



IWF CAMPUS

Bengaluru, India

IWF CAMPUS

Connect, Collaborate, Conserve





LEED CERTIFIED CAMPUS

OFFERING



Total Development
Tower A & B + Breezeway
Approx. **1.35 million sf**



Primarily
IT / ITeS
Development



Current Availability
Tower A + Breezeway
Approx. **0.5 million sf**



Location
**Off Outer Ring Road,
Whitefield Main Road, Bengaluru**

LOCATION ADVANTAGE

CONNECTIVITY



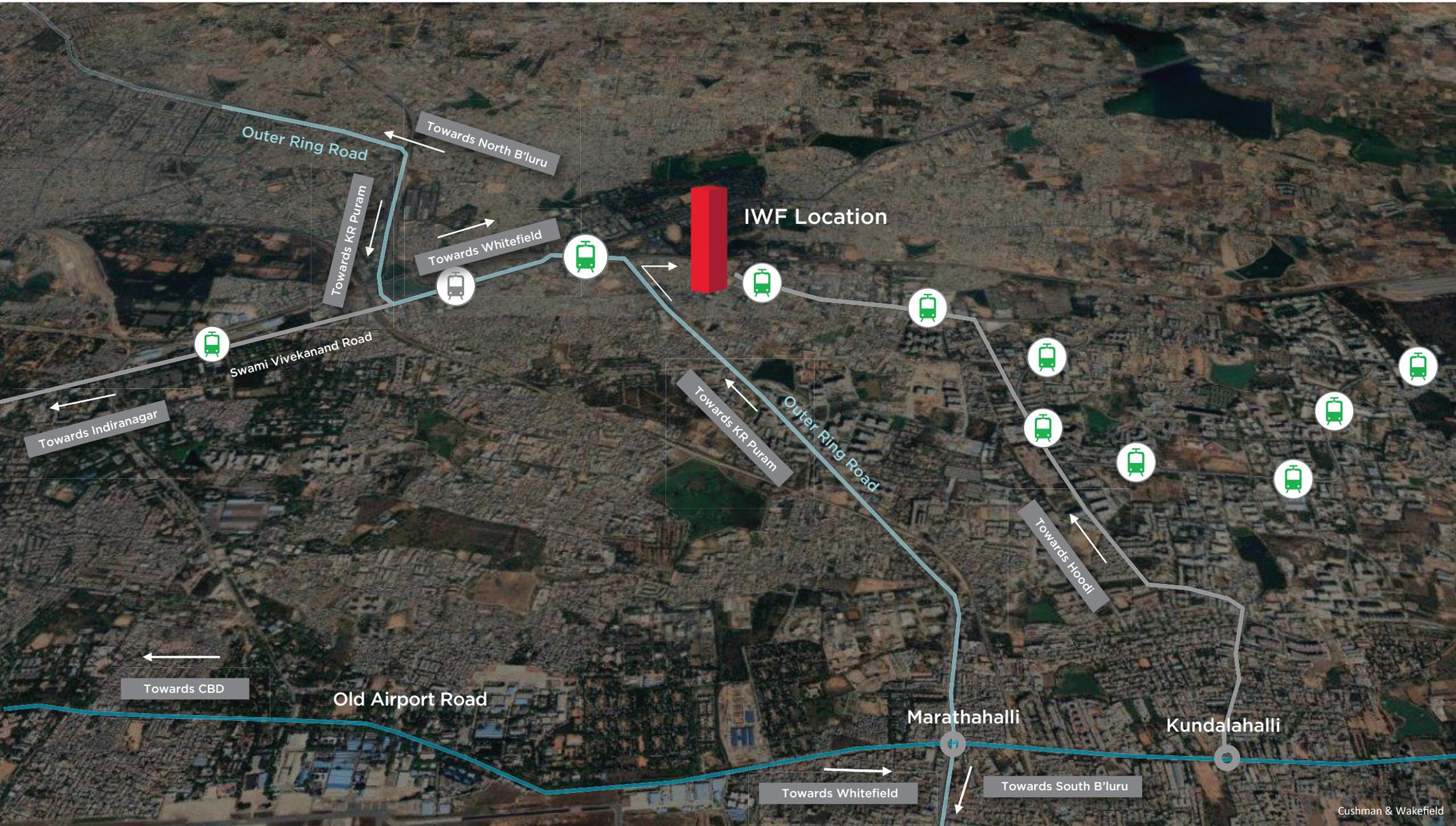
IWF
Campus



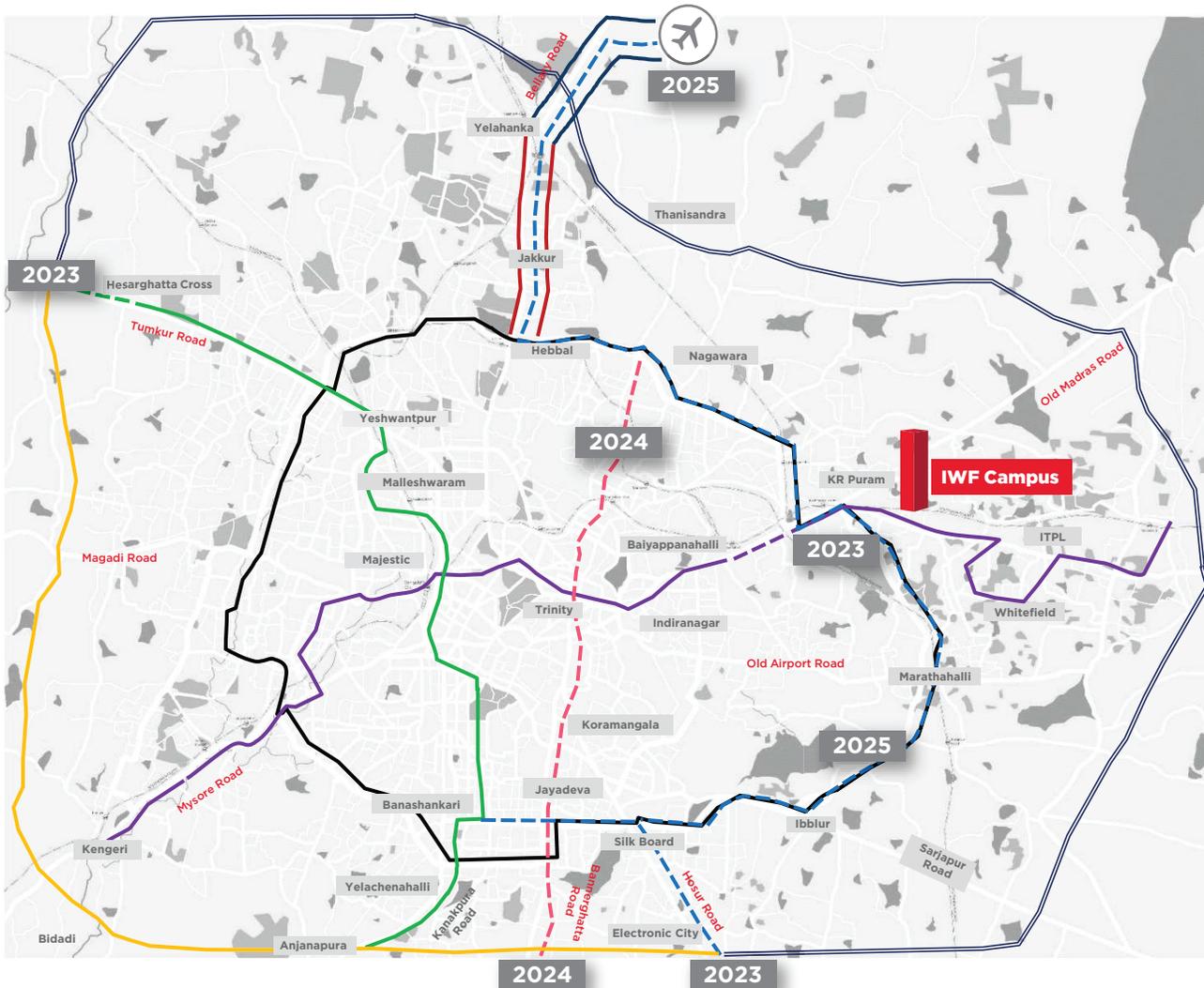
Operational
Metro Station



Upcoming
Metro Station



INFRASTRUCTURE OVERVIEW



ON MAP: Major Arterial Roads of Bengaluru

METRO RAIL NETWORK

Operational Metro Lines

- Hesarghatta Cross - Silk Institute
- Kengeri - Baiyappanahalli
- KR Puram - Whitefield

Under construction Metro Lines

- - - Nagasandra - BIEC
- - - Baiyappanahalli - KR Puram
- - - RV Road - Bommasandra
- - - Gottigere - Nagawara
- - - KR Puram - Hebbal - Kempegowda International Airport
- - - Central Silk Board - KR Puram

MAJOR ROADS

Outer Ring Road

- **60 kms** stretch around Bengaluru that now is the prime IT destination in the city

Peripheral Ring Road

