

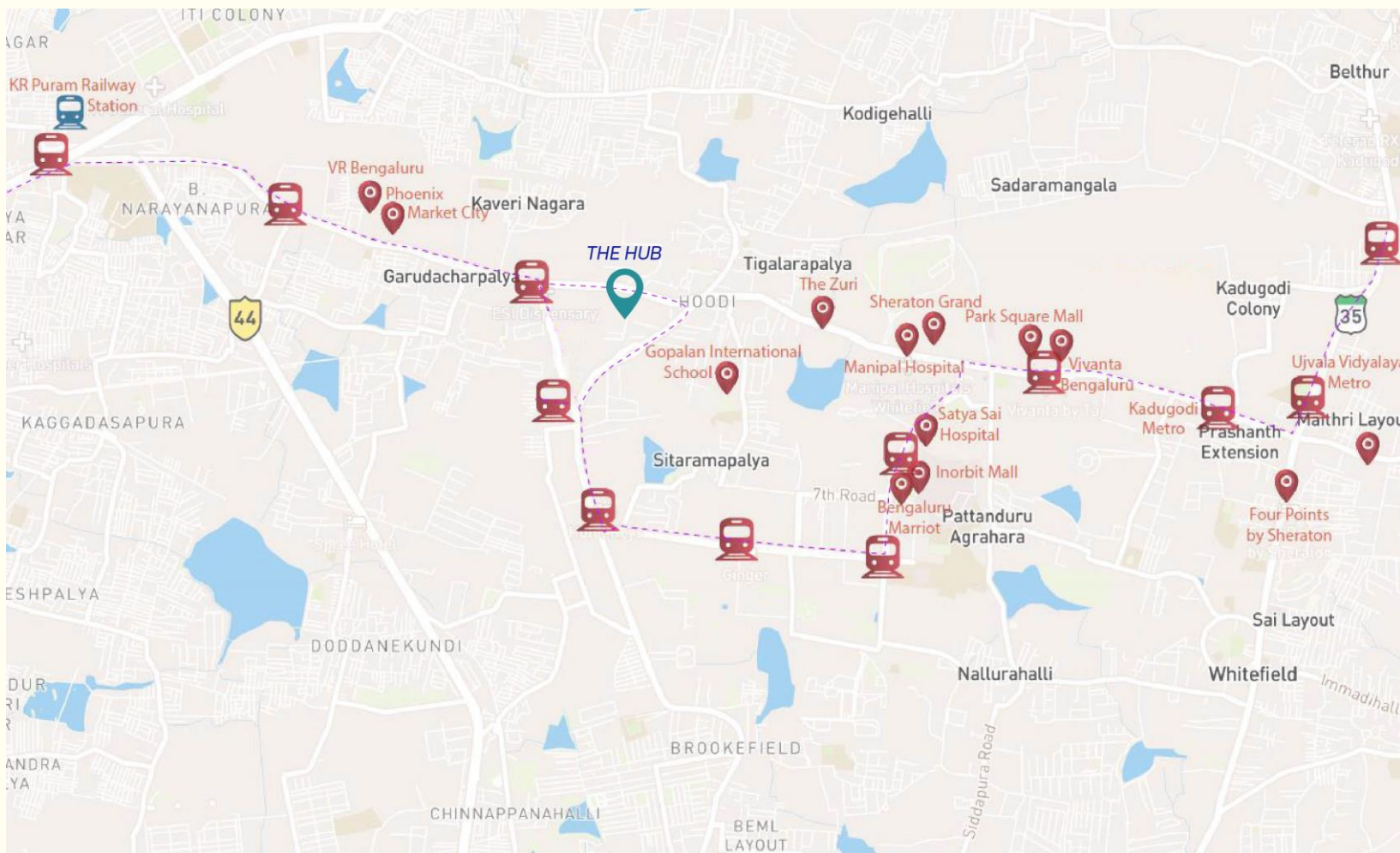


M F A R

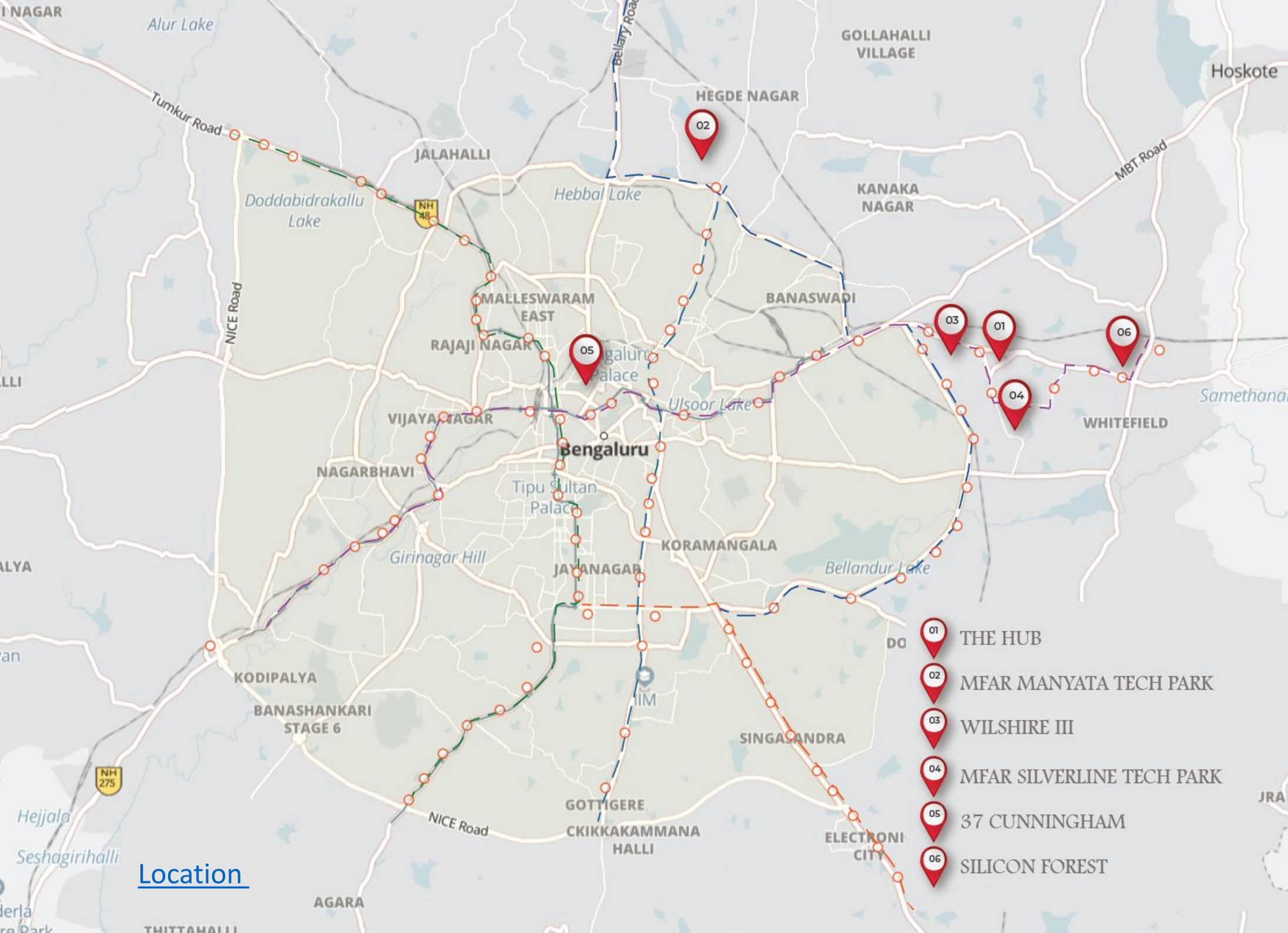
THE HUB



LOCATION & PROXIMITY



Garudachar Palya Metro	250 Mts	Manipal Hospital, Whitefield	3 Kms	K R Puram Railway Station	6 Kms
Phoenix Market City	2 Kms	Park Square Mall	4 Kms	Whitefield Global School	6.5 Kms
V R Bengaluru	2 Kms	Bengaluru Marriot	4.5 Kms	Four Points by Sheraton	6 Kms
Gopalan Intl School	3.5 Kms	Vivanta Bengaluru	4.5 Kms	National Public School	7 Kms
The Zuri	3.5 Kms	Inorbit Mall	4.5 Kms	Bangalore Golf Club	15 Kms
Sheraton Grand	3 Kms	Sri Satya SaiHospital	4.5 Kms	International Airport	42 Kms



Location

- 01 THE HUB
- 02 MFEAR MANYATA TECH PARK
- 03 WILSHIRE III
- 04 MFEAR SILVERLINE TECH PARK
- 05 37 CUNNINGHAM
- 06 SILICON FOREST

