



A wide-angle photograph of a modern office lobby. The ceiling is a complex, perforated metal grid. The walls are made of large, light-colored concrete panels. In the foreground, there's a white reception desk on the left and a large, abstract, copper-colored sculpture in the center. To the right, there's a circular area with a patterned rug, featuring two bright green armchairs and a small wooden coffee table. In the background, there are glass-walled meeting rooms and a red armchair. The lighting is warm and modern, with several pendant lights hanging from the ceiling.

OFFICE AVAILABILITY REPORT

JANUARY 2022 | EMBASSY OFFICE PARKS

EMBASSY OFFICE PARKS

INDIA PORTFOLIO

BANGALORE

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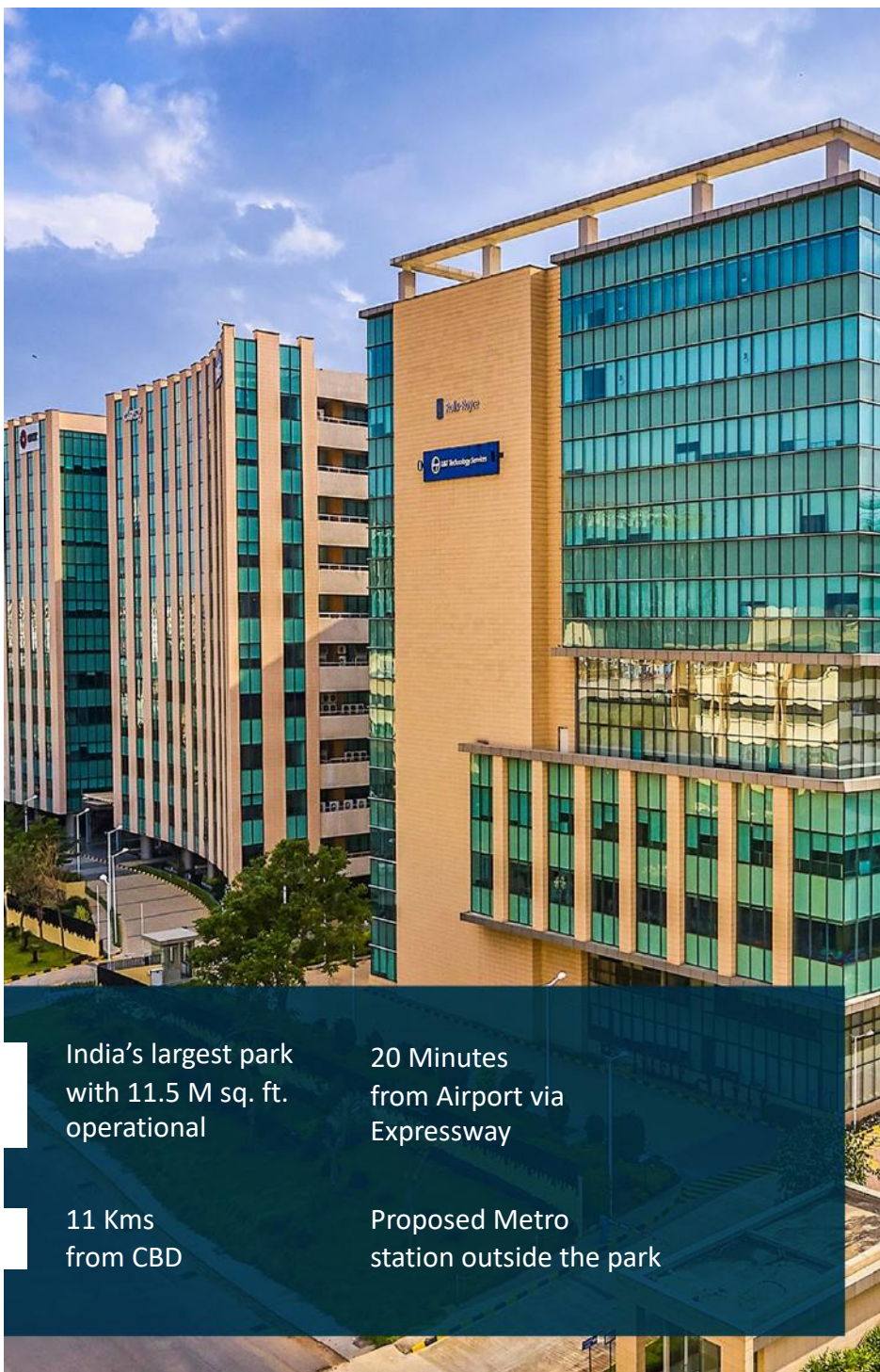
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India's largest park
with 11.5 M sq. ft.
operational

20 Minutes
from Airport via
Expressway

11 Kms
from CBD

Proposed Metro
station outside the park

EMBASSY MANYATA BUSINESS PARK

HEBBAL OUTER RING ROAD, BENGALURU



Embassy Manyata is the largest operational office park in Bengaluru. Its located in North Bengaluru, a prominent growth corridor, which connects the international airport to the city centre.

