

FOR  
LEAVE  
&  
LICENSE

A "TRULY " PREMIUM STANDARD "GRADE – A"  
LEED GOLD CERTIFIED BUILDING

*Premises on 14<sup>th</sup> Floor (Top Floor)*

# Lodha Excelus

**Apollo Mill Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai 400 011.**



- Approximately 5 lac SF of premier office space
- Stunning elevation with a unique, curvilinear glazed glass façade
- Expansive 2.4 acres of garden and landscaped area
- High calibre occupant profile – including names like KPMG & HDFC Standard Life
- Professionally managed building (CBRE)
- Travel Time (Approx.):
  - Walking Distance from Lower Parel, Currey Road and Chinchpokli railway stations
  - Bandra-Kurla Complex - 25 minutes
  - International & Domestic Airport - 45 minutes
  - Nariman Point - 25 minutes

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This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.

**CBRE**

## BUILDING DETAILS

- ❖ 4 Parking levels + Lobby & Drop Off Level + 14 office levels
- ❖ 6 passenger (Schindler make) elevators & 2 service elevators
- ❖ Extensive landscaping with water walls, cascades, trees and pavilions
- ❖ Quadruple height atriums & sky gardens
- ❖ 100% Power Back Up

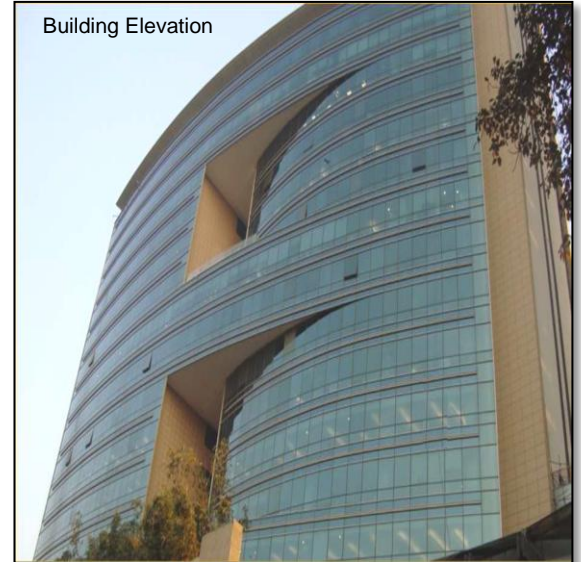
## AMENITIES & FACILITIES

- ❖ Café – Coffee Beans & Tea Leaf
- ❖ Operational Gym – Elemention
- ❖ Bloomberg Terminal
- ❖ Additional visitor car parking in the basement

## SPACE FEATURES

- ❖ Earmarked AHU & Electrical Room
- ❖ Centrally Air-conditioned lobby
- ❖ Typical slab - to - slab height of 4.10 m
- ❖ Wide Column spacing

Building Elevation



Water front



Pleasing in campus view



Panoramic city view



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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