

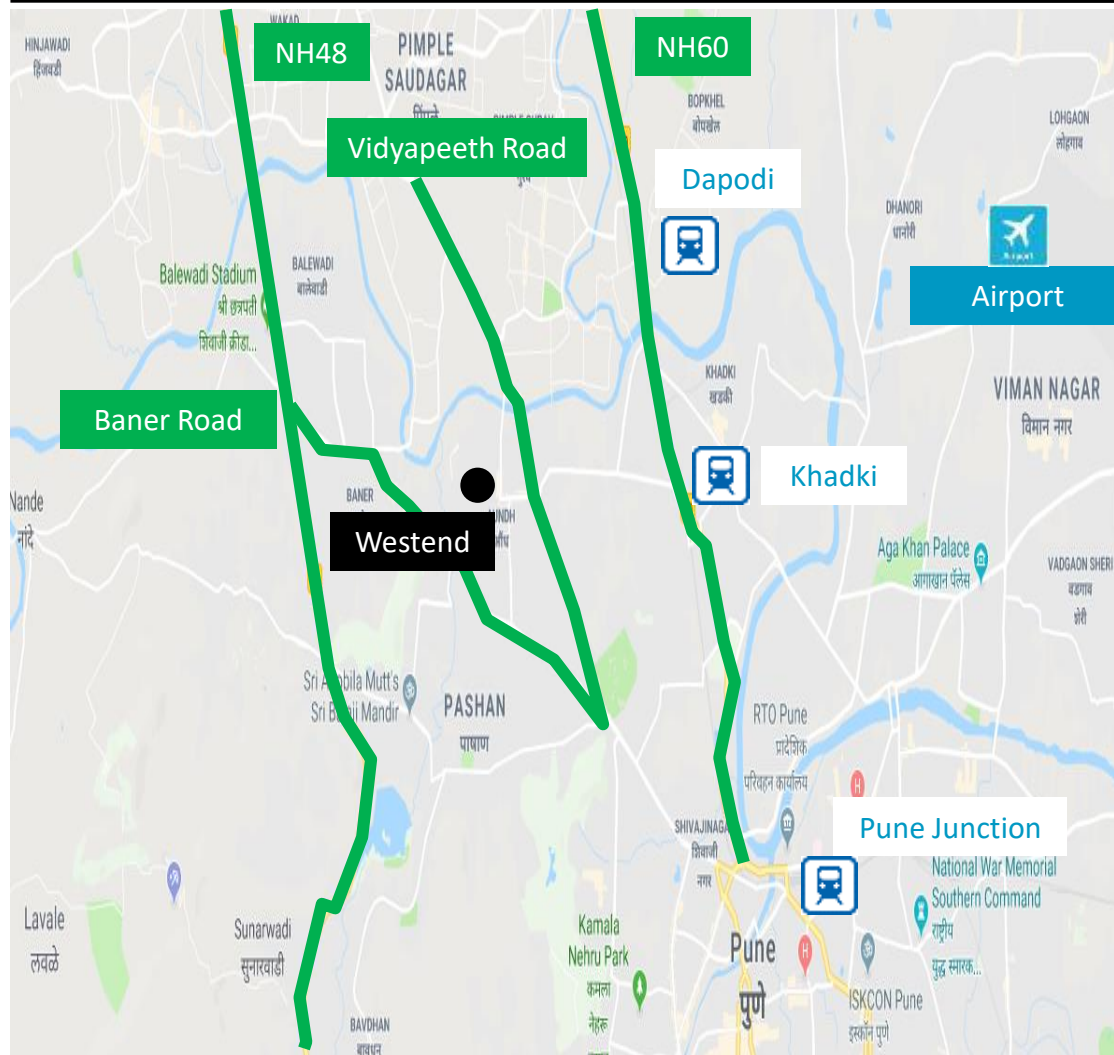
# WESTEND ICON



### **III. Westend Icon Overview**

## Location | Aundh | Connectivity

Aundh is strategically located with easy access to all major arterial roads, airport and excellent catchment of residential developments



### Location Advantages

- ▶ Close to Highways and link roads
- ▶ Proximity to airport
- ▶ Easy connectivity to all parts of the city
- ▶ Excellent F&B, shopping and retails options
- ▶ Dense residential catchment

### Distance from landmarks

	(Km)	(Mins)
Khadki Railway Station	5.7	15
Dapodi Railway Station	5.4	14
Pune Junction	9.8	26
NH 48	6.2	14
NH 60	6.4	14
Vidyapeeth Road	0.9	4
Baner Road	1.2	5
International Airport	14.8	35

## Asset Snapshot

Westend is a high quality mix-use development designed to cater to the office needs of an organization with complete infrastructure in place to cater to the new age workforce