AVAILABILITY				
Premises	Area	Floor	Status	Timeline
NON - SEZ				
Silver Oak (E2)	36,413 sf	7 th floor	Furnished	Immediate
Silver Oak (E2)	37,779 sf	4 th floor	Furnished	Immediate
Silver Oak (E2)	37,779 sf	3 rd floor	Warm shell	Immediate
Silver Oak (E2)	37,779 sf	2 nd floor	Warm shell	Immediate
Silver Oak (E2)	32,262 sf	1 st floor	Furnished	Immediate
Silver Fir (L6)	22,326 sf	9 th floor	Furnished	Immediate
Silver Fir (L6)	38,696 sf	8 th floor	Furnished	Immediate
Silver Fir (L6)	37,041 sf	6 th floor	Warmshell	Immediate
Silver Fir (L6)	78,784 sf	4 & 5 th floors	Warmshell	Immdediate
Embassy NXT T2	30,878 sf	2 nd floors	Warm shell	Immediate
Embassy NXT T2	26,541 sf	1 st floor	Warm shell	Immediate
MFAR	39,720 sf	6 th floor	Furnished	Immediate

MAMTA CHAND

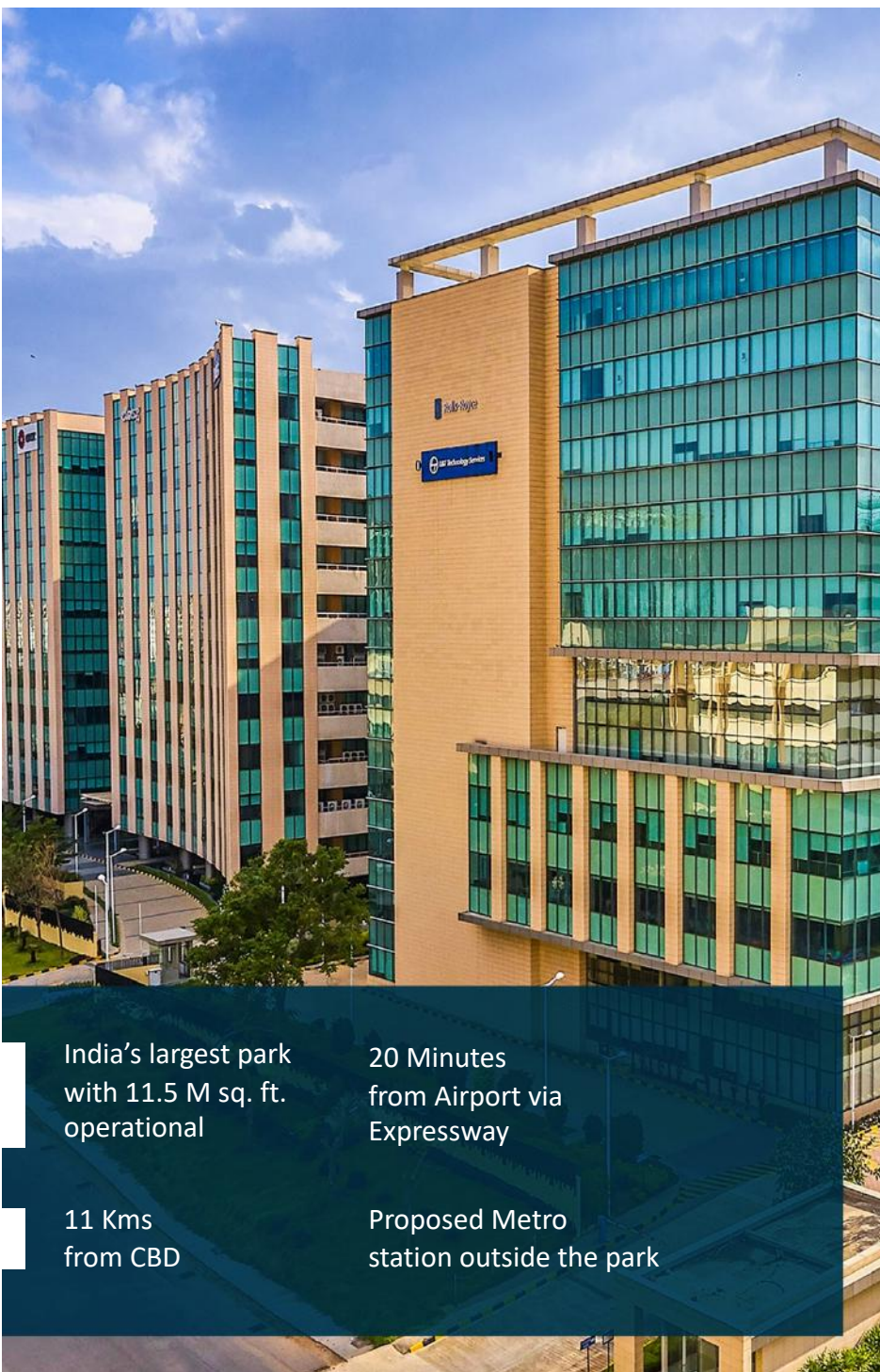
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with 11.5 M sq. ft.
operational