OVERVIEW

• Name of the Building	The HUB
• Address	Plot No 40, Doddanekundi Industrial Area II Phase, ITPL Main Road, Hoodi, Bangalore – 560048
• No of floors	Wing 1: G + 12, Wing 2: G + 12, Wing 3: G + 12
• Efficiency	78 ± 2%
• Warm shell inclusions	100% power back-up, high side HVAC, floor screed, finished toilets, fire alarm and common earth mat
• Elevators	Wing - 1: 7 Passenger + 1 Service + 2 Transfer, Wing - 2/3: 10 Passenger + 2 Service + 2 Transfer, Retail: 2 Passenger + 2 Escalators , Plaza: 1 Transfer
• Floor to floor height	4.05 meters
• Column grid	Wing - 1: 10m X 9m, Wing - 2: 9m X 10m, Wing - 3: 10m X 9m, Wing - 4: 10m X 9m Retail: 9m X 9m
• Lobby finishes	Combination of imported natural stone and wood finishes as per the interior designer's intent
• Power	0.8 kVA/ 100 Sq Ft
• Back-up power	100% DG power back up
• Floor loading	4.00 kN/ Sq Mt Live Load + 3.5 kN/ Sq Mt superimposed dead load
• Façade	Unitised curtain wall with hi-performance double glazing

COMMERCIALS

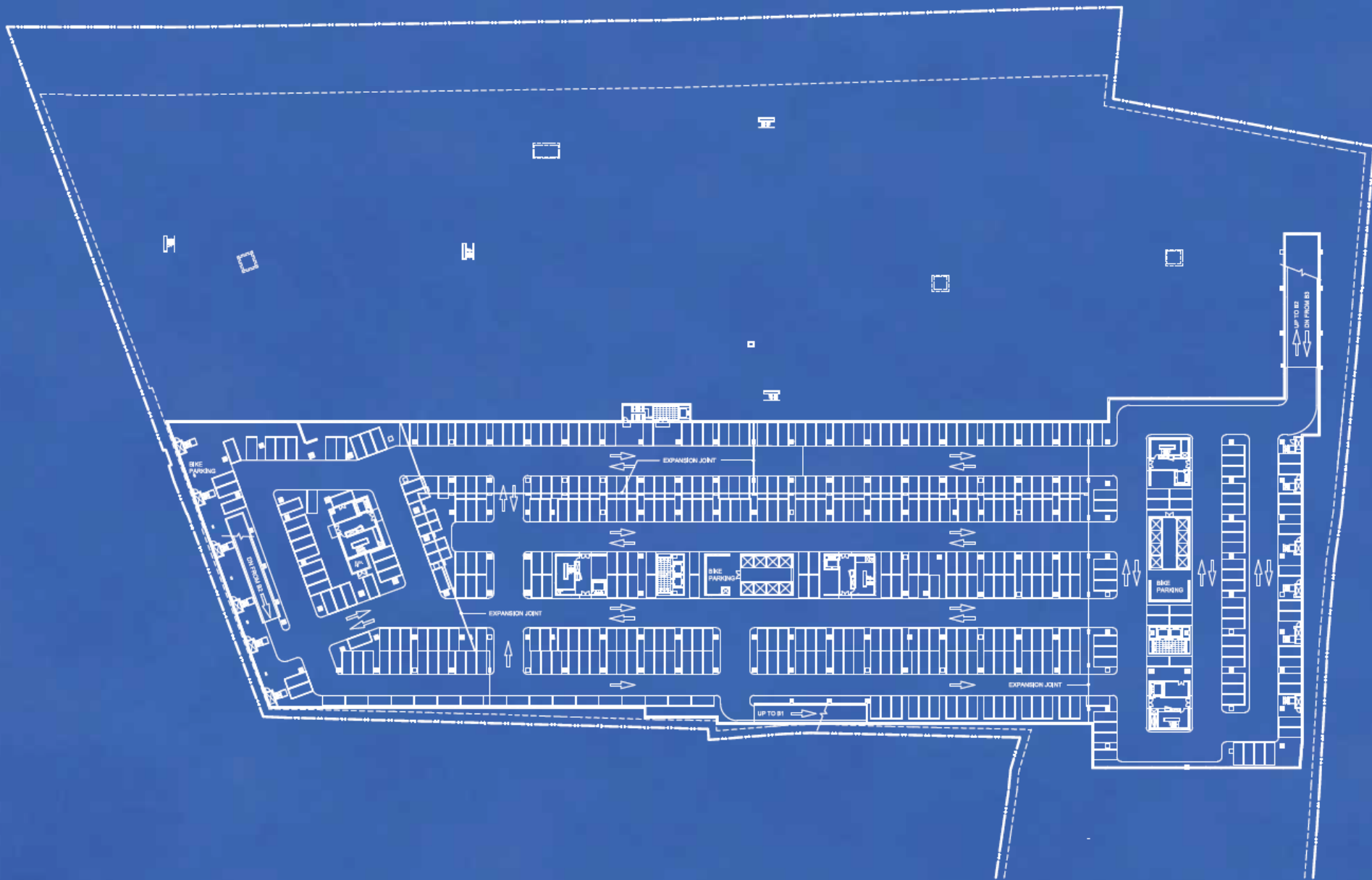


• Rent	INR 80 /Sq Ft/ month
• Interest free refundable security deposit	12 months
• Car park	1 slot for every 1000 Sq Ft leased
• Car park rent	INR 4500/ slot/ month
• Lease tenure (in years)	5 + 5 + 5
• Lock-in Period (in years)	5
• Notice period after lock-in (in months)	6
• Handover date	Fourth quarter 2024



