

Commercial Space Options for Azent Overseas Education at Nungambakkam, Chennai





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Executive Summary



- Azent Overseas Educations (Client) is looking for a Commercial Office Space in Nungambakkam High Road, Nungambakkam, Chennai
- Specific area of search is between Kodambakkam Road Junction and Haddows Road Junction on Nungambakkam High Road.
- The suggested extent of the office space is around 2,300 to 2,500 Sft SBA
- Preferable option is for fully fitted out, ready to use, Plug and Play Office
- Given the challenge in the micro-market, next option is for Warm Shell or Bare Shell

Fact Sheet – Arcade Towers

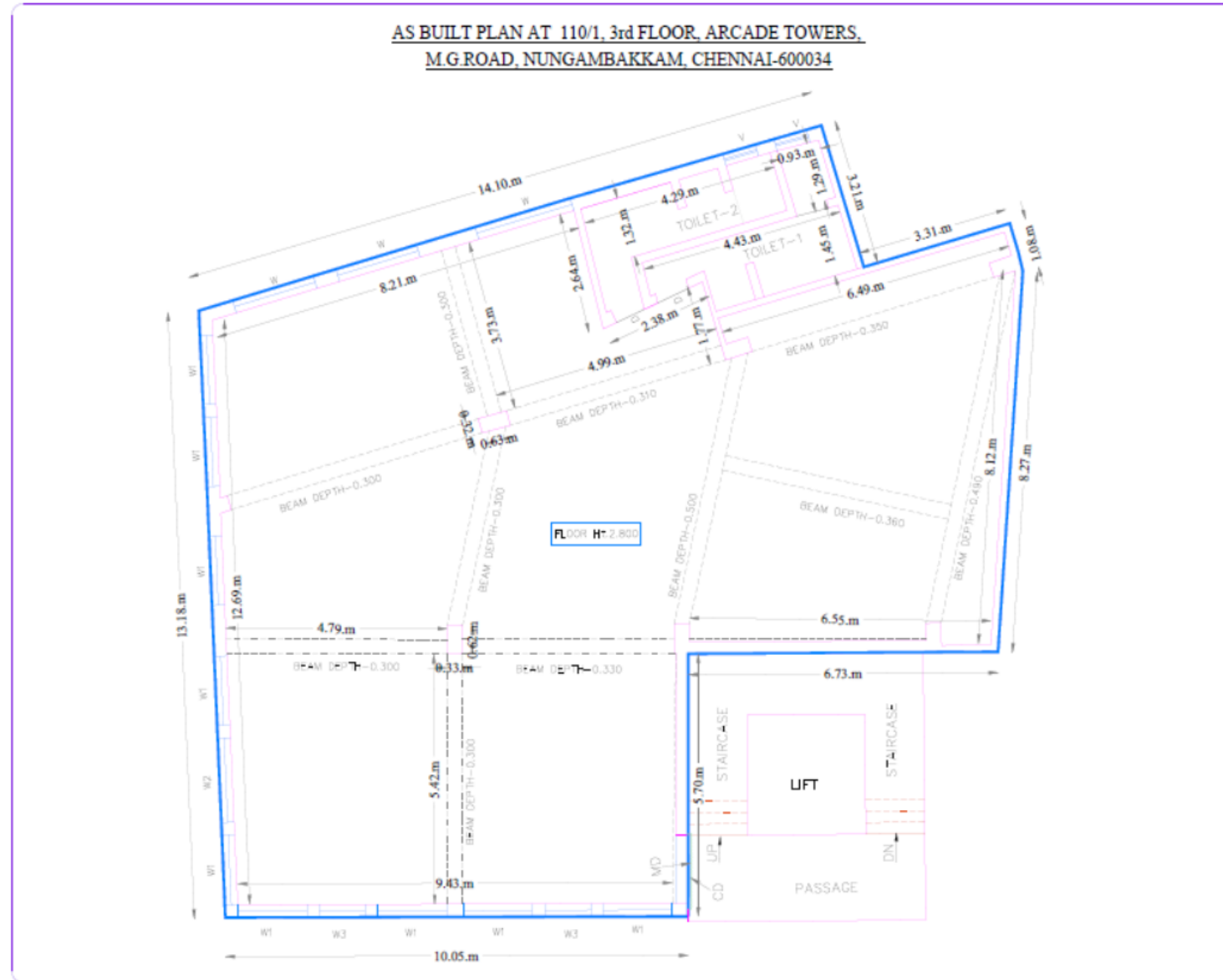


Age of Building	35 Years Old	Ceiling Height	9'-0"
Floor	3 rd Floor	Power Availability	40 KVa
Structure	G+5	Base Rent	INR 50 / Sft + GST
Super Built Up	2,605 Sq Ft	Maintenance	INR 2.60 / Sft + GST
Carpet Area	2,182 Sq Ft	Security Deposit	8 Months
Offering	Warm Shell without A/c High Side	Rent Free Fit Out Period	1 Month
Wash Room	01 Ladies / 02 Gents	Escalation	15% every 3 Years
Pantry Area	Yes	Term of tenancy	3 + 3 + 3 (To be renewed every 3 Years)
DG Back Up	NO / Space for platform will be provided	Lock-in period	3 Years
Car Parking - Covered	2 No	Tenancy Agreement – If Required	Cost to be borne by the Tenant
Main Door Facing Direction	South East	Hoarding	Can be placed at identified location
Elevator	1 No		
Stair Case	1 No		