20 Minutes
from Airport via
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11 Kms
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Proposed Metro
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EMBASSY MANYATA BUSINESS PARK

HEBBAL OUTER RING ROAD, BENGALURU

Embassy Manyata is the largest operational office park in Bengaluru. Its located in North Bengaluru, a prominent growth corridor, which connects the international airport to the city centre.



AVAILABILITY

Premises	Area	Floor	Status	Timeline
		SEZ		
Aspen (G4)	244,833 sf	5 th to 10 th floors	Warm shell	Immediate
Aspen (G4)	45,374 sf	4th floor	Furnished	Immediate
Aspen(G4)	24,397 sf	Part 2nd floor	Furnished	Immediate
Hazel (L3)	55,224 sf	10 th floor	Furnished	Immediate
Redwood (D3)	4,01,312 sf	G to 10 th floors	Furnished	October 2022
Mountain Ash (H2)	19,332 sf	1st floor	Furnished	Immediate
Elm (C4)	44,711 sf	6th floor	Warm shell	Immediate
Elm (C4)	47,482 sf	5th floor	Warm shell	Immediate
Elm (C4)	16,000 sf	Ground floor	Warm shell	Immediate

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EMBASSY ONE PINNACLE

MEKHRI CIRCLE, BENGALURU

Embassy One is strategically located on the Bellary Road entering Bengaluru CBD from the international airport. It provides premium small format office spaces to corporate tenants with the added benefit of being part of a mixed use project that also comprises a luxury Four Seasons hotel, as well as retail spaces.

AVAILABILITY

Premises	Area	Floor	Status	Timeline
NON - SEZ				
Pinnacle	6,225 sf	11th floor	Warm shell	Immediate
Pinnacle	9,886 sf	9 th floor	Warm shell	Immediate
Pinnacle (15k X 3)	44,643 sf	6 th – 8 th floor	Warm shell	Immediate
Pinnacle	13,802 sf	5 th floor	Warm shell	Immediate
Pinnacle (15k X 3)	45,534 sf	2 nd – 4 th floor	Warm shell	Immediate
Pinnacle	17,521 sf	1 st floor	Warm shell	Immediate

