

A panoramic view of the New York City skyline at sunset. The sky is a mix of orange, yellow, and blue. The Freedom Tower is the most prominent building in the center. Other skyscrapers are visible, some with their windows reflecting the golden light. The water of the harbor is in the foreground, with a few boats visible.

# **Information Memorandum Office Space for Rent @ Nungambakkam, Chennai**



<a href="#"><u>Executive Summary</u></a>	-	03
<a href="#"><u>Location Overview</u></a>	-	04
<a href="#"><u>Fact Sheet</u></a>	-	05
<a href="#"><u>Floor Plan</u></a>	-	06
<a href="#"><u>Photos</u></a>	-	07
<a href="#"><u>Way Forward</u></a>	-	09

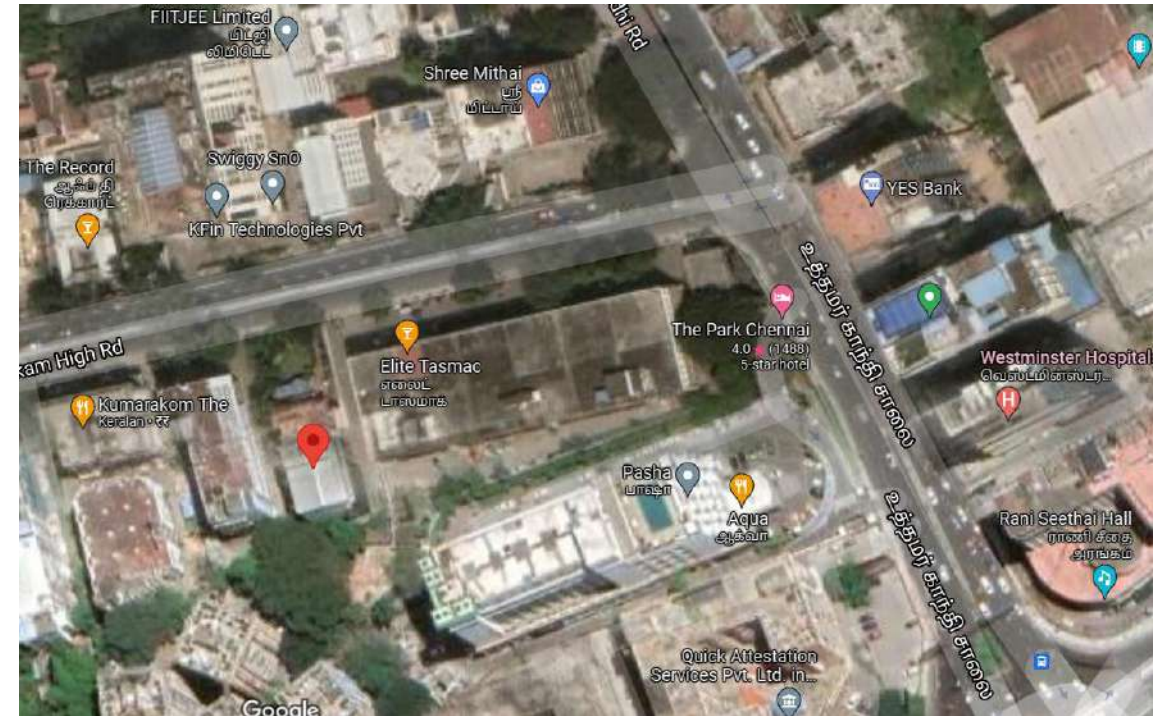
# Executive Summary



- Proposed Office is in Kodambakkam High Road, Nungambakkam, Chennai
- Minutes away from Nungambakkam Road – Kodambakkam Road Junction.
- The property is between Gemini Parsn Complex and SAIL Office
- 15 Kms from the Air Port
- 3550 Sft Super Built Up Area



# Location Overview



<https://goo.gl/maps/F65kLJZY6GFrLKYo7>

# Fact Sheet



<b>Name of Building</b>	Ramcons – Fortuna Towers	<b>Security</b>	24 hours security with CCTV
<b>Floor</b>	2 <sup>nd</sup> Floor	<b>Facing</b>	East
<b>Structure</b>	<b>S+5</b>	<b>Elevator</b>	1 No
<b>Super Built Up</b>	3550 Sq Ft	<b>Stair Case</b>	1 No
<b>Offering</b>	Warm Shell	<b>Service Stair Case</b>	Not Available
<b>Wash Room</b>	01 Ladies / 01 Gents	<b>Furnishing</b>	Warm Shell
<b>Pantry Area</b>	Yes	<b>Status</b>	Ready for Occupation
<b>DG Back Up</b>	Yes	<b>Base Rent</b>	INR 60 / Sft
<b>Car Parking - Covered</b>	3 Nos	<b>Common Area Maintenance</b>	INR 12,000 / PM
<b>Car Parking - Open</b>	1 No	<b>Air Conditioning</b>	Dx Unit - To be provided by Tenant





# Office Photos - Interior





# Way Forward



**V Venkataraman**

CEO, MLM Constructions & Realtors

Tel: +91 93810 52061

[venkat@mlmconstructions.com](mailto:venkat@mlmconstructions.com)

**MLM Constructions & Realtors,**

B – 4, Aswathi Apartments,

Old # 16, New # 4, Second Crescent Park Road,

Gandhi Nagar, Adyar,

Chennai 600 020

India