- = **65 kms** stretch is planned to circumnavigate through the city - Partly functional / Partly under construction

Nice Road

- 4 lane corridor, part of the Bengaluru-Mysore Industrial corridor that acts as a major by-pass - Functional

Hebbal - Yelahanka - *KIA Elevated Expressway

- = **12 kms** elevated signal-free stretch (Hebbal - Yelahanka)
- = **14 kms** elevated stretch (Yelahanka - KIA Terminal 1)

SUBURBAN RAIL NETWORK

- 2** Corridor 1 - Kengeri to Whitefield
- 0** Corridor 2 - KSR Bengaluru City to Rajankunte
- 2** Corridor 3 - Nelamangala to Baiyappanahalli
- 6** Corridor 4 - Heelalige to Devanahalli

Operational: KSR Bengaluru - Yelahanka - KIA

*KIA - Kempegowda International Airport



TOWER A

TOWER B

BREEZEWAY

CURRENT BUILDING

CAMPUS AT A GLANCE

TOTAL DEVELOPMENT

PROPOSED MASTER PLAN

MASTER PLAN LAYOUT

LEGEND

- ① Security Cabin
- ② Entry / Exit to Basement
- ③ Drop Off
- ④ Surface Car Parking
- ⑤ Visitor Car Parking
- ⑥ Bus Parking
- ⑦ Waterbody
- ⑧ Banyan Tree Court
- ⑨ Breezeway
- ⑩ Gazebo
- ⑪ Open Air Theatre
- ⑫ Play Courts
- ⑬ Walkways
- ⑭ Existing STP / DG Yard
- ⑮ Existing Substation