Part of Integrated
development of
office, retail &
Four Seasons hotel

28 Kms
from Airport

08 Kms
from CBD

Strategically located
between CBD & Airport



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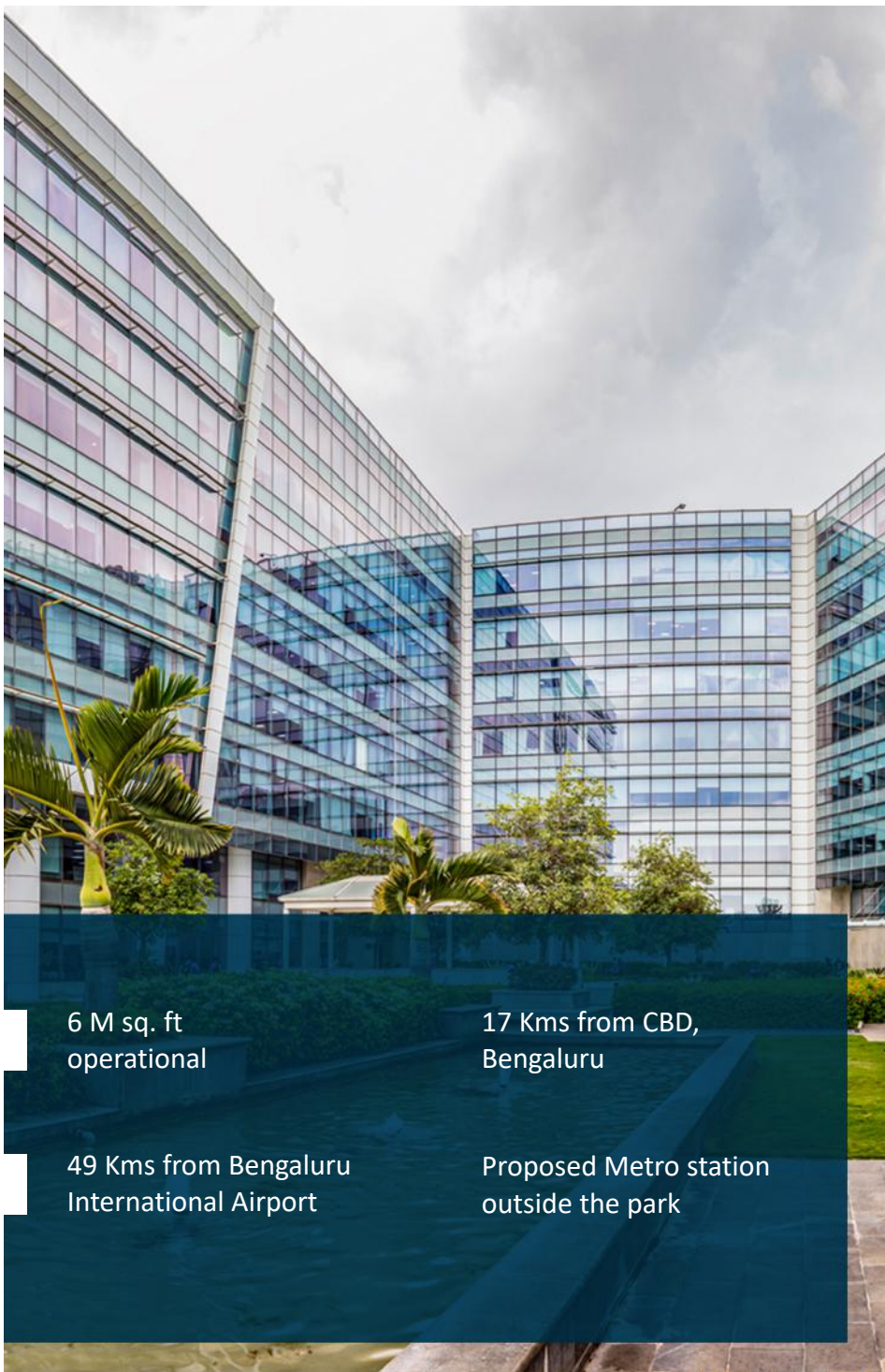
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6 M sq. ft
operational

17 Kms from CBD,
Bengaluru

49 Kms from Bengaluru
International Airport

Proposed Metro station
outside the park

EMBASSY TECHVILLAGE

MARATHAHALLI, OUTER RING ROAD, BENGALURU

Embassy TechVillage is a large-scale fully integrated office park located in the most prominent IT corridor of Bangalore



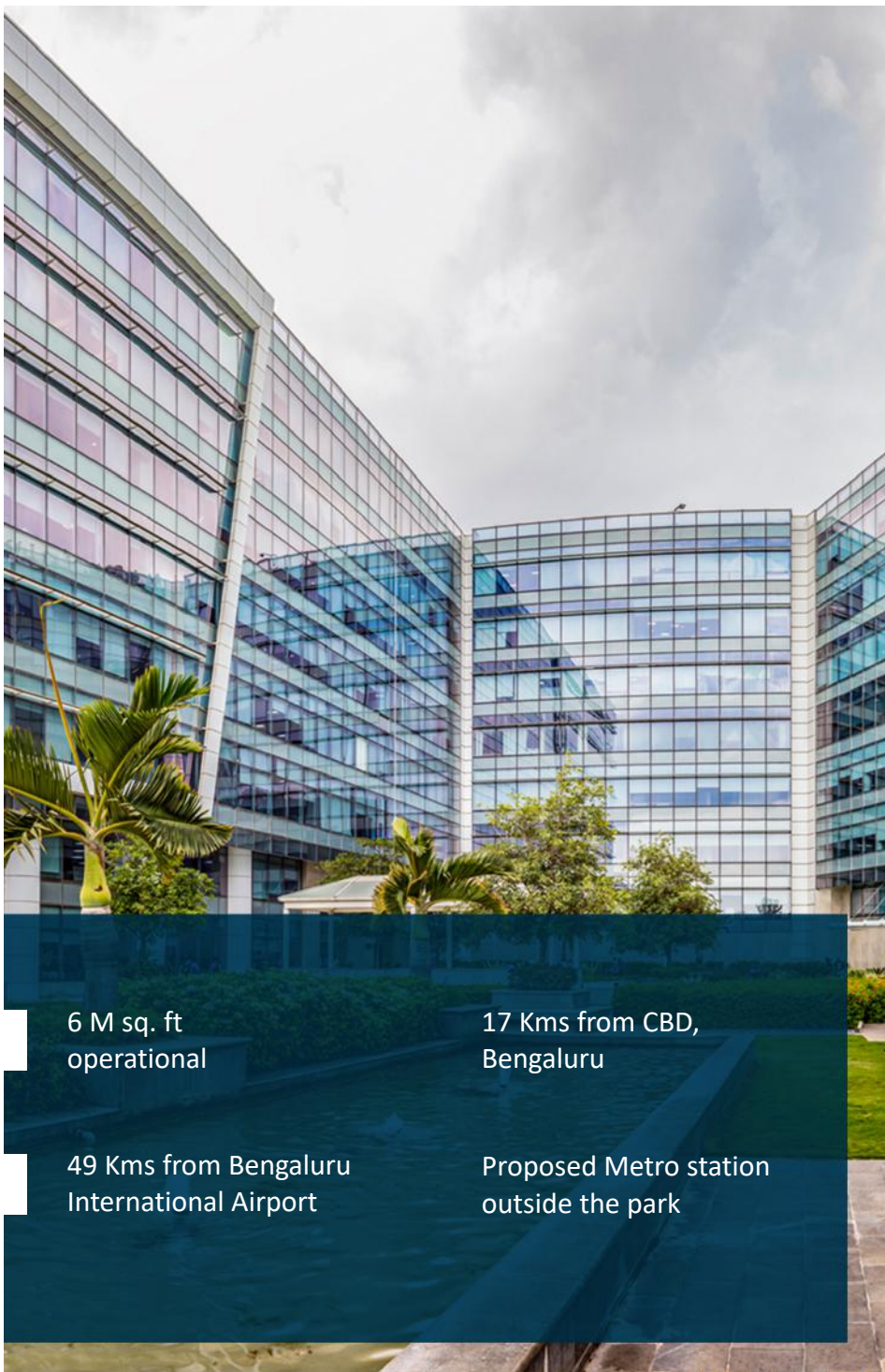
AVAILABILITY				
Premises	Area	Floor	Status	Timeline
NON - SEZ				
Block Trillium	33,506 sf	Part of 10 th floor	Warm shell	Immediate
Embassy Front Parcel (Block A)	4,00,000 sf	G + 10 th floor	Warm shell	Q1 2024
Embassy Front Parcel (Block B)	4,00,000 sf	G + 10 th floor	Warm shell	Q1 2024
Embassy Front Parcel (Block c)	4,00,000 sf	G + 10 floor	Warm shell	Q1 2024

