjoying the benefits of a centralized location.

ADJACENT LAND PARCEL

5 Acres

Development potential of
upto 15,00,000 sq. ft.
of office space.



ELEVATED WORKSPACES



Site Photographs



Heartbeat of the Building



The co-working areas, common spaces, and lobby here are more than just functional spaces—they are the heartbeat of the building, designed to inspire creativity, foster collaboration, and build community. Bathed in natural light and adorned with thoughtfully curated furnishings, these areas create an inviting atmosphere where ideas flourish and connections thrive. The spacious lobby welcomes visitors with an air of elegance, setting the tone for the innovation within. Meanwhile, the co-working zones and common spaces buzz with energy, acting as cultural hubs where professionals from diverse backgrounds come together to share ideas, spark creativity, and build lasting relationships. Here, work meets inspiration, and culture is celebrated every day.



BUILDING FEATURES



Uninterrupted Power Supply:

100% power backup with dual 500KVA diesel generators and optional inverters with batteries for IT loads upon request.



Advanced Security Features:

Double-height security walls with an electric perimeter and motorized gates for employees, plus a secondary gate for cargo access.



High-Performance Electrical Systems:

Equipped with a 1000 KVA dry-type transformer, RMU, LT panel, and 100% UPS support for critical IT loads.



Efficient Vertical Transport:

Two dedicated 13-person lifts and one service lift (Kone) ensure smooth movement across the building.

BUILDING FEATURES



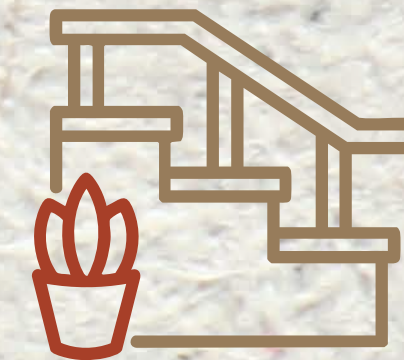
State-of-the-Art HVAC

Fully integrated Daikin HVAC system with approximately 32 outdoor units and multiple indoor units, maintained directly by Daikin.



Energy Efficiency

Heat recovery wheels installed on all floors to enhance energy savings and airflow.



Optimized Building Access

Three pressurized staircases with blowers for added safety and convenience.



Fire Safety Features



Pressurized Staircases: Three dedicated staircases equipped with pressurization blowers for safe evacuation.

Advanced Electrical Safety: Equipped with dry-type transformers, RMU, and LT panels to minimize fire risks.

State-of-the-Art HVAC System: Smoke-resistant HVAC technology with Daikin-maintained equipment ensures clean air circulation in emergencies.

Fire-Resistant Design: Pre-stressed slabs and curtain walling with heat-resistant glass provide added protection against fire.

Dedicated Service Lift: A separate service lift facilitates the transport of emergency equipment during incidents.



SUSTAINABILITY HIGHLIGHTS

Energy-Efficient HVAC:

Heat recovery wheels installed on all floors reduce energy consumption and minimize the building's carbon footprint.

Natural Lighting:

Three sides of glass walls and a full-height atrium ensure maximum natural light, reducing reliance on artificial lighting.

Eco-Friendly Building Materials:

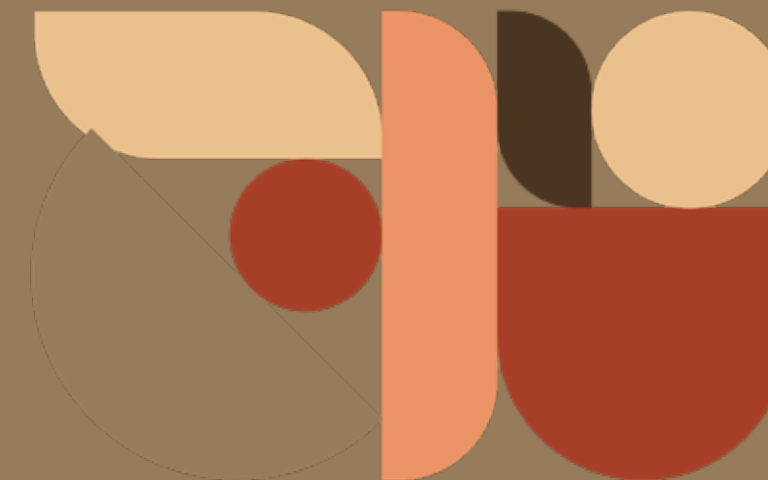
Heat-resistant glass and sustainable construction practices enhance thermal efficiency.

Green Surroundings:

Ample greenery and open spaces around the building promote a healthy and eco-conscious work environment.

Water Management:

Modern plumbing and possible integration with water-saving fixtures support sustainable resource use.



For Leasing Opportunities

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GAVSON
BUSINESS PARK