- 1. WING 01
- 2. WING 02
- 3. WING 03
- 4. WING 04
- 5. RETAIL PAVILION
- 6. SERVICE BUILDING

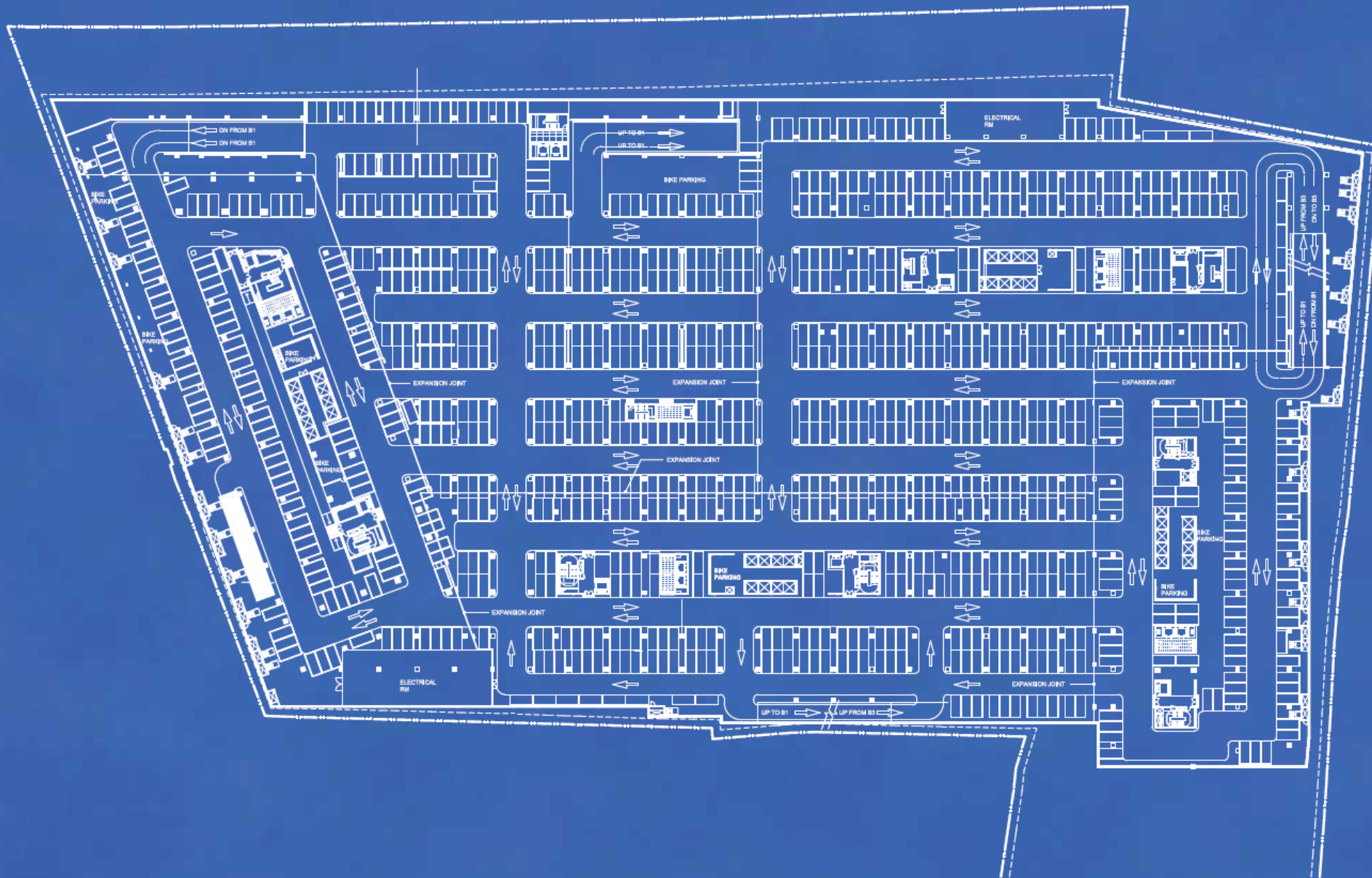
FLOOR PLANS



B A S E M E N T - 0 3

THE HUB

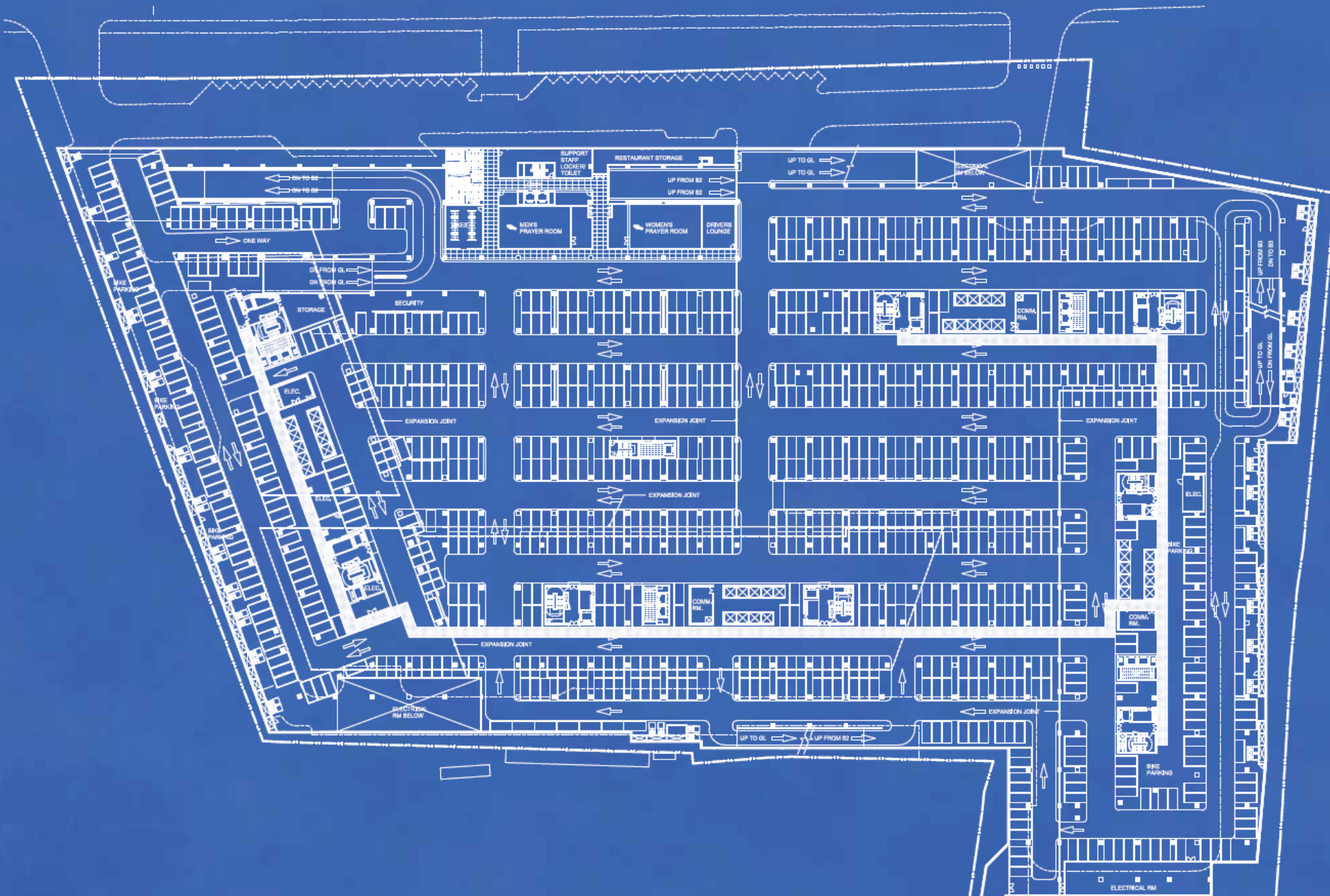




B A S E M E N T - 0 2

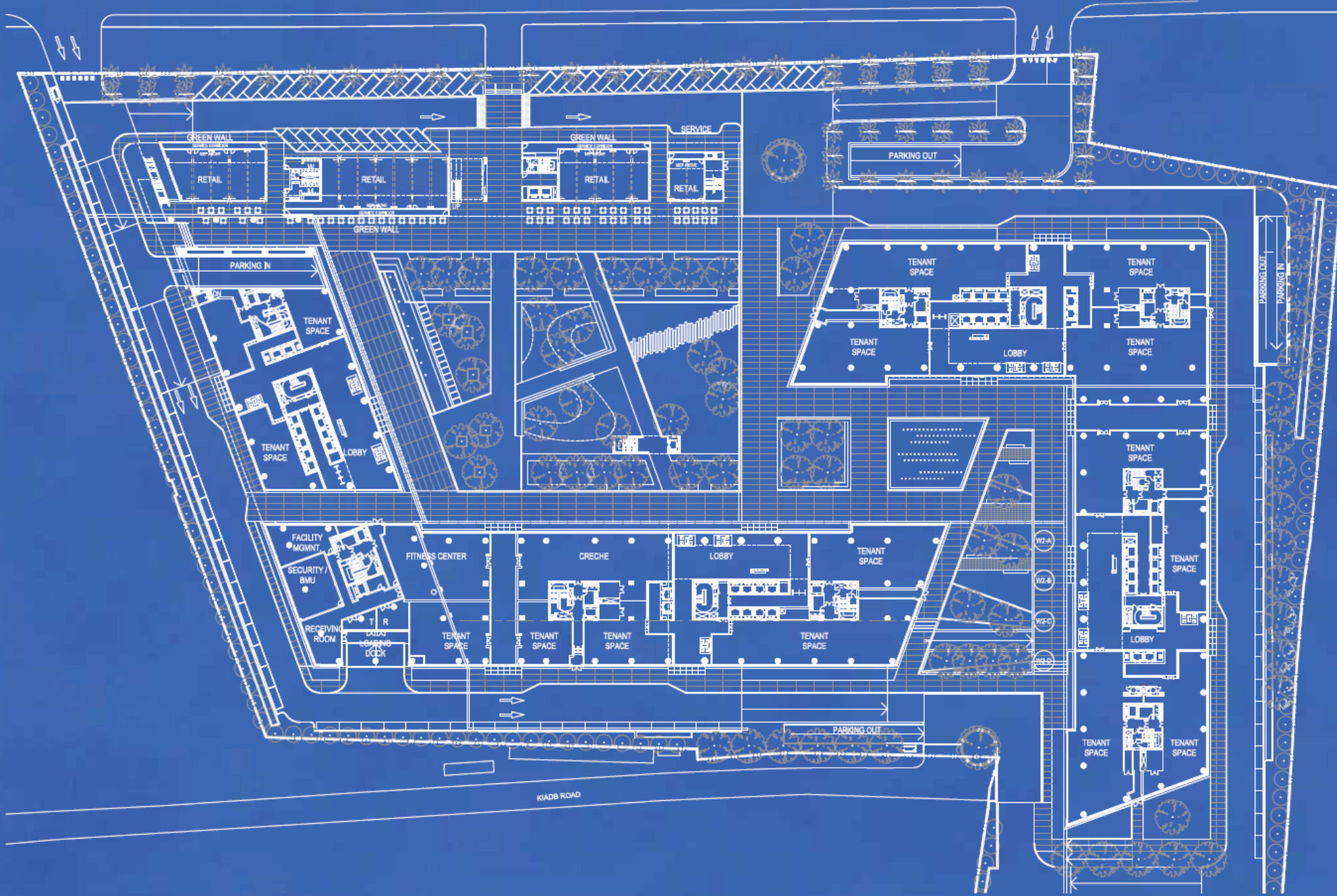