*advanced discussions



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6 M sq. ft
operational

17 Kms from CBD,
Bengaluru

49 Kms from Bengaluru
International Airport

Proposed Metro station
outside the park

EMBASSY TECHVILLAGE

MARATHAHALLI, OUTER RING ROAD, BENGALURU

Embassy TechVillage is a large-scale fully integrated office park located in the most prominent IT corridor of Bangalore

AVAILABILITY				
Premises	Area	Floor	Status	Timeline
		SEZ		
*Iris (3A)	7,80,426 sf	G to 7 floor	Warm shell	Q4 2022
*Mimosa (4A)	10,00,000 sf	G+ 10 floor	Warm shell	Q4 2024
*Magnolia (4B)	10,00,000 sf	G+ 10 floor	Warm shell	Q4 2024

* Not part of Embassy Office Parks REIT portfolio. Owned and developed by Embassy Commercial Projects (Whitefield) Private Limited



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EMBASSY GOLFLINKS

DOMLUR INNER RING ROAD, BENGALURU

Located in the heart of Bengaluru, Embassy Golflinks is one of India's most recognised and awarded business parks.

AVAILABILITY

Premises	Area	Floor	Status	Timeline
NON - SEZ				
Sunningdale	19,598 sf	Ground floor	Warm shell	Immediate
Pine Valley	10,938 sf	1 st floor	Warm shell	Immediate
Pine Valley	7,387 sf	1 st floor	Warm Shell	Immediate
Pine Valley	10,774 sf	1 st floor	Warm Shell	Immediate
Pine Valley	20,622 sf	1st floor	Warmshell	Q2, 2022
Sunriver (Block A)	112,645 sf	G-4th floor	Warm Shell	Immediate
Sunriver (Block B)	100,733 sf	G, 3-5th floor	Warm Shel	Immediate

*advanced discussions



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4.5 M sq. ft.
operational

41 Kms
from Airport

07 Kms
from CBD

5 Kms from
Indiranagar Metro

EMBASSY 247

VIKHROLI, MUMBAI

Embassy 247 is well located at Vikhroli on an arterial road (LBS Marg) and close to JVLR which is connecting road between Mumbai's two major highways – The Eastern Express Highway and The Western Express Highway.

