





ENTRANCE LOBBY



OFFICE AREA - CONCEPTUAL

Presenting Business Arcade by IL&FS. It's a premium commercial building meant for the IT and ITeS industry located right in the heart of the city and now the unequivocal business district of Mumbai, Parel.

Rubbing shoulders with landmark projects in the vicinity and fantastic opportunity to enjoy various gourmet or a quick coffee meeting, makes business so much easier.

Business Arcade is a state of the art commercial building located at Elphinstone Road, Central Mumbai. The building offers exclusive commercial office space with all the requisite safety standards, two elevators and other facilities. The 14 storey structure, with an average floor plate of 3,020 sq ft, is an ideal place for small & mid segment enterprises and professional companies to set up their corporate headquarters and back-offices

#### Salient Features:

<b>Project</b>	Business Arcade
<b>Location</b>	Plot No. 584, Sayani Road, Opp S.T. Bus Stand, Lower Parel, Mumbai – 400013 Close proximity to Elphinstone, Parel and Dadar Railway station
<b>Type of Building</b>	Information Technology / Information Technology enabled Services (IT/ITeS)
<b>Total Built Up Area</b>	53,591 sq ft
<b>Building Configuration</b>	Two Basements + Ground + 14 Floors
<b>Building Features</b>	<ul style="list-style-type: none"> <li>• Double glazed facade</li> <li>• 32 Nos of stack car parking spread over two basements</li> <li>• Double-height entrance lobby</li> <li>• 2 Nos of OTIS elevators with a capacity of 12 persons</li> <li>• Typical office floors (except on 5th, 12th and 14th floors)</li> <li>• 100% power back up through D.G. for tenant area</li> <li>• Advanced Security and Surveillance System integrated with BMS</li> </ul>
<b>Floor Amenities</b>	<ul style="list-style-type: none"> <li>• Bare shell units ready for fit-outs</li> <li>• Furnished toilet at each office</li> <li>• Power connection at tap up point</li> <li>• NBC code complied building with all safety features</li> <li>• Lift lobby equipped with CCTV / fire alarm / PA system</li> <li>• Dedicated store room at each floor</li> </ul>



Typical Floor Plan  
(2, 3, 4, 6, 7, 8, 9, 10, 11 & 13 Floor)



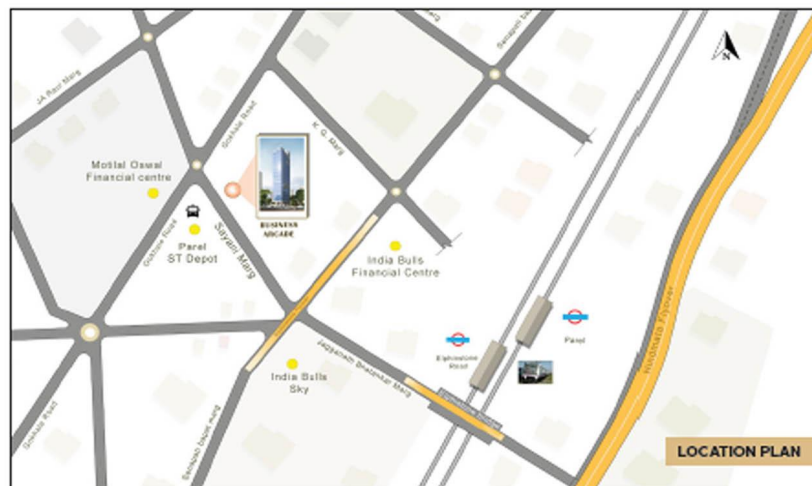
Fifth Floor Plan



Twelfth Floor Plan



Fourteenth Floor Plan



Distance from the domestic Airport	15.6 km
Distance from Nariman Point	13.3 km
Distance from Dadar Railway Station	1.7 km
Distance from Parel & Elphinstone Railway Station	0.5 km
Distance from Bus Stop	0.0 km



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