CAR PARKING SLOTS

PARKING STATEMENT

3 BASEMENTS with STACK +
PUZZLE PARKING in New Buildings +
Surface / Open Parking

TOTAL NO. OF CAR PARKS PROVIDED

Basement 1 st floor	516
Basement 2 nd floor	520
Basement 3 rd floor	534
Surface Parking	144
Total	1714

SALIENT FEATURES

THE IWF CAMPUS ADVANTAGE

1

EASE OF MOVEMENT

Multiple entry & exit points with a well-planned traffic management system

2

ARCHITECTURE & LANDSCAPE

Spawning structure with exquisite architecture, double height lobbies, green landscaped space to connect & collaborate

3

BUILT INFRASTRUCTURE

The campus site boasts of hosting 18MW sanctioned load with 66KV substation and also offers strengthened floors designed to accommodate lab requirements. The campus places a strong emphasis on sustainability and environmental preservation

4

REINFORCED LOAD CAPACITY

4th and 5th floors have reinforced load capacity to simplify the set up for a lab or datacenter

5

25 KSF to 500 KSF

Scalability, Phasing & design flexibility with office space options on full floors ranging from 25,526 to 51,514 sf

6

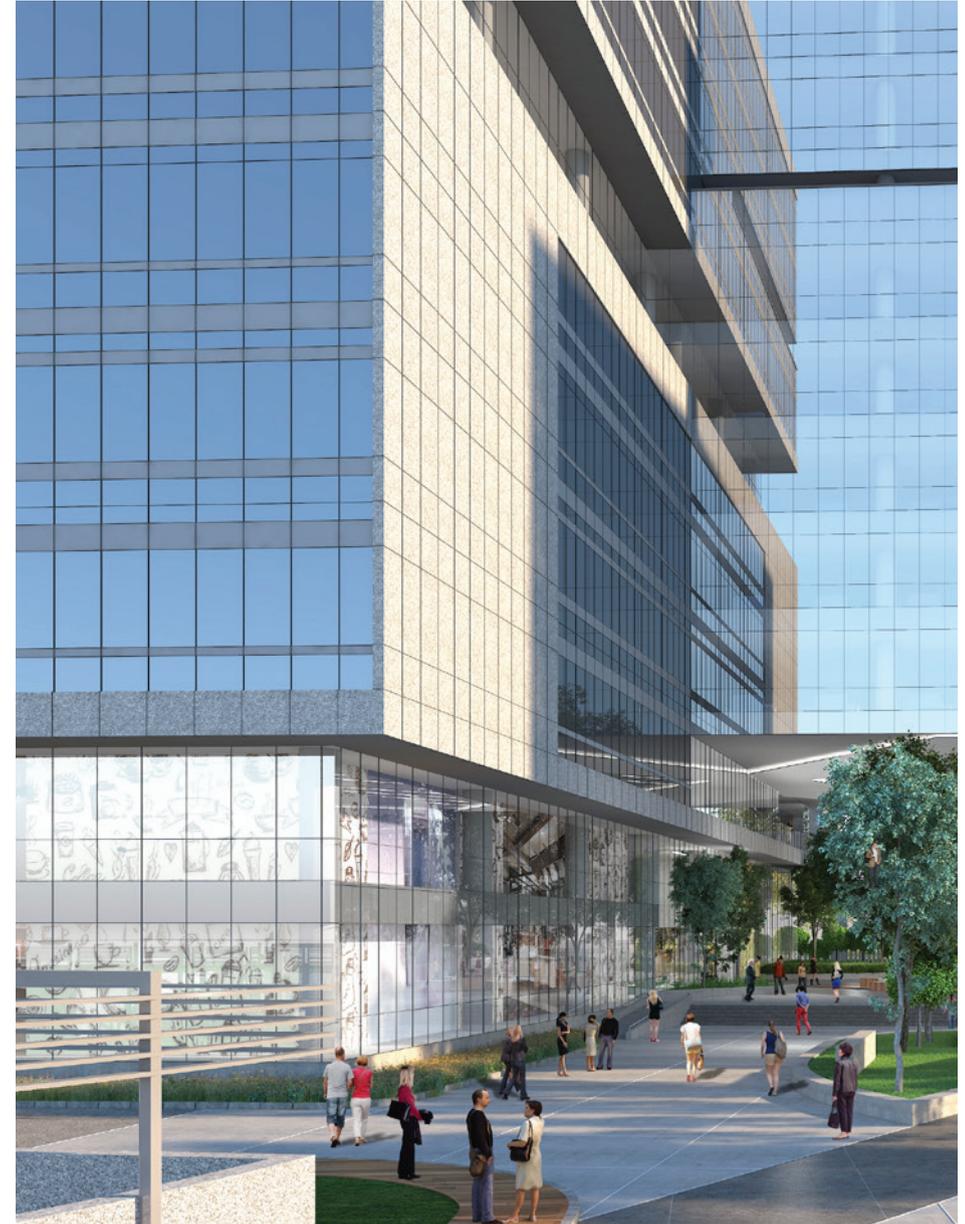
AMENITIES

Outdoor landscape / Pathways / Green zone / ATM / Proposed Café & Food Court can be offered depending on space take-up

7

SOCIAL INFRASTRUCTURE

In close proximity to shopping mall, Proposed metro station - 400 m from site, schools, hotels and hospitals