AVAILABILITY

Premises	Area	Floor	Status	Timeline
NON-SEZ				
Tower B	16,397 sf	10 th floor	Warm Shell	Immediate
Tower B	12,346 sf	6 th floor	Warm shell	Immediate
Tower B	29,365 sf	3 rd floor	Warm shell	Immediate
Tower B	17,071 sf	2 nd floor	Warm shell	Q2 2022
Tower C	36,278 sf	10 th floor	Warm shell	Immediate
Tower C	36,278 sf	9 th floor	Warm shell	Immediate
Tower C	18,531 sf	6 th floor	Warm shell	Immediate
Tower C	15,724 sf	5 th floor	Warm shell	Q1 2022
Tower C	12,147 sf	4 th floor	Warm shell	Immediate

1.2 M sq. ft.
operational

Strategically located on
The arterial LBS road

10 Kms
from Airport

2-mins away from Surya Nagar Metro
station



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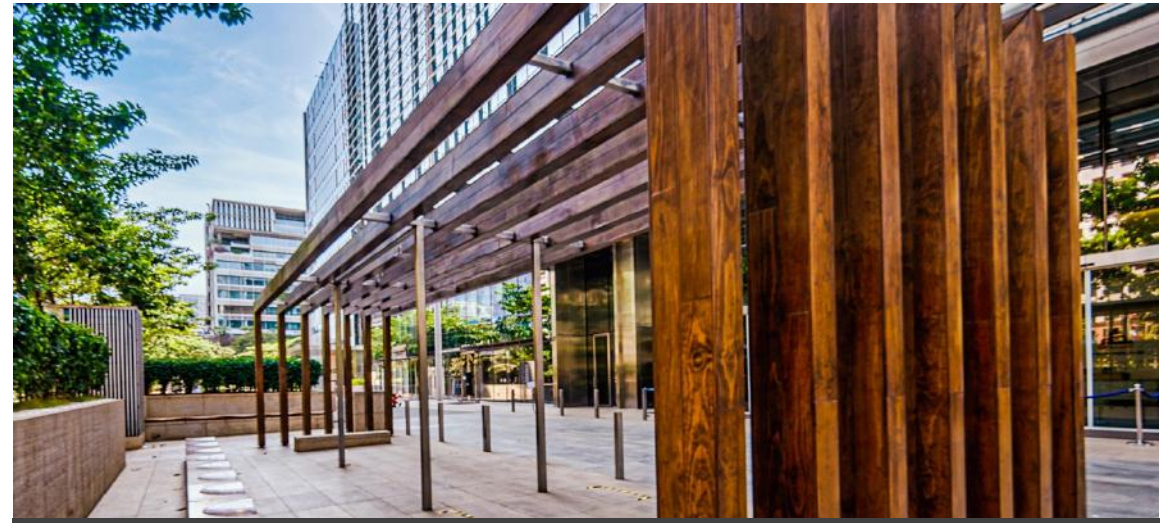
FIRST INTERNATIONAL FINANCE CENTER

BKC, MUMBAI

FIFC is one of our premium office buildings and is located in the Bandra Kurla Complex (BKC).

AVAILABILITY

Premises	Area	Floor	Status	Timeline
NON-SEZ				
FIFC	16,586 sf	5 th floor	Warm shell	Immediate
FIFC	18,640 sf	4 th floor	Warm shell	Immediate
FIFC	61,497 sf	2 nd floor	Warm shell	Immediate



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0.4 M sq. ft.
operational

Located in
new CBD

09 Kms
from Airport

2 minutes away from MTNL Metro
station

EXPRESS TOWERS

NARIMAN POINT, MUMBAI

Express Towers, located in Nariman Point (Mumbai's CBD), enjoys a prominent location in close proximity to some of India's most exclusive residential neighbourhood and state infrastructure, such as the State Legislative Assembly and the State High Court.

AVAILABILITY

Premises	Area	Floor	Status	Timeline
NON-SEZ				
Express Towers	6,630 sf	22 nd floor	Warm shell	Immediate
Express Towers	6,732 sf	20 th floor	Furnished	Immediate
Express Towers	15,377 sf	13 th floor	Warm shell	Immediate
Express Towers	3,857 sf	12 th floor	Furnished	Immediate
Express Towers	3,071 sf	12 th floor	Furnished	Immediate
Express Towers	2,814 sf	12 th floor	Furnished	Immediate
Express Towers	6,244 sf	11 th floor	Furnished	Immediate
Express Towers	6,249 sf	1 st floor	Warm shell	Immediate
Express Towers	5,407 sf	1 st floor	Warm shell	Immediate
Express Towers	36,163 sf	G + LG	Warm shell	Q1 2022