View 2: Third Floor Terrace View

- ▶ Part of a larger mix-used development
- ▶ Already Operational - Westend Mall
- ▶ Office component: Under Construction
- ▶ Estimated Completion: Q1'2021
- ▶ Targeted Façade and services completion & Elevators by Q1'2021
- ▶ Office Leasable Area: ~360,000 sf
- ▶ Structure: 2B + G + 15 floors
- ▶ 1st landing floor: 3rd floor (flushed with Mall terrace)
- ▶ Average floor plate: ~30,000 sf
- ▶ Usage: Office IT/ITeS Space /Commercial
- ▶ Targeted IGBC Platinum Certification
- ▶ Handover condition:
- ▶ Warmshell with done-up toilets
- ▶ HVAC tap off
- ▶ 100% power backup
- ▶ Advanced fire fighting system

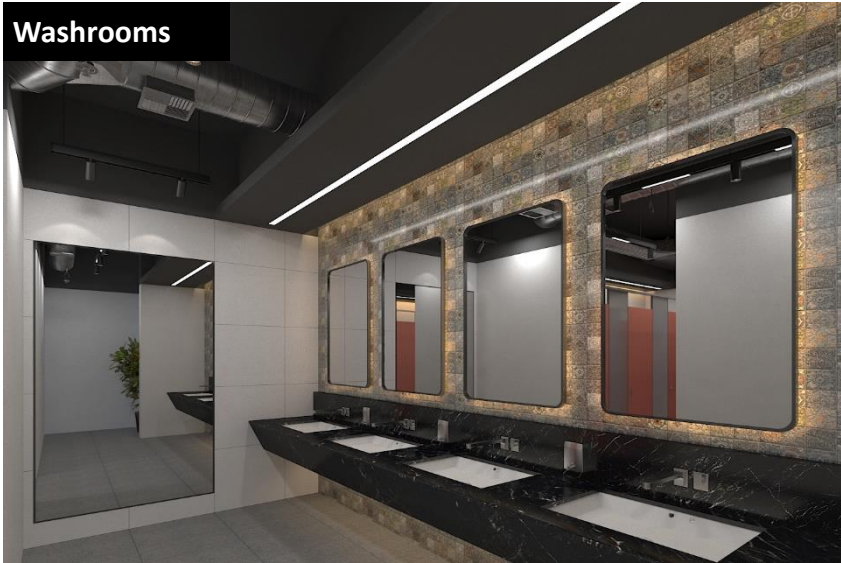
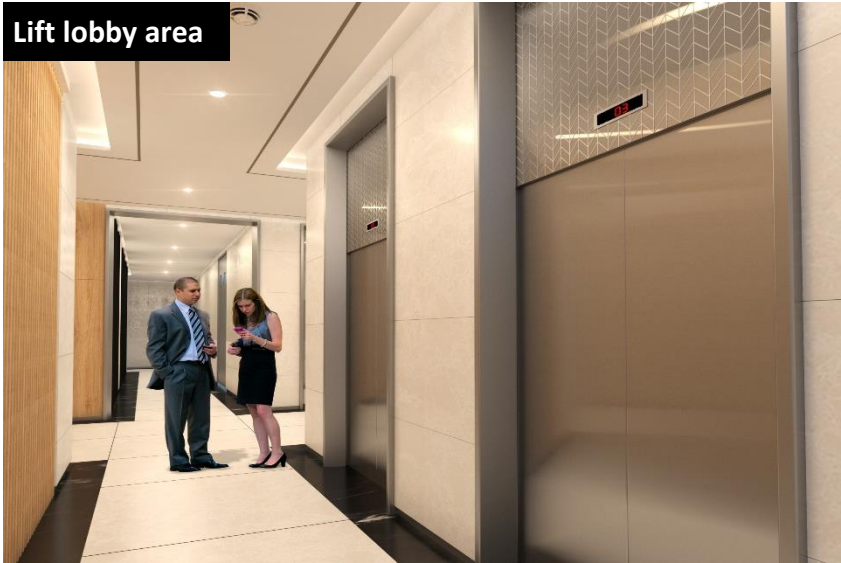
# Asset Rendered Images | Building Elevation



