

For Leave &
License

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

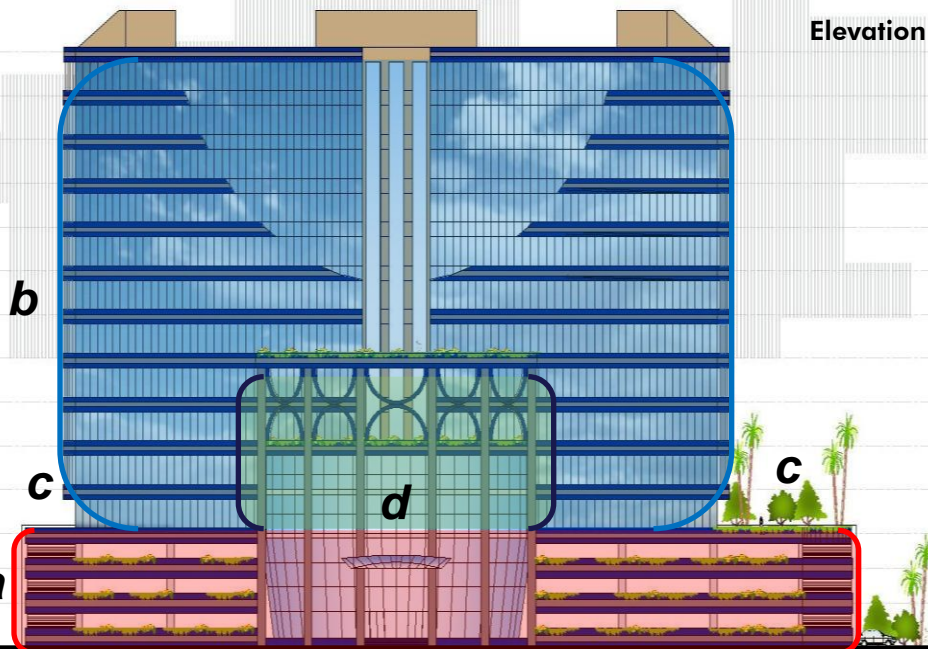
PROJECT PARTNERS:

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

Space Allocation w.r.t elevation design:

- Parking levels - Gr + 1st + 2nd floors
- Office levels - 3rd to 13th floors
- 20,000 SF of landscaped utility area encircling the 3rd floor
- Amenity block outside the 3rd, 4th, 5th, 7th Floors

Elevation



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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:

Sampreet Shah

Manager-Project Marketing

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Key Distances

Destination	Distance (Kms.)	Drive – Time (Mins.)
Airports & Railway Stations		
International Airport	6 - 7	15 -20
Domestic Airport	7 – 8	10
Goregaon Railway Station	1.5	5
Jogeshwari Railway Station	1.5	5
Oshiwara Railway Station	0.3	5
Malls/Multiplexes		
Hub Mall / Cinemax	0.2	2
Oberoi Mall / PVR Cinemas	0.8	5
Inorbit Mall / Fame	3	10
Fire Station/Hospitals/Police Stations		
	3	10

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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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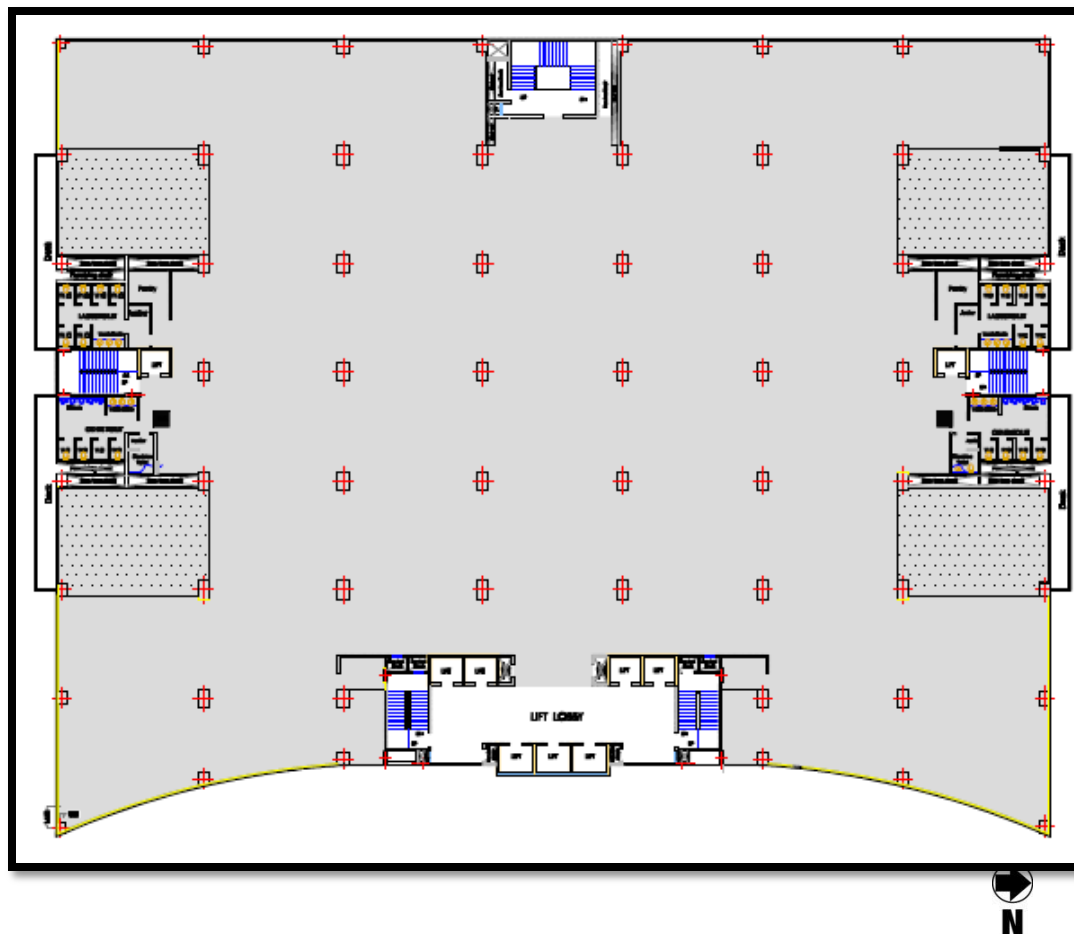
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Typical Floor Plan



Building tenant profile:

HSBC – 180,000 SF

Ericsson – 30,000 SF

KPMG – 60,000 SF

Aegon Religare – 30,000 SF

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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