

Pune Property - Magarpatta

Property Overview & Qualities The property is a pre-leased commercial investment opportunity located in Tower 15 of Magarpatta Cybercity, Pune. Currently, the entire 35,168 sq. ft. floor space on the 5th floor is fully occupied by a single blue-chip tenant, John Deere. The building is a Grade-A commercial space that was constructed approximately 15 years ago. The office space is owned by individual owners and currently holds no active bank loans or mortgages. The current tenant has mutually agreed to renew their lease in May 2027 for an additional 5-year term, providing a stable rental income stream.

Amenities & Facilities

- **Dedicated Utilities:** The office space features dedicated bathrooms and washrooms exclusively for the tenant's use.
- **Power Infrastructure:** The building management provides 24x7 generator backup for the floor, and the tenant maintains their own individual UPS system.
- **Air Conditioning:** The tenant directly manages the air conditioning and handles its maintenance through their own Annual Maintenance Contract (AMC) with vendors.
- **Accessibility:** The 5th-floor office is serviced by elevators that provide access to all floors in Tower 15.
- **Parking Allocation:** The property includes dedicated parking spaces, specifically 40 car parking slots (with a total of 35 allocated to this specific office space) and 65 two-wheeler parking spots.
- **Tenant Fit-Outs:** The tenant has completed and paid for the entire interior fit-out. They retain the right to alter the layout with the owner's approval.