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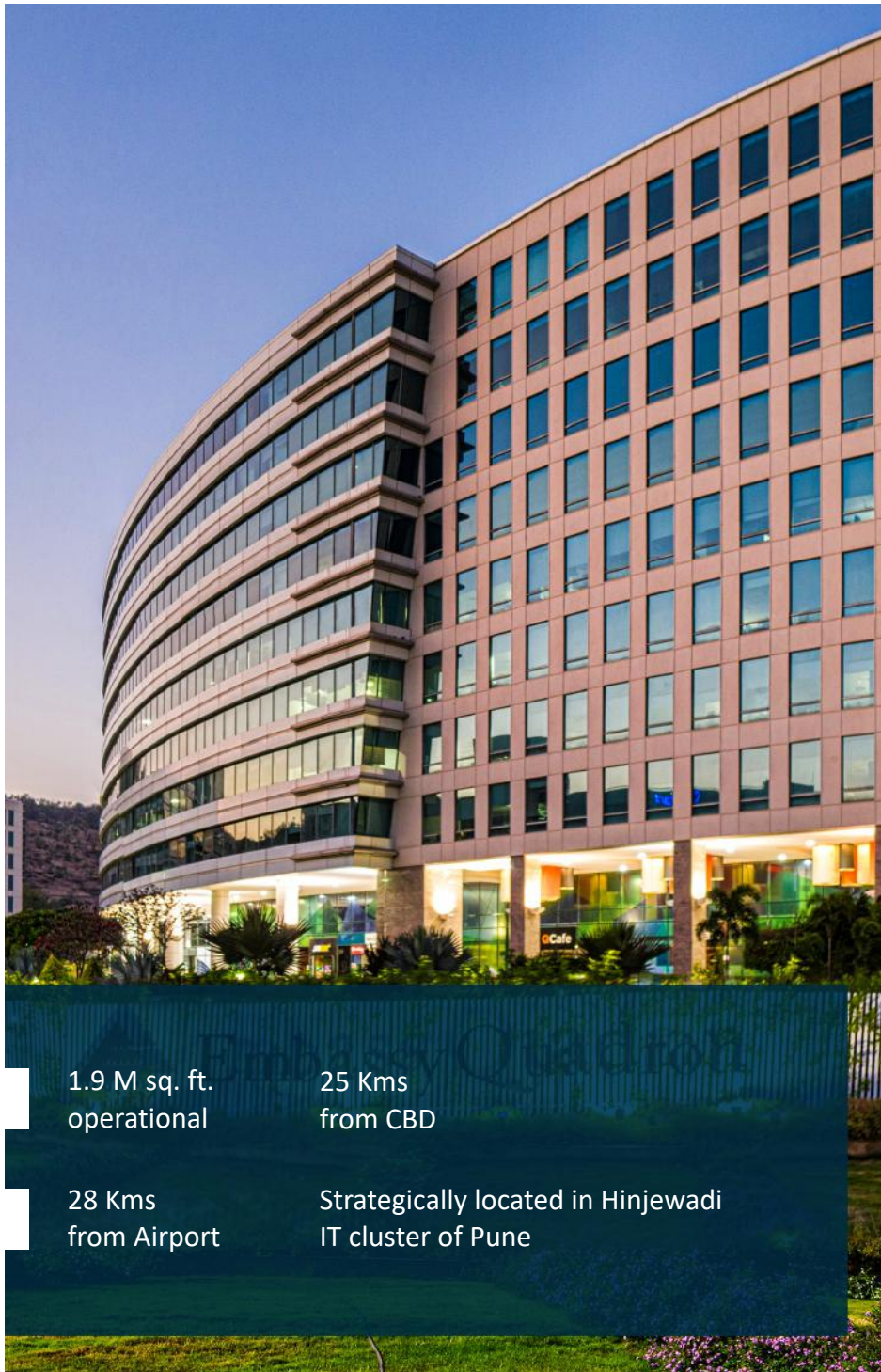
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0.5 M sq. ft.
operational

22 Kms
from Airport

Iconic asset with scenic view of
Marine Drive and close proximity
to Govt buildings

2 mins away from Vidhan Bhavan Metro
station



1.9 M sq. ft.
operational

25 Kms
from CBD

28 Kms
from Airport

Strategically located in Hinjewadi
IT cluster of Pune

EMBASSY QUADRON

HINJEWADI, PUNE



Embassy Quadron is a large hub of technology companies and among the most popular office locations in Pune. It is also located in the West Pune submarket, which offers good transportation links to Mumbai and Central Pune and houses a large residential catchment.

AVAILABILITY				
Premises	Area	Floor	Status	Timeline
SEZ				
Q1	73,177 sf	5 th floor	Warm shell	Immediate
Q1	24,172 sf	UG floor	Warm shell	Immediate
Q4	44,920 sf	2 nd floor	Warm shell	Immediate
Q3	73,177 sf	5 th floor	Furnished	Immediate
Q3	74,944 sf	4 th floor	Furnished	Immediate
Q3	74,944 sf	3 rd floor	Furnished	Immediate
Q3	74,943 sf	2 nd floor	Furnished	Immediate
Q3	72,428 sf	1 st floor	Furnished	Immediate
Q4 - A Wing	28, 491 sf	6 th floor	Furnished	Immediate
Q4 - A Wing	28,528 sf	5 th floor	Furnished	Immediate
Q4 - A Wing	28,562 sf	4 th floor	Furnished	Immediate
Q4 - A Wing	28,539 sf	3 rd floor	Furnished	Immediate
Q4 –B wing	36,451 sf	6 th floor	Furnished	Immediate
Q4 –B wing	36,472 sf	5 th floor	Furnished	Immediate
Q4 –B wing	36,534 sf	4 th floor	Furnished	Immediate
Q4 - B wing	36,431 sf	3 rd floor	Furnished	Immediate
Q1	37,472sf	3 rd floor	Furnished	Immediate
Q1	37,472 sf	2 nd floor	Furnished	Immediate
Q1	34,912 sf	1 st floor	Furnished	Immediate