Elevation– Arcade Towers



Floor Plan – Arcade Towers



Fact Sheet – Kakani Towers

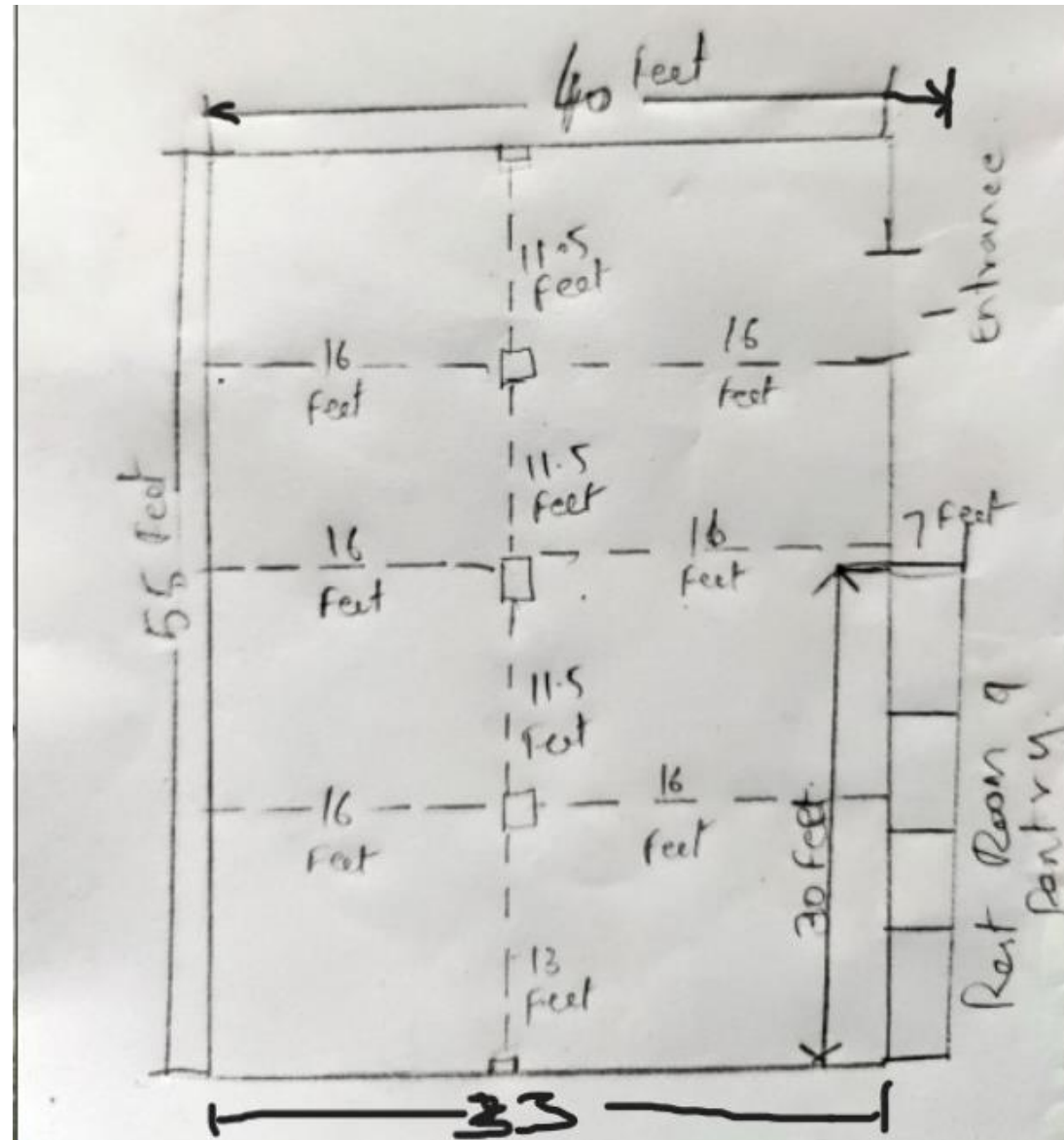


Age of Building	35 Years Old	Ceiling Height	9'-0"
Floor	4 th Floor	Power Availability	23 KVa
Structure	G+4	Base Rent	INR 60 / Sft + GST
Super Built Up	2,495 Sq Ft	Maintenance	INR 3.00 / Sft + GST
Carpet Area	1,997 Sq Ft	Security Deposit	6 Months
Offering	Warm Shell without A/c High Side	Rent Free Fit Out Period	1 Month
Wash Room	01 Ladies / 02 Gents	Escalation	5% every Year
Pantry Area	Yes	Term of tenancy	To be renewed every 3 Years
DG Back Up	NO / Space for platform will be provided	Lock-in period	3 Years
Car Parking - Open	1 No	Tenancy Agreement – If Required	Cost to be borne by the Tenant
Main Door Facing Direction	North West	Hoarding	Can be placed at identified location
Elevator	1 No		
Stair Case	1 No		

Elevation– Kakani Towers



Floor Plan – Kakani Towers



Way Forward



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