

# ADMIN BUILDING FOR RENT @ BHORUKA TECH PARK





# Bhoruka Park Pvt. Limited



An ISO 9001, 14001 & BS OHSAS 18001 certified company

# BHORUKA TECH PARK

Concentrate. Work. Grow.



## OUR MISSION

We strive to bring you the best quality office space, working & associating with the most accomplished partners and technologies available to make your work environment- **Friendly & pleasurable.**

At Bhoruka Tech Park, **space is not a constraint.** We understand that your business is growth oriented & needs space to expand.

So that you can-

**CONCENTRATE. WORK. GROW.**

# BHORUKA TECH PARK

- A world class Tech park spread over 46 acres of lush lands
- State of the art buildings with total built area of 5 million Sq.ft. in three phases
- Occupied Building – 3,50,000 Sq.ft , Ready Building – 30,000 Sq.ft, Under construction– 6,50,000 lac Sq.ft, and Under Planning– 4 Million Sq.ft.

# LOCATION MAP

## Metro Station next to Tech Park



Strategically located at Mahadevpura

Bangalore CBD (MG road)-11 Km

International Airport - 45 Minutes



# STRATEGIC LOCATION



*Bhoruka Park is most strategically located Off Outer Ring Road*

Multiple Access Via...

- ☐ Old Madras Road
- ☐ Graphite India Road
- ☐ Outer Ring Road



# DEVELOPMENTS AROUND TECH PARK

- Quality Housing – Godrej United, Metropolis, Windmills-of-Mind, Skylark Esta, Grandeur & Many more...
- Retail - Phoenix Mall, VR Mall, Forum Mall, Arena Mall & Inorbit Mall & Many More.....
- Hotels - Zuri International, Novotel, Taj Vivanta Shangri-La, JW Marriott & Many More.....
- Hospitals – SAKRA Hospital, VIMS Hospital, SAIBABA Hospital in close proximity
- Schools: DPS, Ryan International, Gopalan International, TISB & Many more.....



Phoenix Mall



Taj Vivanta



# BUILDING FOR LEASE





# BUILDING AREA DETAILS

Available floors	Built Up Area
Lower Ground Floor	7100 sqft
Upper Ground Floor	6500 sqft
1 <sup>st</sup> Floor	8100 sqft
2 <sup>nd</sup> Floor	7600 sqft
Total Built Up Area	29300 sqft

# Building Features:





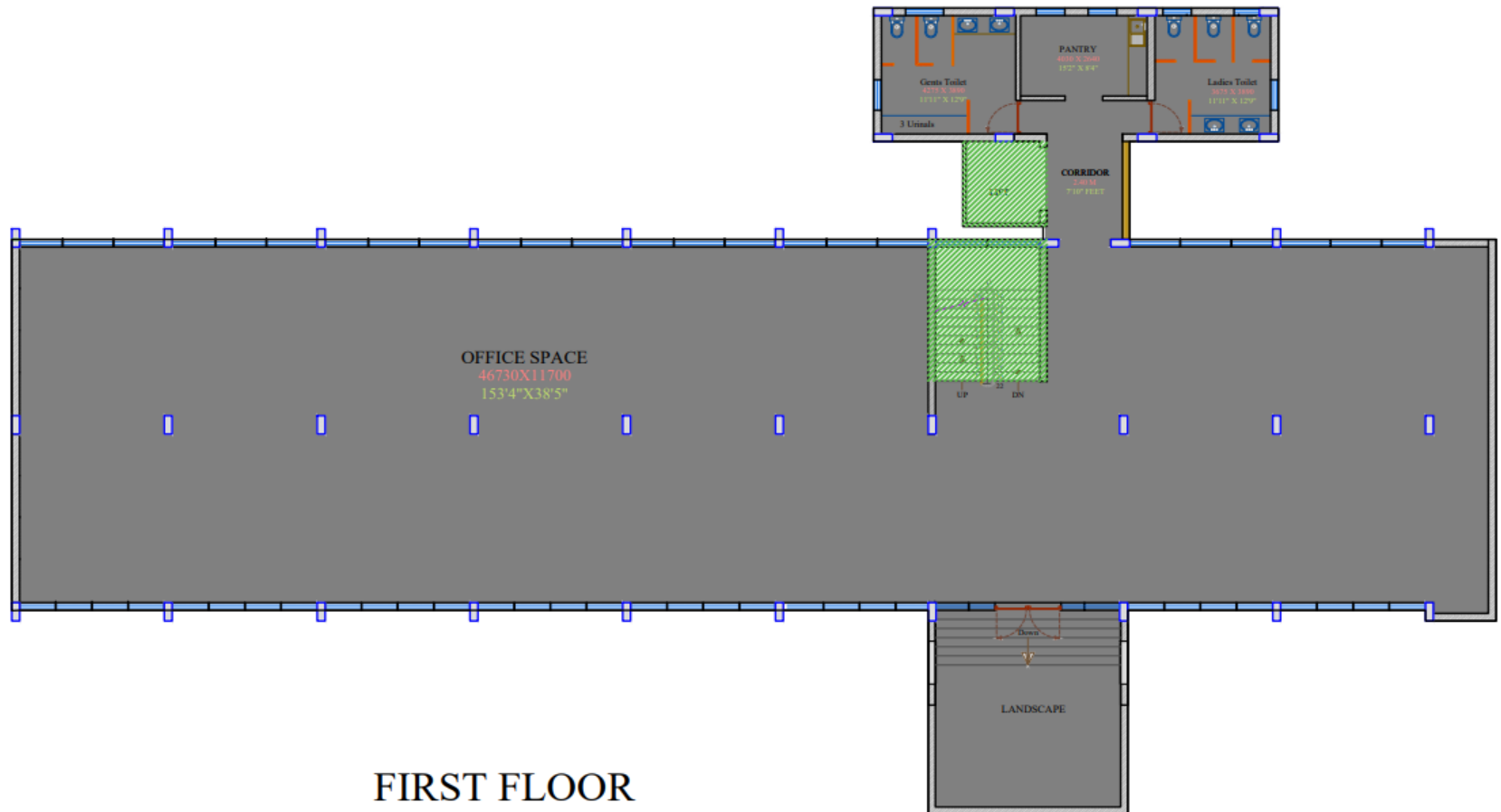
Built Up Area:	29,300 Sqft.
Floor Plate size:	7,500 sqft
Type of Space :	Warm Shell.
Warm Shell :	Base Building, 100% Backup Power, Lift, Finished Toilets
Suitable for:	Office space usage for IT/ITES, BPO,KPO showroom-cum-office or any other type of office etc.
Car Parks:	1 Car Parking slot per 1000 sqft or lesser (Unlimited Parking as per client requirement can be provided).
Campus:	Building is part of 46 Acres Tech Park - total development potential of 5 Million sqf space.