SOCIAL INFRASTRUCTURE

LIFE STYLE AROUND THE IWF



 20+ Hotels within 5 kms

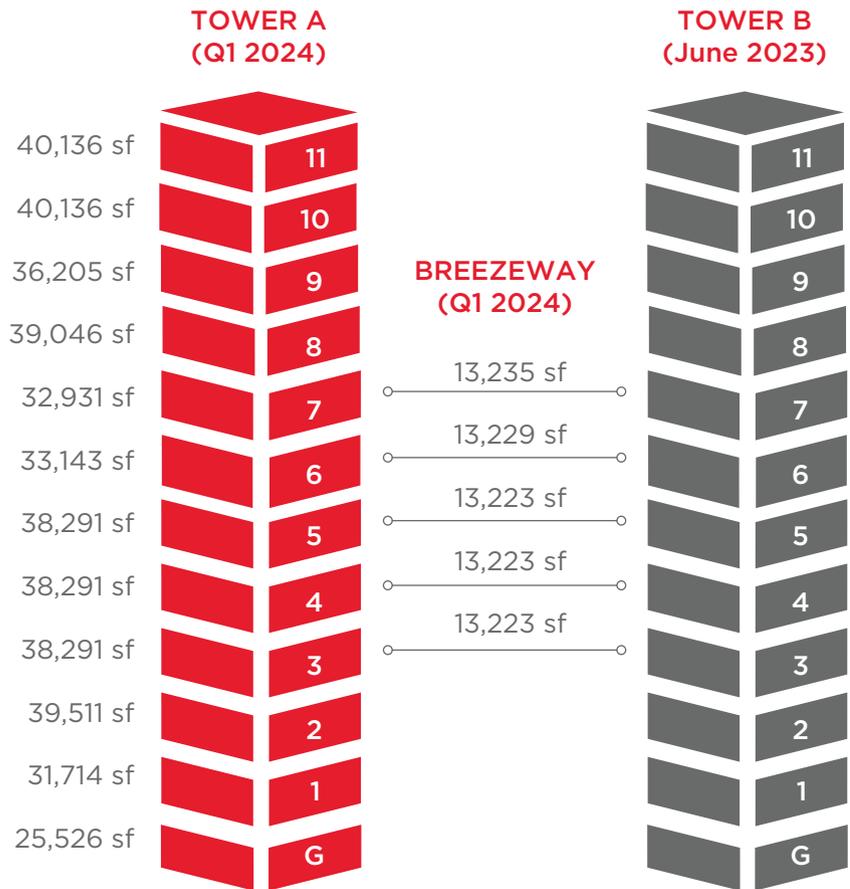
 10+ Educational Institutes within 7 kms

 5+ Malls within 5 kms

 10+ Hospitals within 5 kms

OFFERING & TECHNICAL SPECIFICATIONS

499,354 SF FOR LEASE



TECHNICAL SPECIFICATIONS

Total plot area	17.39 acres
Area on Offer	Tower A (433,221 sf) + Breezeway (66,133 sf): 499,354 sf
Handover condition	Warm Shell
Possession of floors with Occupancy Certificate	Tower A & Breezeway : Q1 2024
Building Structure	3 Basements + Ground + 11 Floors
Typical Floor Plate	25,526 - 43,405 sf
Efficiency	76% (+/- 2%)
Elevators	8 banks in each tower with 24 passenger capacity -- Destination control & Speed of 2.5m/sec. + 2 service elevators in each block
Structure & Finishes	RCC frame
Floor Loading	Permitted live load - 400 kg/sqm
Floor to Floor Height	4.05 m (Apart from Ground Floor)
Toilet Blocks	2 sets for Male & Female in each block including 1 Differently-abled
Power Source	18MW sanctioned load with 66KV substation within Campus site
High Side HVAC	Hybrid system (Water Cooled + Air cooled) + AHU on the floor shall be provided
Power Backup	100%
Density	Design density of the building with respect to the egress components - 5 Staircases per floor Toilet ratios: 4 sets of washrooms per floor