THE HUB





BASEMENT - 01

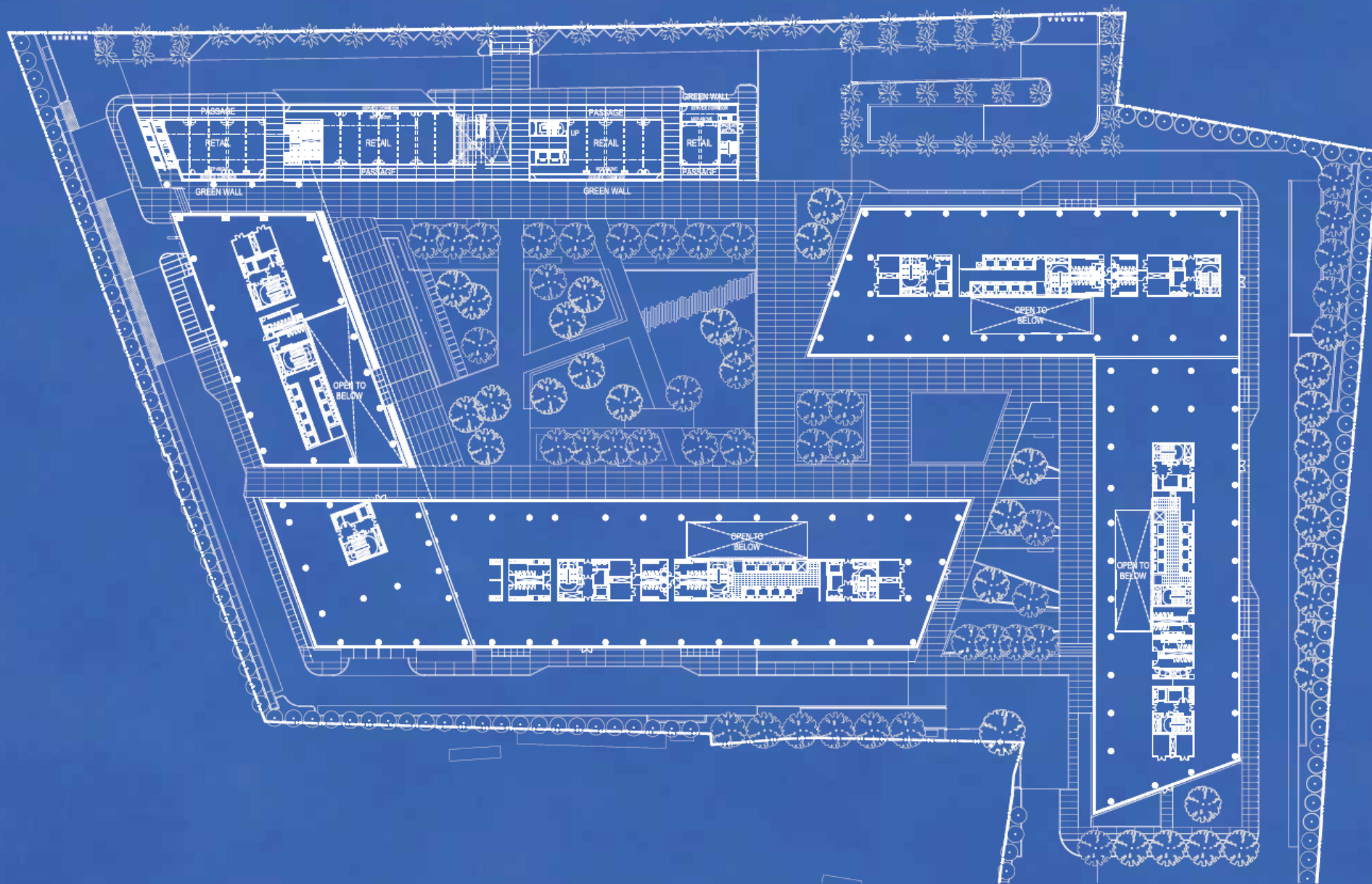




PLAZA LEVEL

THE HUB

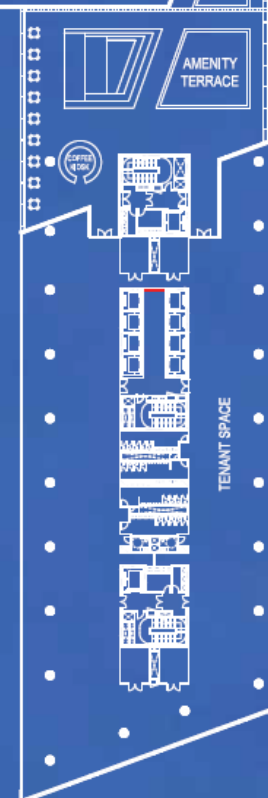
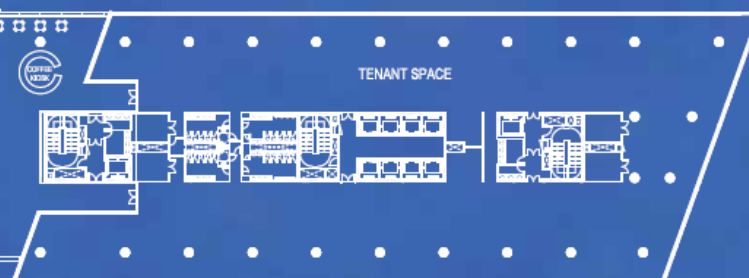
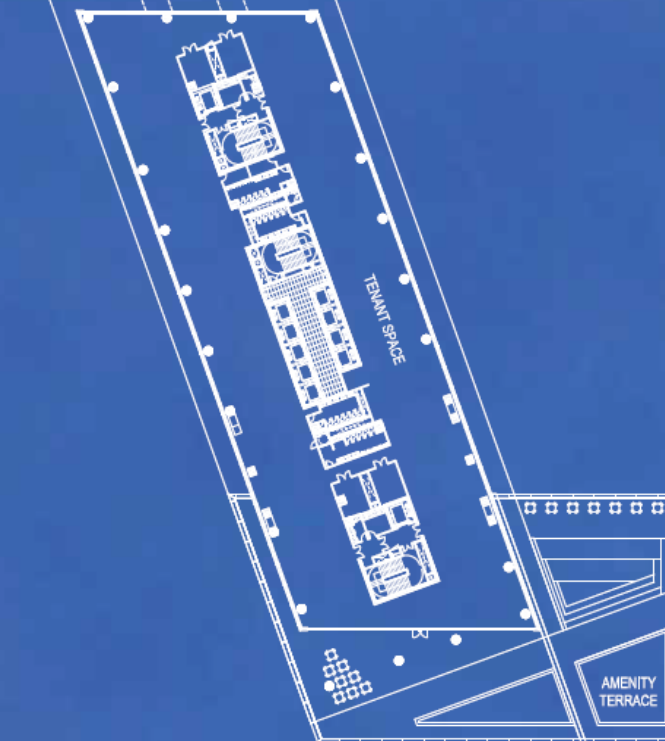
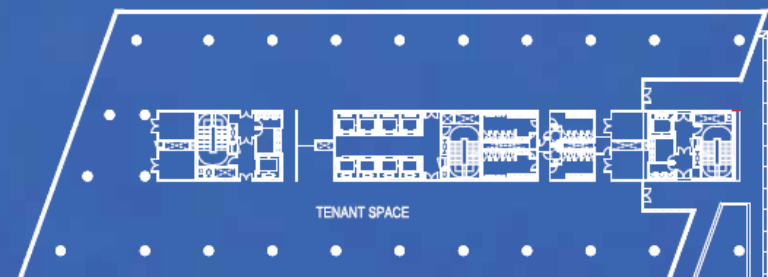
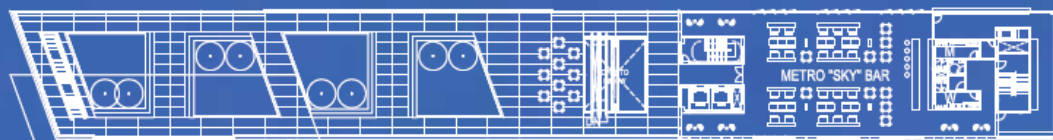