Asset Rendered Images | Lobby



# Asset Renders



# Westend Icon Building

## Perspective



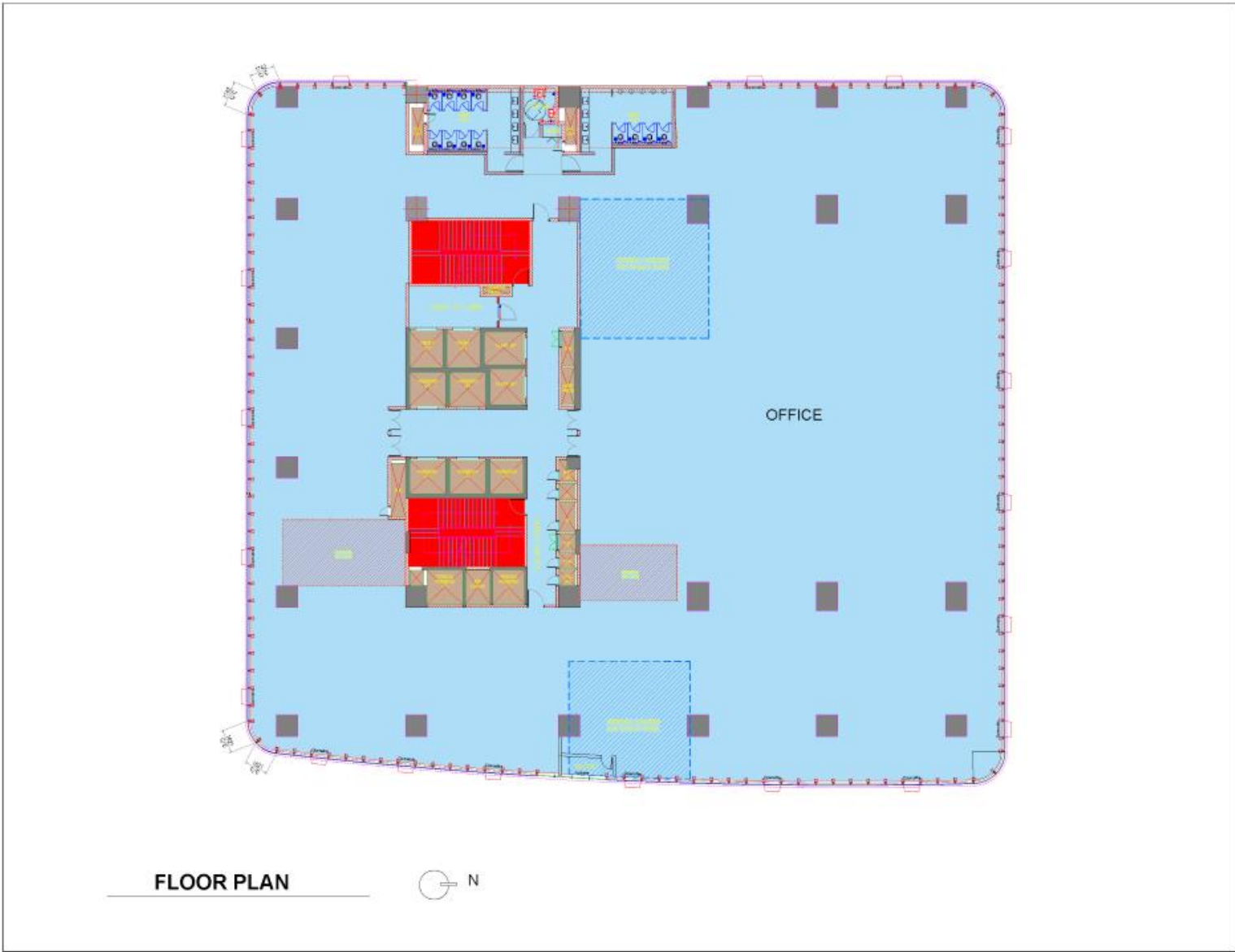


## Area Statement

- ▶ Building Configuration: 2 Basements + Ground + 15 floors – Total 0.42 mn sf
- ▶ Available floors to be leased: 3rd to 12th Floor – Total 0.36 mn sf

Floor	Office usable Area	Chargeable area (at 73% efficiency)	Terrace Usable area	Terrace chargeable area (at 50%)	Total chargeable area
3rd Floor	34,218	46,874	25,132	12,566	59,441
4th Floor	24,424	33,458	10,517	5,259	38,716
5th Floor	24,424	33,458	0	0	33,458
6th Floor	22,562	30,907	0	0	30,907
7th Floor	24,424	33,458	0	0	33,458
8th Floor	24,424	33,458	0	0	33,458
9th Floor	24,424	33,458	0	0	33,458
10th Floor	21,830	29,904	0	0	29,904
11th Floor	24,424	33,458	0	0	33,458
12th Floor	24,434	33,471	0	0	33,471
<b>Total</b>	<b>249,590</b>	<b>341,903</b>	<b>35,649</b>	<b>17,825</b>	<b>359,728</b>

# Floor Plan | Typical Floor



## **V. Key Opportunities**

## Key Opportunities

A unique opportunity to fast track and achieve real estate objectives in a modern, strategically located building with minimal financial obligations.

01

### Early-mover

Avail benefits of being an early anchor occupant

04

### Complete experience

Mix-use development with easy access to the mall and terrace gardens

02

### Signage

Opportunity to explore signage options within the building

05

### Institutional Ownership

Opportunity to partner with one of the leading landlords pan-India

03

### Customizable floor

Floors can be customized as per the requirement for an anchor occupant

06\*

### Fully Furnished

Avail the benefit of having a ready-to-move furnished office designed as per client specifications

\*Subject to discussion

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