FOR LEASE

STATUS IWF CAMPUS

Project Summary



STATUS

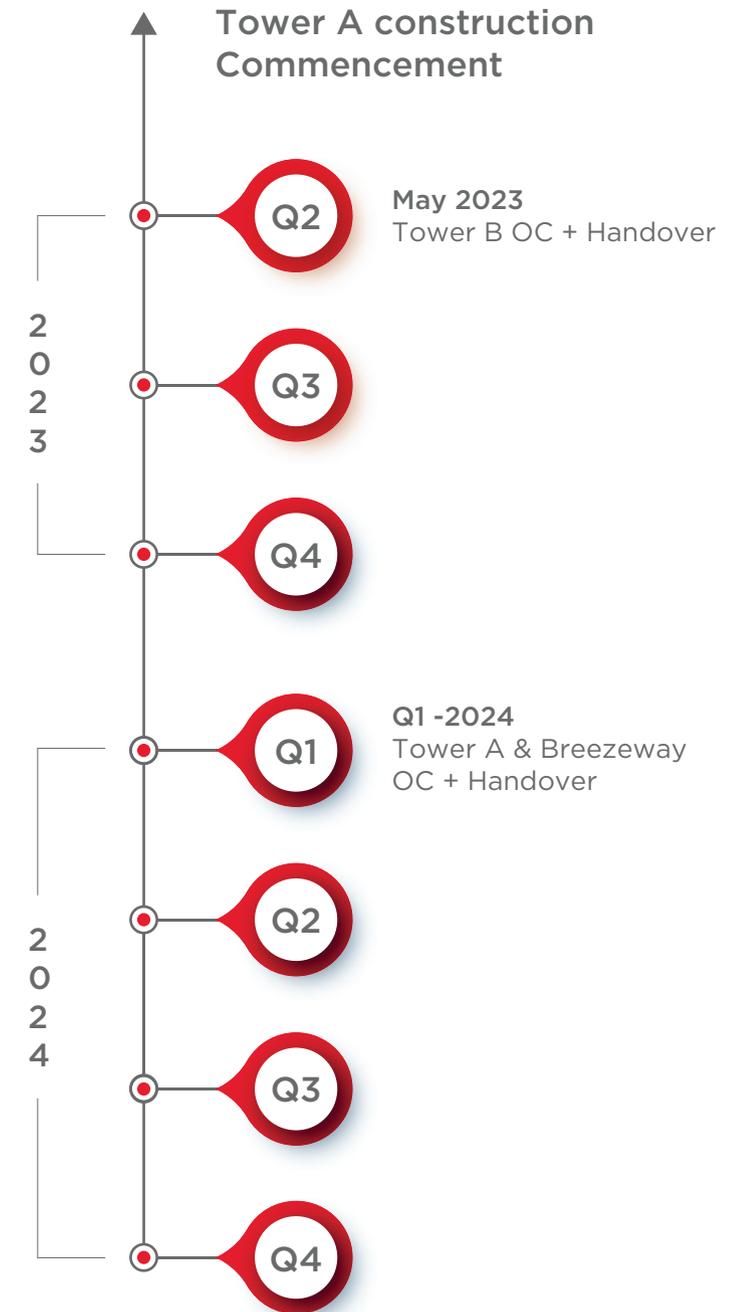
- Tower A + Breezeway. The campus will consist of HPE's own building and two new towers currently under construction, Tower A and Tower B along with the Breezeway Block
- The two new towers will have 12 floors per building excluding basements
- Tower A along with Breezeway are available for lease



SITE STATISTICS

- Total Gross Area for two new towers: 1.35 MSF
- Total Gross Leasing Area: 499 KSF (Tower A:433 KSF 12 floors office building + 66 KSF Breezeway).
- Basement Area: 442 KSF
- Super Structure Area: 855 KSF
- Central Utility Plant: 32 KSF

UPCOMING MILESTONES



TYPICAL LAYOUT PLAN



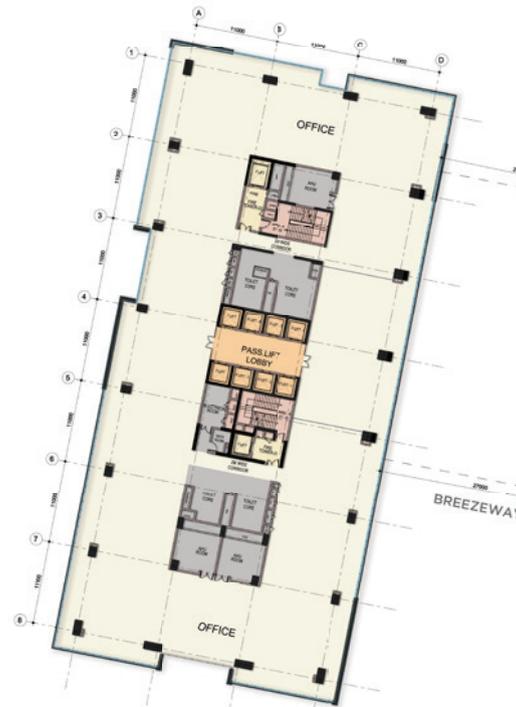
PROPOSED FLOOR PLANS

TYPICAL PLAN (FIRST & SECOND FLOOR)

FIRST FLOOR PLAN

LEASABLE AREA

Tower A: 31,714 SF



TOWER A

SECOND FLOOR



TOWER B

FIRST FLOOR



TOWER A



TOWER B

SECOND FLOOR PLAN

LEASABLE AREA

Tower A: 39,511 SF



PROPOSED FLOOR PLAN

TYPICAL PLAN (THIRD TO FIFTH FLOOR)

THIRD FLOOR



PROPOSED FLOOR PLAN

SIXTH FLOOR (Refuge Area)



