

# DOWNTOWN POWAI

## COMMERCIAL/ IT PARK MUMBAI

Located in the heart of India's financial capital Mumbai, Downtown Powai – Commercial/IT Park has emerged as a prime workspace for corporates. A state-of-the-art 'Live-Work-Play' destination, part of 250 acres integrated township with co-working and retail spaces. It sets a new standard for urban workspaces, with well-connected highways, railways, and upcoming metro routes. Epitomizing the convergence of people and amenities, Downtown Powai – Commercial/IT Park fosters a unique experience, allowing occupants to enjoy an enhanced work-life balance.

With a range of social amenities, Downtown Powai – Commercial/IT Park provides a competitive edge for businesses by offering an ideal workspace aesthetics that enhance productivity and stakeholders' satisfaction.







KEY STATISTICS

20.0 Acres  
CAMPUS AREA

2.7M sf  
TOTAL LEASABLE AREA

2.4M sf  
AREA LEASED

₹ 75,078M  
MARKET VALUE

NEW DEVELOPMENTS

145K sf  
NEW LEASES

107K sf  
AREA RE-LEASED

34K sf  
AREA RENEWED

₹ 56M  
INVESTED FOR ASSET  
UPGRADATION

PROPERTY HIGHLIGHTS



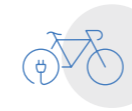
Campus-style development  
part of an integrated  
Live-Work-Play ecosystem  
with neo-classical  
architecture



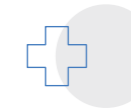
People-scaped areas to  
foster collaboration,  
health, and wellness



Tailored amenities feature  
diverse F&B choices,  
gourmet dining, high-street  
retail, exclusive cafes



Electric bike services  
available



Medical facilities  
for enhanced  
well-being



Upgrading parking areas  
into green spaces, terraces  
into retail and office hubs



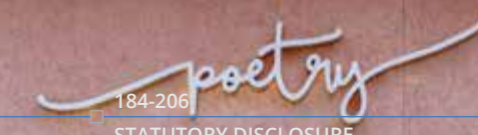
Upgraded the lobby,  
porte-cochère, canopy,  
and podium areas



Amenities like crèche







### APPROACH TO SUSTAINABILITY

**100%**

Green power for common areas

**VEHICLE-FREE**

Pathways

**EFFICIENT WATER FIXTURES**

**4 STAR RATING**

National Safety Council

**IGBC GOLD**

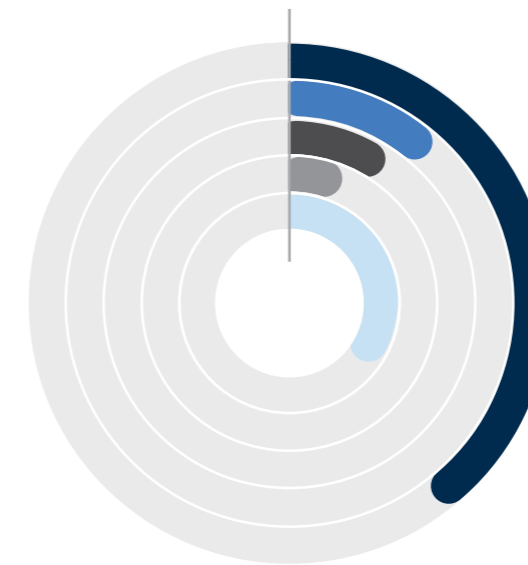
Existing Building Rating

**EV CHARGING STATIONS**



### TENANT PROFILING

#### Sector-wise occupancy



- 39% Financial Services
- 11% Consulting
- 9% Retail
- 5% Technology
- 36% Others

### MARQUEE TENANTS

(As per Gross Contracted Rentals)

- CRISIL Limited
- Deloitte Consulting India Private Limited
- Nomura Services India Private Limited
- A Leading International Bank\*
- TIAA Global Business Services India Private Limited

\*As per the agreement with the International Bank, we cannot disclose the name of the Bank.