LEVEL - 01

THE HUB

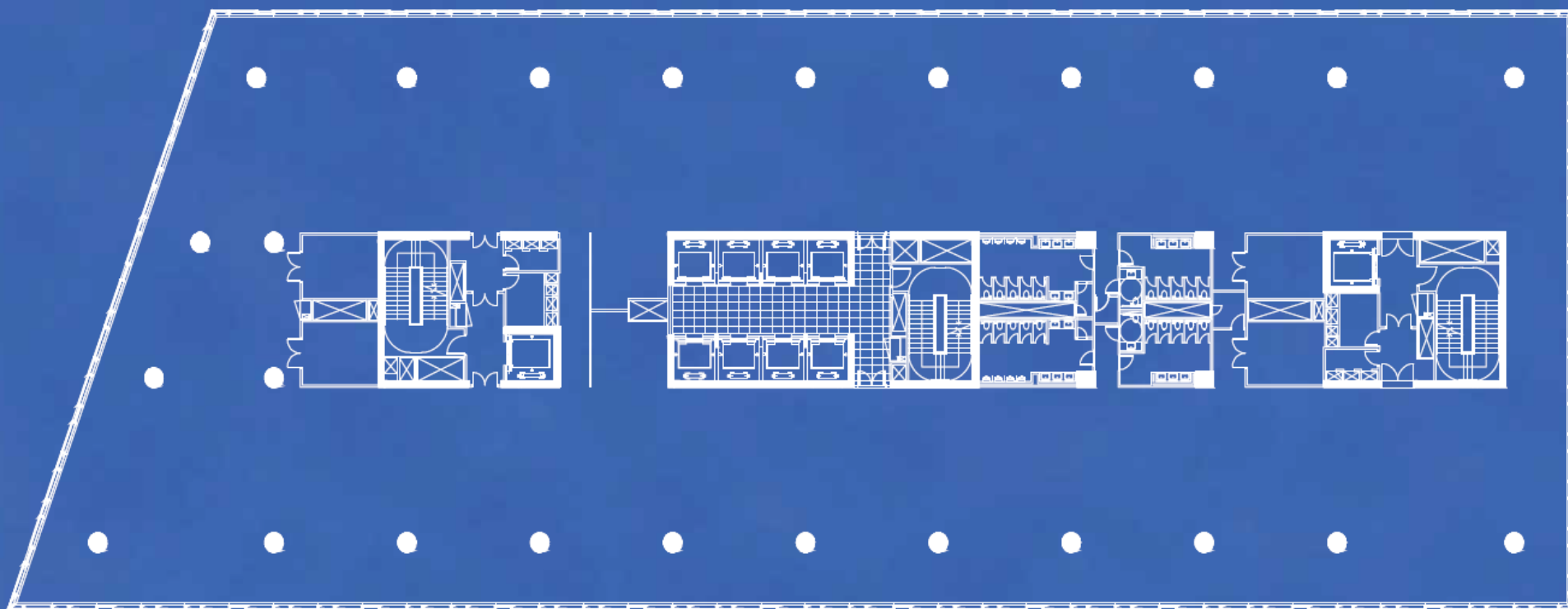




LEVEL - 02

THE HUB

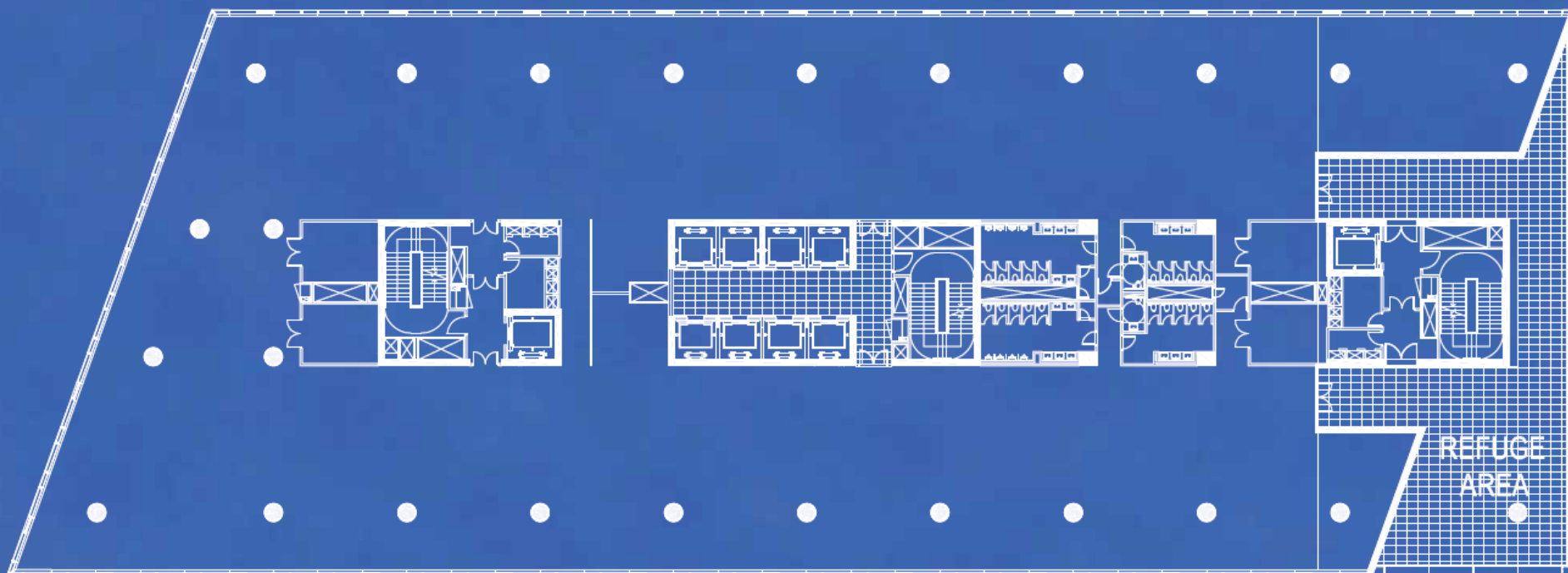




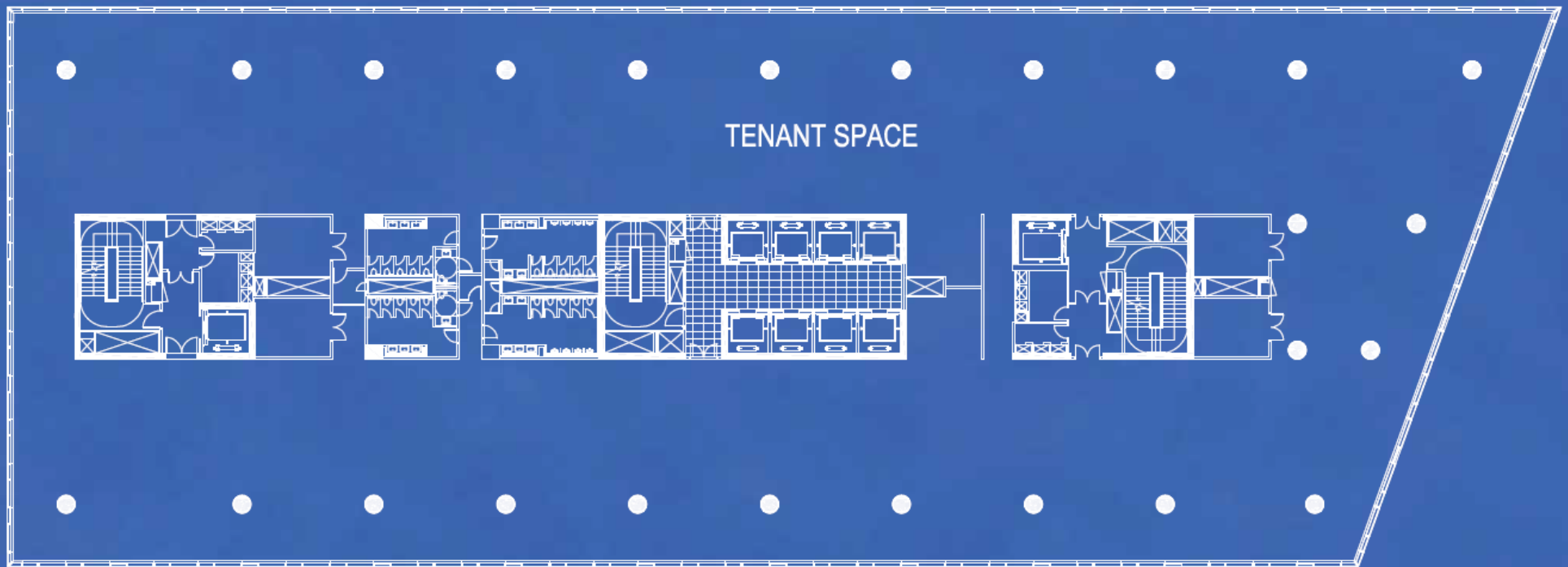
TYPICAL FLOORS 3 TO 12 - WING 01

THE HUB





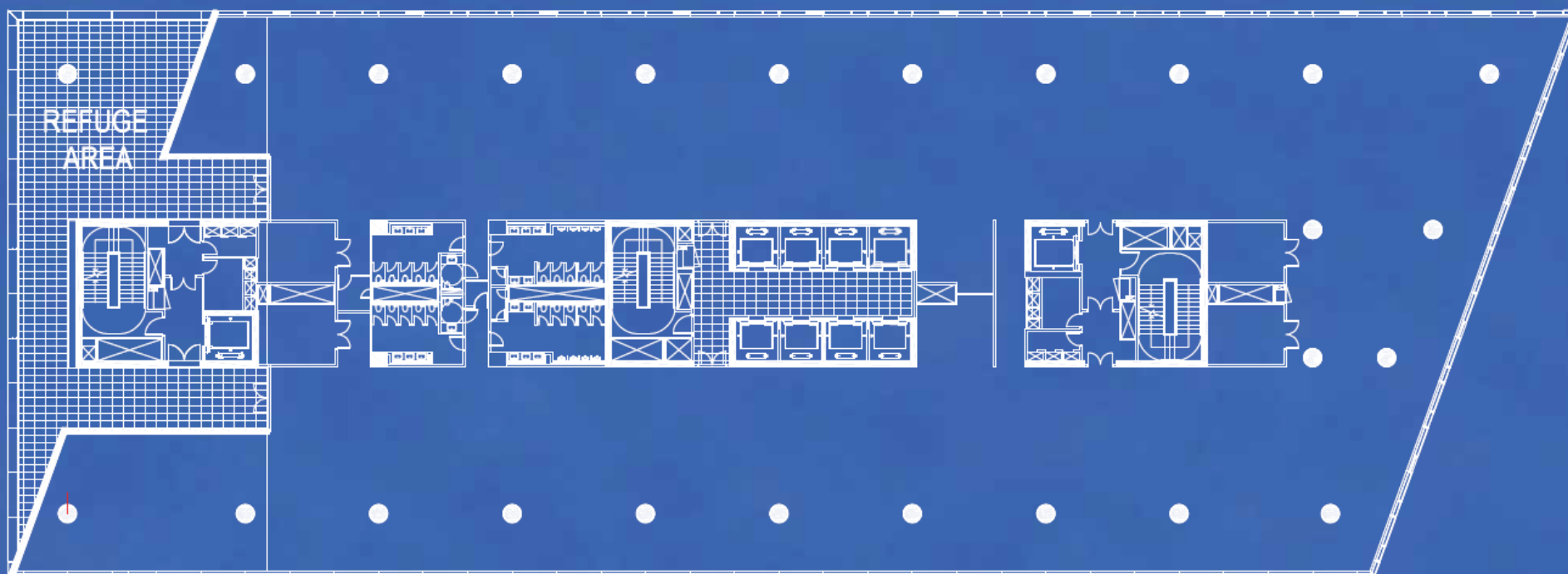
TYPICAL REFUGE FLOORS - WING 01



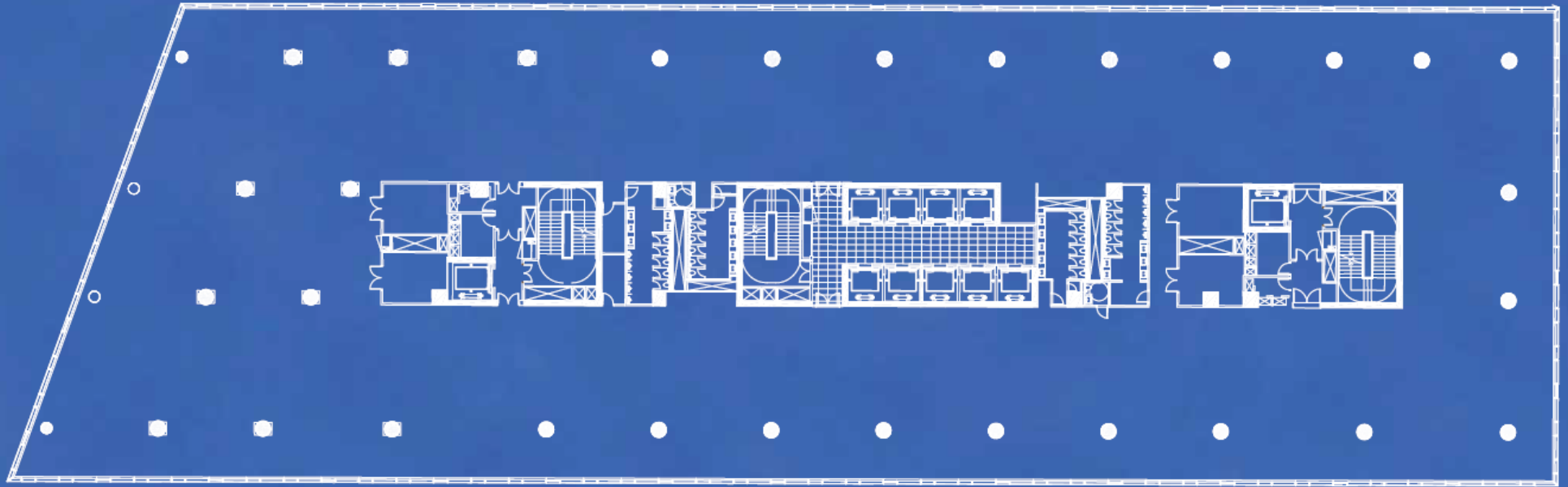
TYPICAL FLOORS 3 TO 12 - WING 02

THE HUB

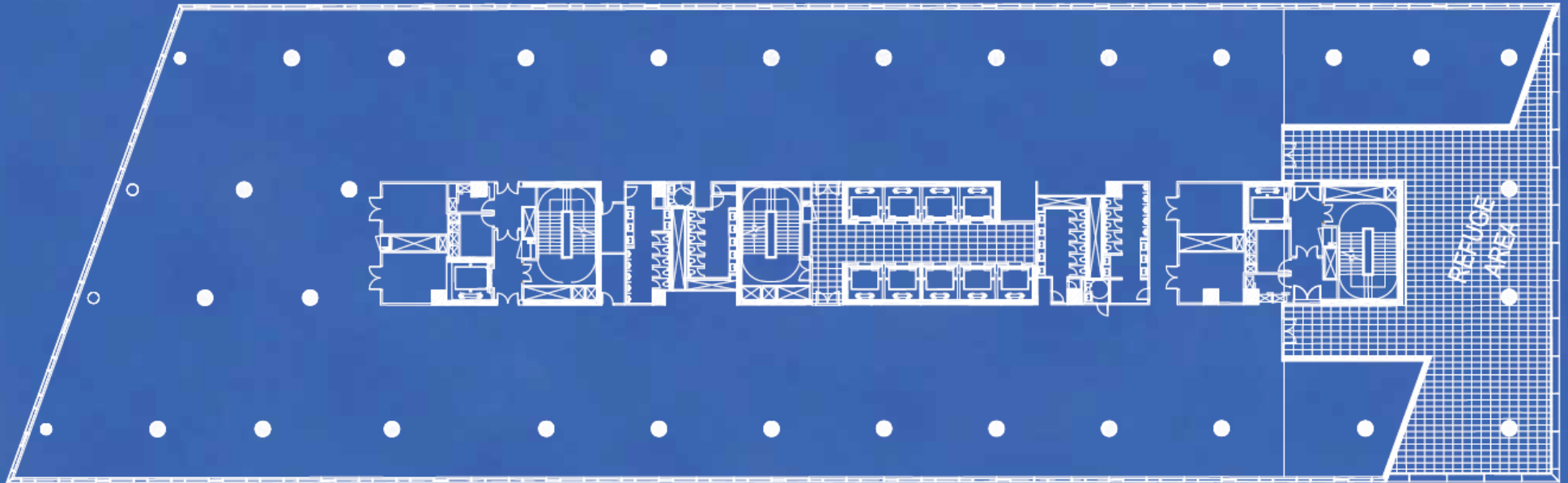




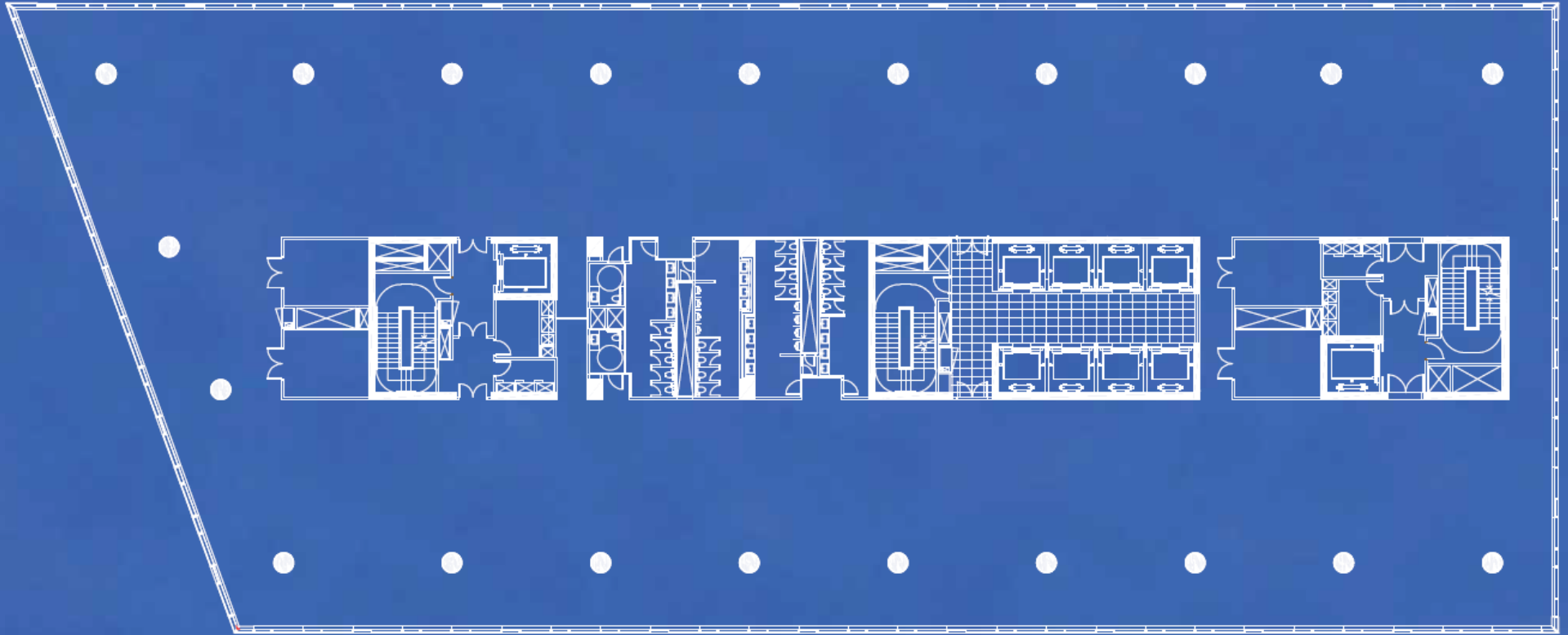
TYPICAL REFUGE FLOORS - WING 02



TYPICAL FLOORS 3 TO 12 - WING 03



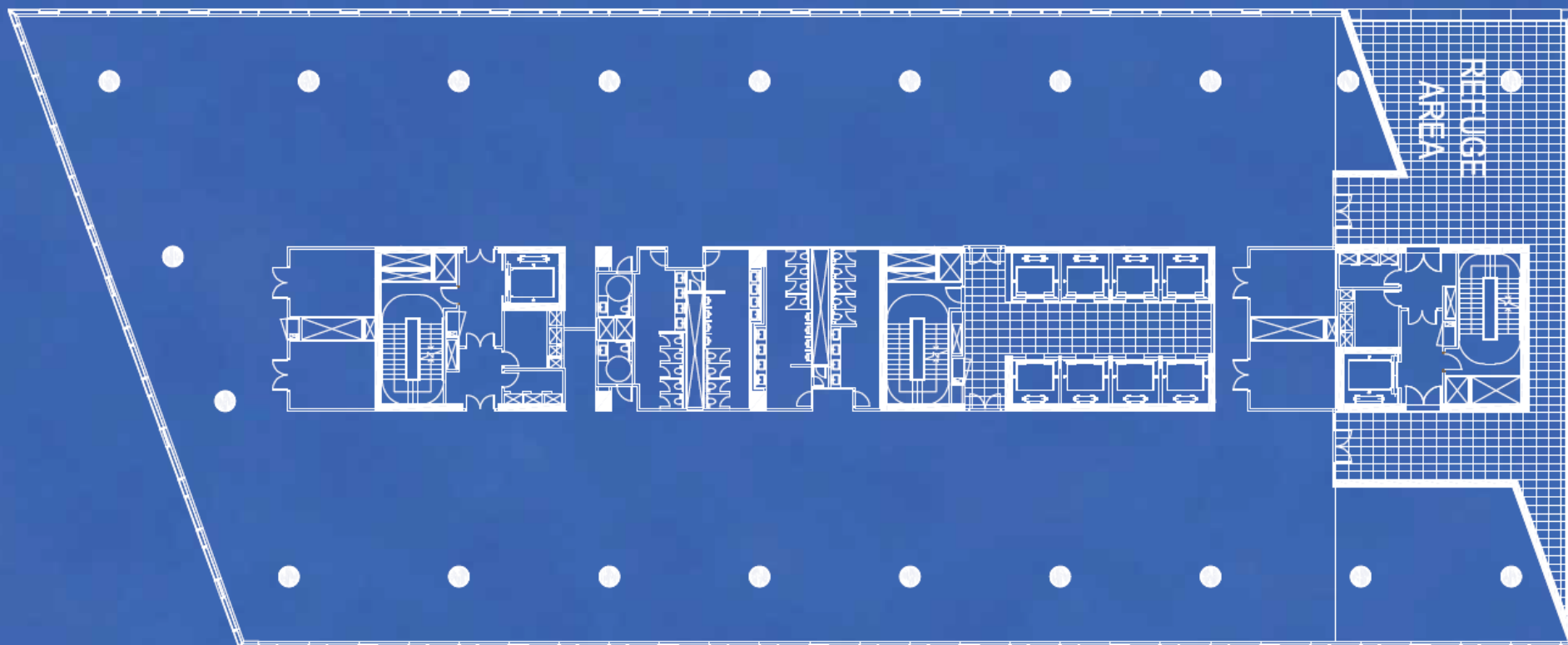
TYPICAL REFUGE FLOORS - WING 03



TYPICAL FLOORS 3 TO 12 - WING 04

THE HUB

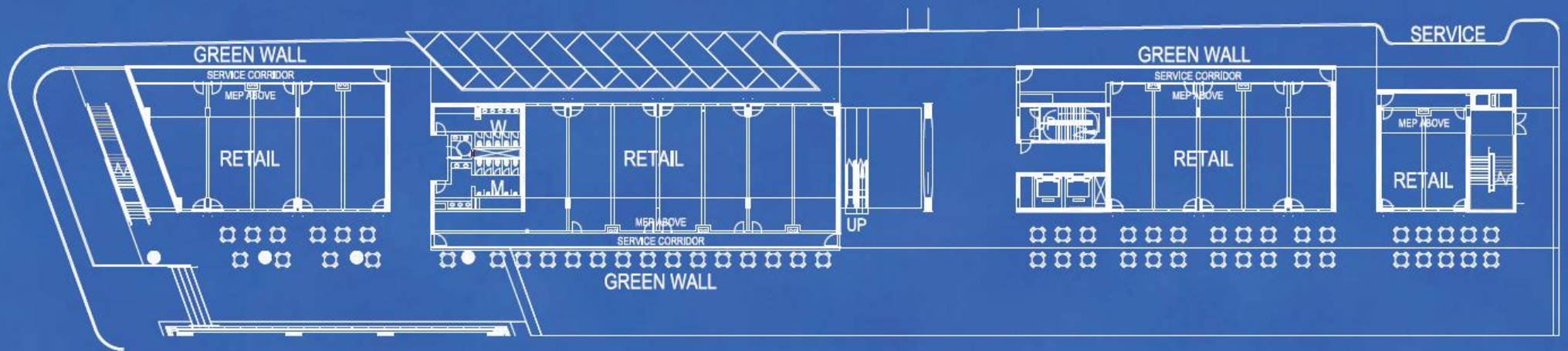




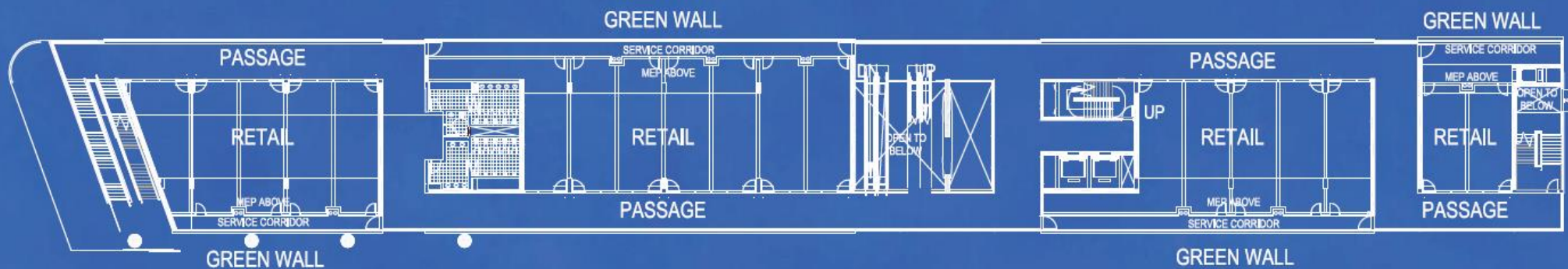
TYPICAL REFUGE FLOORS - WING 04



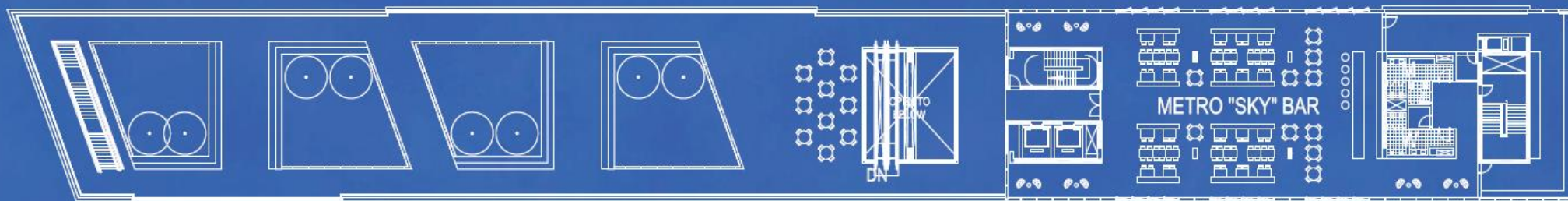
THE HUB



RETAIL - PLAZA LEVEL



RETAIL - LEVEL 1



RETAIL - LEVEL 2

THE HUB



VIEWS















AREA STATEMENT

Wing 01

Floor	Area (Sq Mt)	Area (Sq Ft)
Ground floor	2,845	30,625
First floor	3,395	36,545
Second floor	4,126	44,413
Third floor	4,210	45,318
Fourth floor	4,210	45,318
Fifth floor	3,786	40,749
Sixth floor	4,210	45,318
Seventh floor	4,210	45,318
Eighth floor	3,786	40,749
Ninth floor	4,210	45,318
Tenth floor	4,210	45,318
Eleventh floor	3,786	40,749
Twelfth floor	4,210	45,318
Total	51,194	5,51,054

AREA STATEMENT

Wing 02

Floor	Area (Sq Mt)	Area (Sq Ft)
Ground floor	2,469	26,572
Ground floor (Creche)	717	7,714
Ground floor (Fitness Centre)	566	6,093
First floor	5,877	63,262
Second floor	4,204	45,250
Third floor	4,217	45,393
Fourth floor	4,217	45,393
Fifth floor	3,792	40,817
Sixth floor	4,217	45,393
Seventh floor	4,217	45,393