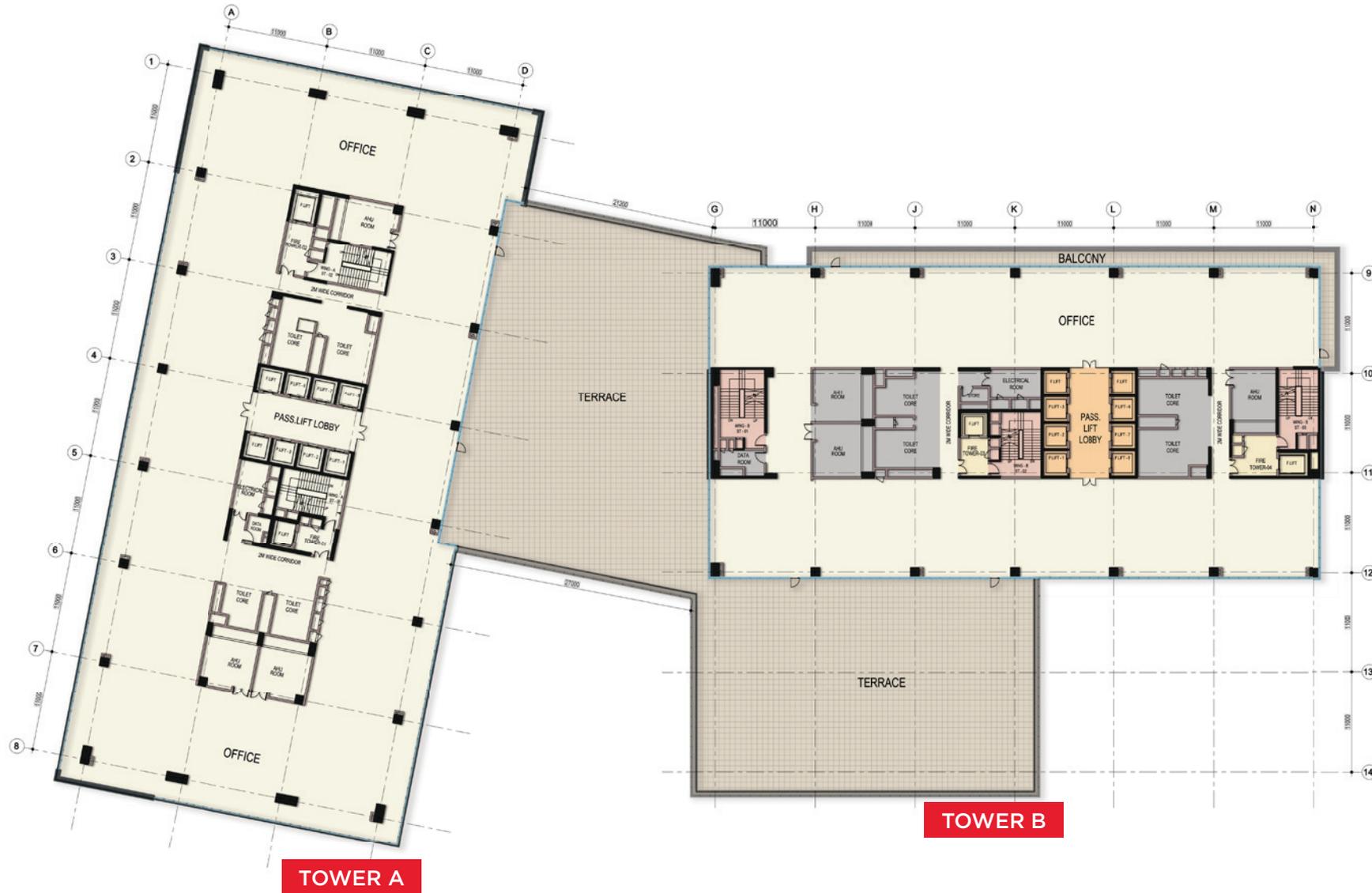
PROPOSED FLOOR PLAN

SEVENTH FLOOR



PROPOSED FLOOR PLAN

EIGHT FLOOR



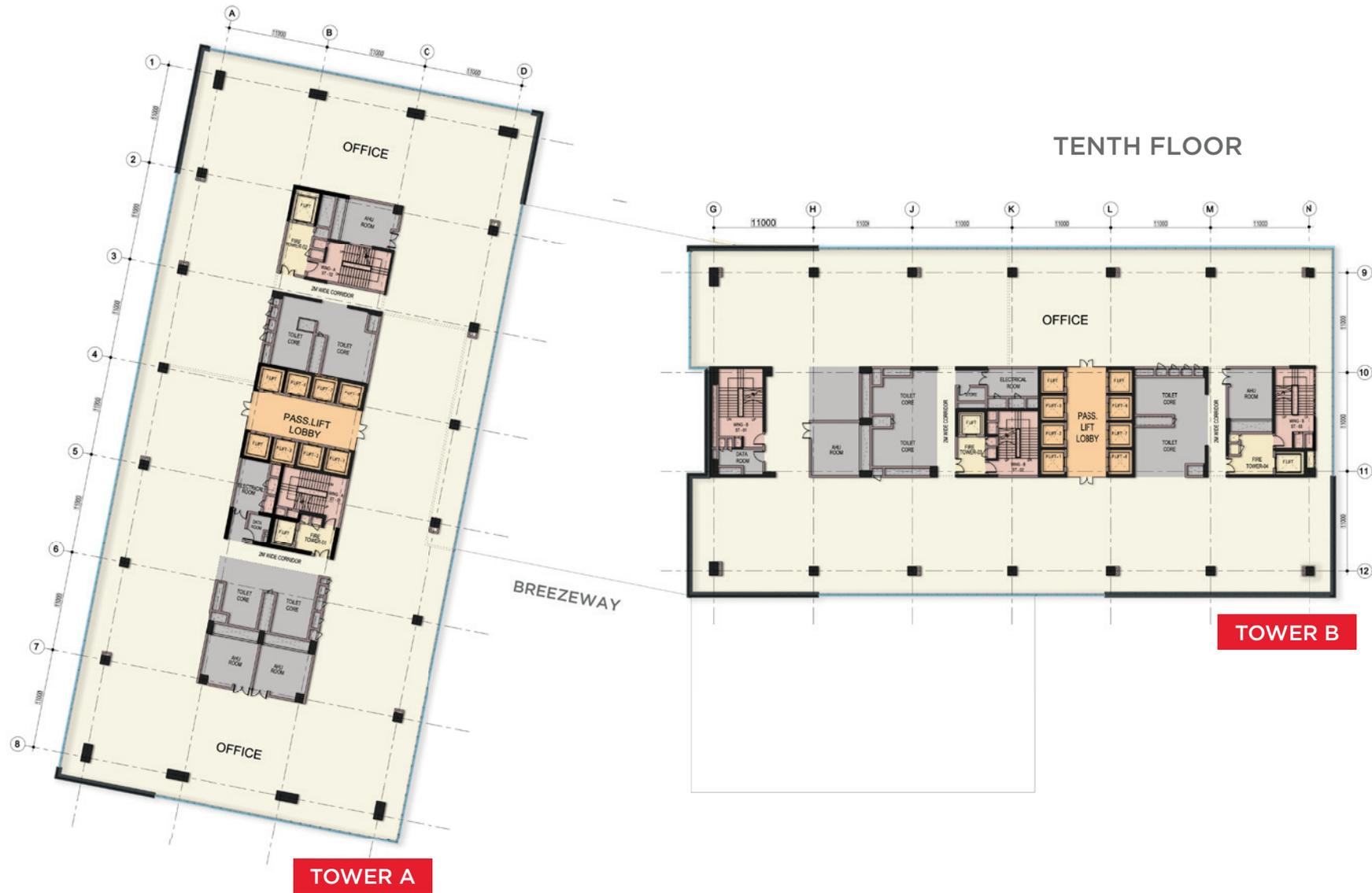
PROPOSED FLOOR PLAN

NINTH FLOOR