# TYPICAL FLOOR PLATE INDEPENDENT BUILDING



FLOOR AREA   
COMMON AREA   
AREA FOR LEASE = 8104.54 SFT



FIRST FLOOR

## Other Buildings @ Bhoruka Tech Park

Ready

### **BUILDING - 1**

Under Construction

### **BUILDING – 2A**



❑ Super-built up area of **350,000 sq. ft.**

❑ Super-built up area of **330,000 sq. ft.**



# PROPOSED MASTER PLAN – 46 ACRES

## BHORUKA TECH PARK



MASTER PLAN



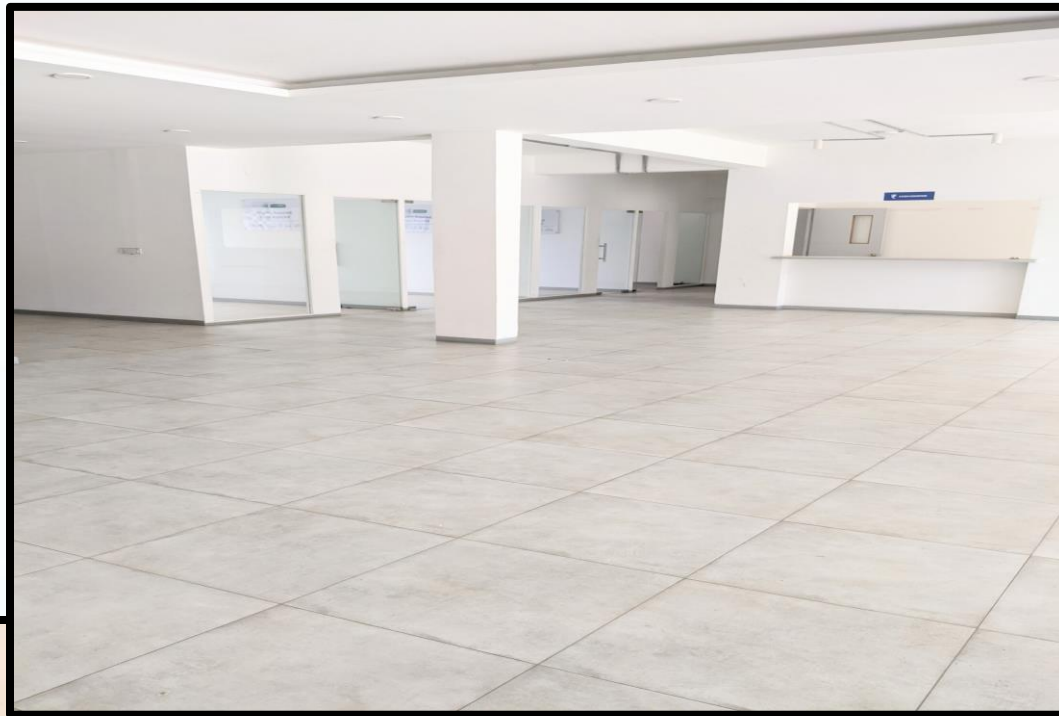


# Outdoor Break-out Space





# Inside Building Pictures



# Out Door Sports Facilities at the Tech Park





## Some of the Awards and Achievements for Building-1





# Bhoruka Group.

An overview.



- 50 + years of existence.
- Diversified business empire
- Multi-national presence.
- Strong Ethics.

**BHORUKA PARK™**

**BHORUKA STEELS.**

**BHORUKA GASES**

**RIVERINA OILS - AUSTRALIA**

**BHORUKA POWER**

**BHORUKA MINES - INDONESIA**





*Thank You*

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