Eighth floor	3,792	40,817
Ninth floor	4,217	45,393
Tenth floor	4,217	45,393
Eleventh floor	3,792	40,817
Twelfth floor	4,217	45,393
Total	54,728	5,89,096

AREA STATEMENT

Wing 03

Floor	Area (Sq Mt)	Area (Sq Ft)
Ground floor	759	8,171
First floor	1,631	17,553
Second floor	3,547	38,175
Third floor	5,130	55,221
Fourth floor	5,130	55,221
Fifth floor	4,552	48,993
Sixth floor	5,130	55,221
Seventh floor	5,130	55,221
Eighth floor	4,552	48,993
Ninth floor	5,130	55,221
Tenth floor	5,130	55,221
Eleventh floor	4,552	48,993
Twelfth floor	5,047	54,323
Total	50,372	5,42,203

AREA STATEMENT

Wing 04

Floor	Area (Sq Mt)	Area (Sq Ft)
Ground floor (Office)	2,392	25,745
Ground floor (Creche)	3,741	40,269
Ground floor (Fitness Centre)	3,417	36,779
Ground floor extension	3,727	40,121
Second floor	3,727	40,121
Third floor	3,347	36,028
Fourth floor	3,727	40,121
Fifth floor	3,727	40,121
Sixth floor	3,347	36,028
Seventh floor	3,727	40,121
Eighth floor	3,737	40,224
Ninth floor	3,356	36,121
Tenth floor	3,676	39,571
Total	45,649	4,91,369

AREA STATEMENT

Retail Block

Floor	Area (Sq Mt)	Area (Sq Ft)
Plaza level	1,752	18,855
Level 1	2,857	30,752
Level 2	1,329	14,301
Total	5,937	63,909

CONSULTANTS



- Architectural design consultancy
Pei Cobb Freed & Partners, New York
- Local Architect
Connect Four Design Studio LLP, Mumbai
- Structural design consultancy
ABKJ Consulting Civil & Structural Engineers, Seattle, USA
- MEP design consultancy
Environs, New Delhi
- Façade consultancy
Global façade solutions, Bangalore
- Vertical transportation consultant
TAK Consulting Pvt Ltd, Mumbai
- Sustainable design consultant
EN3 Consultants, Chennai
- Landscape Architect
