**NESCO CAMPUS**

**Building 3**

**PLATINUM LEED CERTIFIED OFFICE SPACE**

Western Express Highway, Goregaon (East)

**PROMOTERS**: NESCO LTD.

**BUILDING AREA**: 800,000 SF (Approx.)

**FLOOR PLATE**: 63,000 SF (Approx.)

**OCCUPATION CERTIFICATE**: RECEIVED

**HAND-OVER CONDITION**: WARMSHELL

**PROJECT PARTNERS:**

- **Civil Contractors**: L&T ECC
- **Master Architect**: RAJA AESERI CONSULTANTS
- **Structural Consultants**: MAHIMTURA CONSULTANTS
- **Transaction Managers**: CBRE SOUTH ASIA PVT. LTD.

**Space Allocation w.r.t elevation design:**

- **a. Parking levels**: Gr + 1<sup>st</sup> + 2<sup>nd</sup> floors
- **b. Office levels**: 3<sup>rd</sup> to 13<sup>th</sup> floors
- **c. 20,000 SF of landscaped utility area encircling the 3<sup>rd</sup> floor**
- **d. Amenity block outside the 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 7<sup>th</sup> Floors**
CAMPUS FEATURES:

- A 65 acre campus – roughly the size of 37 football fields!
- W.E. Highway perched frontage of approx. 1 km.
- Lush green surroundings with over 1000 trees within the Campus
- Current and past tenant profile includes names like: Schlumberger, Sodexo, Serco, TCS Eserve, Sembcorp, Whirlpool
- Campus houses India’s largest private sector Exhibition centre admeasuring a total of approx. 0.5 mn. SF and has hosted more than 600 national & international trade fairs

DEVELOPMENT IN THE PIPELINE:

- More than 3 million SF of office space to be developed
- 3 hotels spanning Boutique to 4-star luxury category
- Central courtyard planned as a campus break out zone
- Fully equipped club house, Multi level car park
- ATMs, Concierge kiosk, Wellness center part of the planned development
- Sprawling greenscape to house a variety of games and leisure activities
- Multi brand food court and fine dining
- 10,000 SF Daycare centre

FOR MORE INFORMATION PLEASE CONTACT:

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<thead>
<tr>
<th>Destination</th>
<th>Distance (Kms.)</th>
<th>Drive – Time (Mins.)</th>
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<tr>
<td>Airports &amp; Railway Stations</td>
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<td>International Airport</td>
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<td>Domestic Airport</td>
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CBRE South Asia Pvt. Ltd | # 202/203 | 2nd Floor | Naman Centre | G Block | Bandra Kurla Complex | Mumbai - 400 051 | India | www.cbre.co.in
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Western Express Highway, Goregaon (East)

BUILDING FEATURES:

- Ground plus 13 Storey structure with 3 levels of car park
- Designed for 24 X 7 operations supported by Integrated Building Management System (IBMS) by Siemens
- Earthquake resistant design as per NBC zonal norms
- Double glazed glass façade
- State of the art sewage and water treatment plants
- Triple height grand entrance Lobby
- Fully equipped Gymnasium on the 3rd Floor
- Food Court and Open air cafeteria on 4th & 5th Floor
- Golf Putting area on the 7th Floor
- Modern Fire Fighting Systems as per NFPA / NBC norms

SPACE FEATURES:

- Efficiency – Approx. 75% subject to floor divisibility
- 100% Power back up
- Centralized Air-Conditioning with AHU units installed
- 9 Hi-speed destination controlled elevators (by Schindler)
- 3.9 m Clear height
- Grid Span of 11.2m X 8.7m
- Floor Loading capacity of 500 kg/sq.m

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Building tenant profile:

- HSBC – 180,000 SF
- KPMG – 60,000 SF
- Ericsson – 30,000 SF
- Aegon Religare – 30,000 SF

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