PROPOSED FLOOR PLAN

TYPICAL PLAN (TENTH AND ELEVENTH FLOOR)



PROPOSED FLOOR PLAN

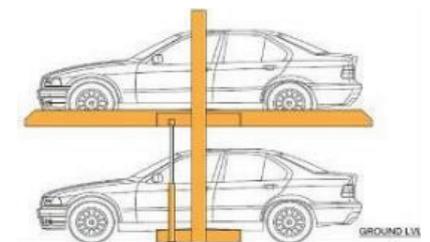
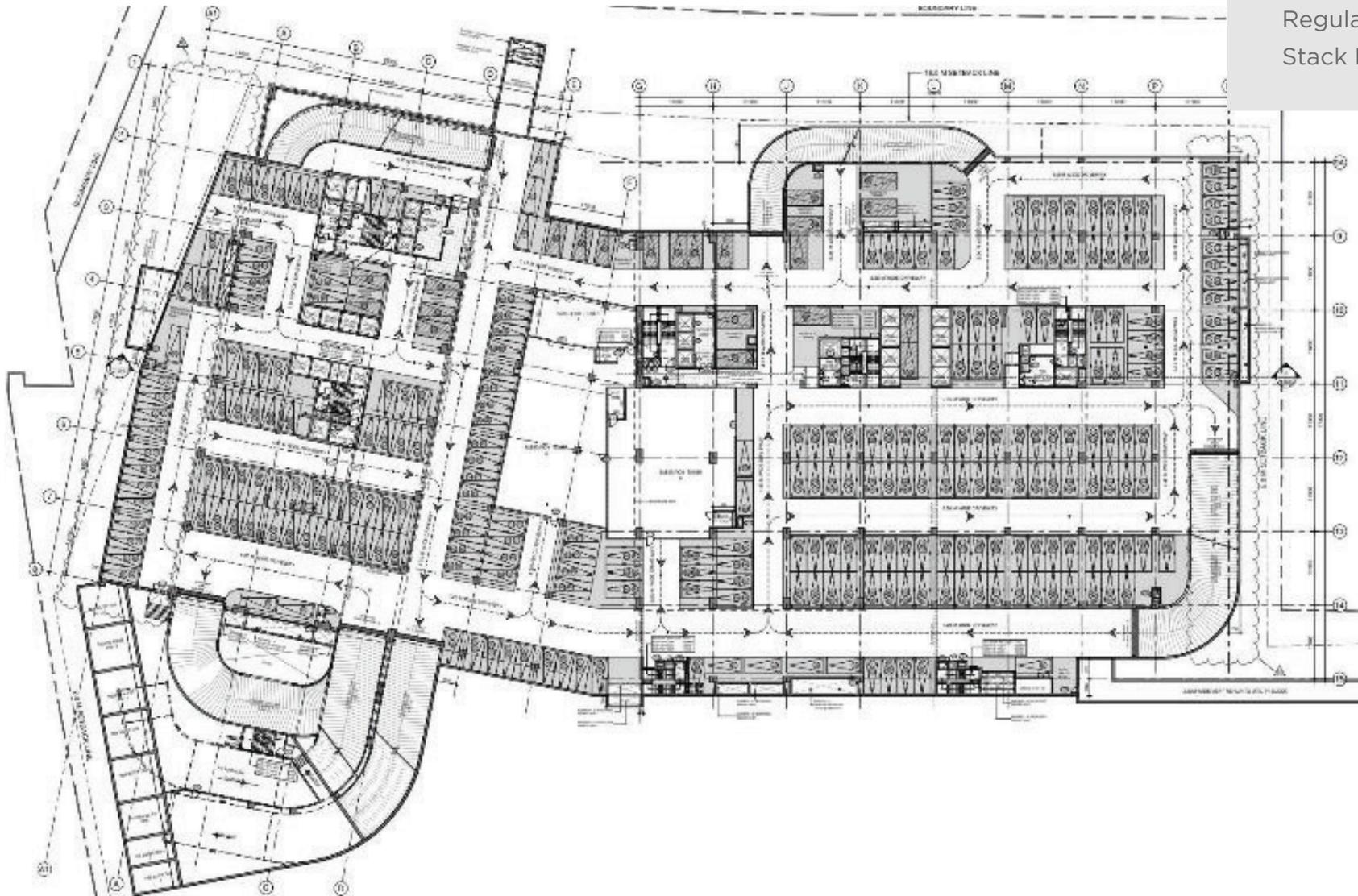
PARKING (FIRST BASEMENT)