Ken Smith Landscape Architect, New York
- **Lighting Consultant**
One Lux Studio - New York
- Geotechnical
Dr. V Balakumar

COMPLETED PROJECTS











MFAR MANYATA TECH PARK – 10TH FLOOR



CURRENT PROJECTS

SILICON FOREST



1.2 Million Sq Ft of Grade A commercial development on a 10 acre land parcel situated at Kadugodi, Whitefield with close proximity to the metro station. The development consists of 4 blocks of ~3,00,000 Sq Ft each, with floor plates ranging from 20,000 Sq Ft to 30,000 Sq Ft

- | | | | |
|-----------------------------------|--|--------------------------------------|--|
| • Architectural & interior design | Pei Cobb Freed & Partners, New York | • Project management services | Gleeds Consulting India Pvt. Ltd., Bangalore |
| • Local Architect | Connect Four Design Studio LLP, Mumbai | • Façade consultant | Global façade solutions, Bangalore |
| • Structural design | ABKJ Consulting Civil & Structural Engineers, Seattle, USA | • Vertical transportation consultant | TAK Consulting Pvt Ltd, Bangalore |
| • MEP Design | Environs, New Delhi | • Sustainable design consultant | EN3 Consultants, Chennai |
| • Lighting Consultant | One Lux Studio - New York | • Landscape design | Ken Smith Landscape Architect, New York |
| • Geotechnical | Dr. V Balakumar | | |

37 CUNNINGHAM



Prime office space in CBD of ~227,000 Sq Ft of on a 1.5 acre site accessible by Cubbon park and Vidhana Soudha metro stations. Designed to house exclusive office space, the building is massed to 11 floors with a floor plate of ~22,000 Sq Ft.

- | | | | |
|-----------------------------------|--|--------------------------------------|--|