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EMBASSY QUBIX

HINJEWADI, PUNE

Embassy Qubix is also located in the submarket of West Pune, which offers excellent social and lifestyle infrastructure, various transportation links to both Mumbai and Pune Central Business District (CBD) and a large residential catchment catering to the growing technology workforce.

AVAILABILITY

Premises	Area	Floor	Status	Timeline
SEZ				
IT-4	17,338 sf	5 th floor	Furnished	Immediate
IT-5	13,466 sf	Ground floor	Warm Shell	Immediate
IT-5	8,460 sf	Ground floor	Warm shell	Immediate
IT-3	17,527 sf	Ground floor	Furnished	Immediate
IT-5	17,665 sf	5th floor	Warm shell	Immediate
IT-6	9,381 sf	Ground floor	Warm shell	Immediate
IT-2	25,229 sf	1 st floor	Fitted Out	Immediate
IT-5	10,120 sf	5th Floor	Warm Shell	November 2021
IT-5	20,956	5th floor	Warmshell	Jan 2022



DIMPY DOGRA

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ANSHAL CHATURVEDI

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1.5 M sq. ft.
operational

23 Kms
from CBD

25 Kms
from Airport

Strategically located in Hinjewadi
IT cluster of Pune

EMBASSY TECHZONE

HINJEWADI, PUNE

Located near the Mumbai-Pune Expressway, Embassy Techzone is a premium business park in Premium business park spread across a total area of 67.45 acres.

AVAILABILITY

Premises	Area	Floor	Status	Timeline
SEZ				
Mekong	63,722 sf	8 th & 9 th floors	Furnished	Immediate
Nile	43,420 sf	7 th floor	Warm Shell	Immediate
Nile	42,339 sf	3 rd floor	Warm Shell	Immediate
Nile	41,198 sf	1 st floor	Furnished	Immediate
Colorado A wing	51,389sf	4&5th floor	Furnished	December 2021
Rhine A wing	27,303 sf	2 nd floor	Warm Shell	Immediate
Rhine A wing	27,159 sf	6th floor	Warm Shell	Immediate
Hudson (Non SEZ)	458,000 sf	G + 10 floors	Warm Shell	Q1 2022
Ganges (Non SEZ)	422,000 sf	G + 10 floors	Warm Shell	Q1 2022
Mississippi	49,944 sf	3rd floor	Furnished	May 2022

2.2 M sq. ft.
operational

24 Kms
from CBD

26 Kms
from Airport

Strategically located in Hinjewadi
IT cluster of Pune



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EMBASSY OXYGEN

NOIDA

Embassy Oxygen is located close to the Noida-Greater Noida Expressway, a major-six lane highway connecting Noida with Greater Noida.

AVAILABILITY

Premises	Area	Floor	Status	Timeline
SEZ				
Tower E	113,884 sf	Ground to 3rd floor	Furnished	Immediate
Tower C	26,096 sf	Ground	Warm shell	Immediate
Tower C	27,237 sf	1st floor	Warm shell	Immediate
Tower C	27,070 sf	2nd floor	Furnished	March 2022
Tower 3	71,939 sf	9th to 10th floor	Warm shell	June 2022
Tower 2	25,020 sf	Half of 8th floor	Warm shell	Immediate
Tower 2	316,776 sf	1st to 7th floor	Warm shell	Immediate
Tower 1	~800,000 sf	1st to 13th floor	Warm shell	Q2 2023

*advanced discussions



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2.5 M sq. ft.
operational

Located in sector 144 Noida Greater Noida
Expressway

40 Kms
from Delhi Airport

Embassy Oxygen metro station Sec 143
in close proximity to the park

EMBASSY GALAXY

NOIDA

Embassy Galaxy is located in Sector 62 of the peripheral Noida submarket, which is a well-known technology hub due to its affordable rents, established connectivity and social infrastructure.

AVAILABILITY

Premises	Area	Floor	Status	Timeline
Non SEZ				
Tower A	77,334	4, 5	Warm shell	January 22
Tower B	122,002	4, 5, 6	Warm shell	January 22
Tower C	6,298 sf	Portion of 4 th floor	Warm shell	Immediate

1.4 M sq. ft.
operational

10 Kms from
Noida Sector 18

33 Kms
from Airport

Sector 62 Metro station in
close proximity to the park



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