| • Architectural & interior design | Bose International Planning and Architecture, New Delhi | • Project management services | Gleeds Consulting India Pvt. Ltd., Bangalore |
| • Lead designer | Marek Tryzybowicz, Warsaw, Poland | • Façade consultant | Global façade solutions, Bangalore |
| • Structural design | ABKJ Consulting Civil & Structural Engineers, Seattle, USA | • Vertical transportation consultant | TAK Consulting Pvt Ltd, Bangalore |
| • MEP Design | Environs, New Delhi | • Sustainable design consultant | EN3 Consultants, Chennai |
| • Lighting Consultant | LET Designs Lighting Consultant, Dubai | • Landscape design | Design Cell, Bangalore |
| • Geotechnical | Dr. V Balakumar | | |

WILLSHIRE III



Grade A office building with a leasable area of ~4,50,000 Sq Ft located on the Whitefield main road opposite the VR Mall and Phoenix Mall. Contained in G plus 9 upper floors with two basement and three levels of above ground parking.

- | | | | |
|-----------------------------------|--|--------------------------------------|--|
| • Architectural & interior design | Bose International Planning and Architecture, New Delhi | • Project management services | Gleeds Consulting India Pvt. Ltd., Bangalore |
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| • MEP Design | Environs, New Delhi | • Sustainable design consultant | EN3 Consultants, Chennai |
| • Lighting Consultant | LET Designs Lighting Consultant, Dubai | • Landscape design | Design Cell, Bangalore |
| • Geotechnical | Geocon International, Mumbai | | |



MFAR

3, Lavelle Road | Bengaluru 560 001 | Karnataka | India

T: +91 80 41217471 | info@mfar.com | www.mfar.com