**FLOOR PLATE AREA
BASEMENT 1 - 155,609 SF**

Total Number of Car Parks = 526

Regular = 10

Stack Parking - (258 X 2) = 516



PROPOSED FLOOR PLAN

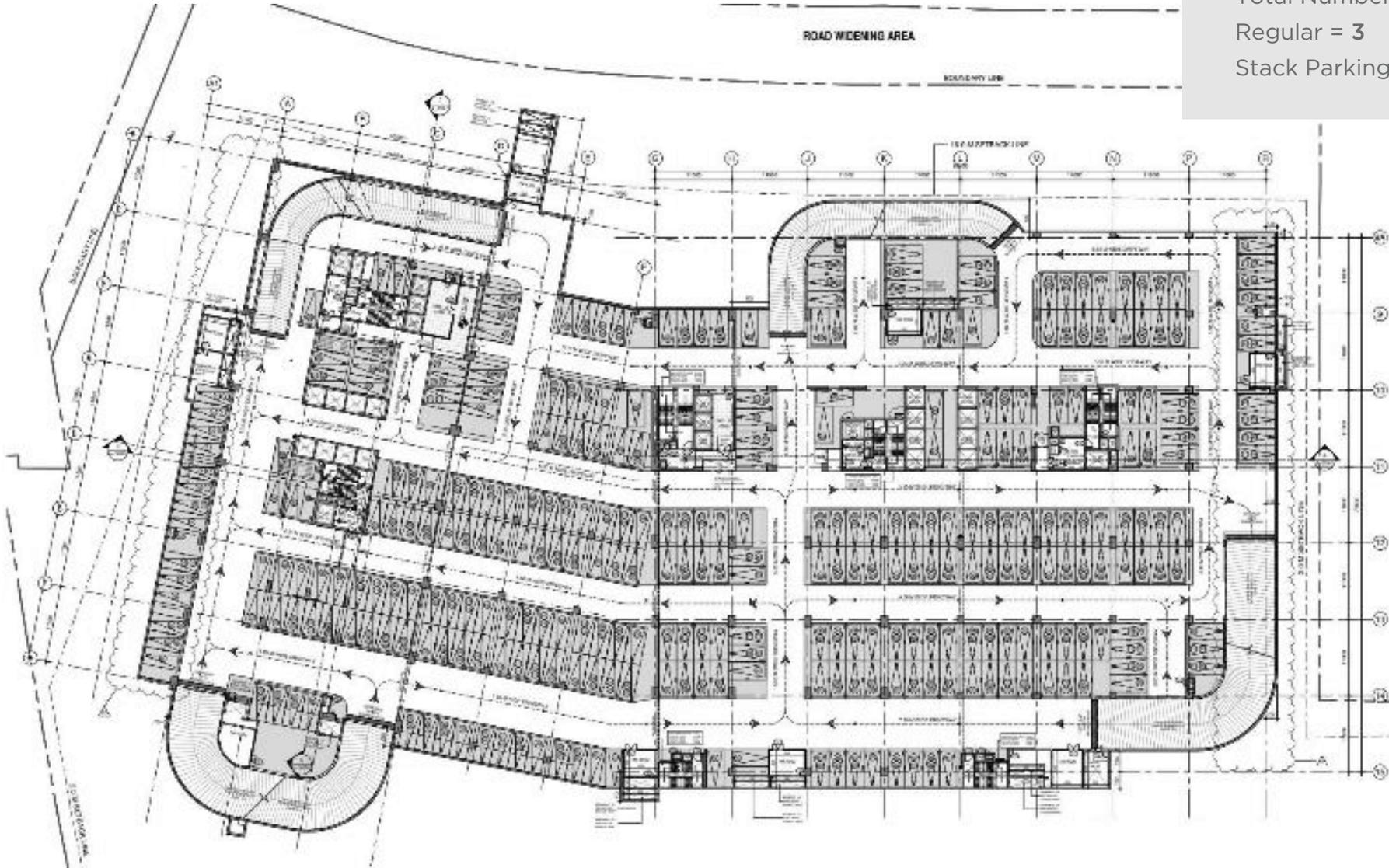
PARKING (SECOND BASEMENT)

**FLOOR PLATE AREA
BASEMENT 2 - 137,446 SF**

Total Number of Car Parks = 524

Regular = 3

Stack Parking - (260 X 2) = 520



PARKING LOTS



PROPOSED FLOOR PLAN

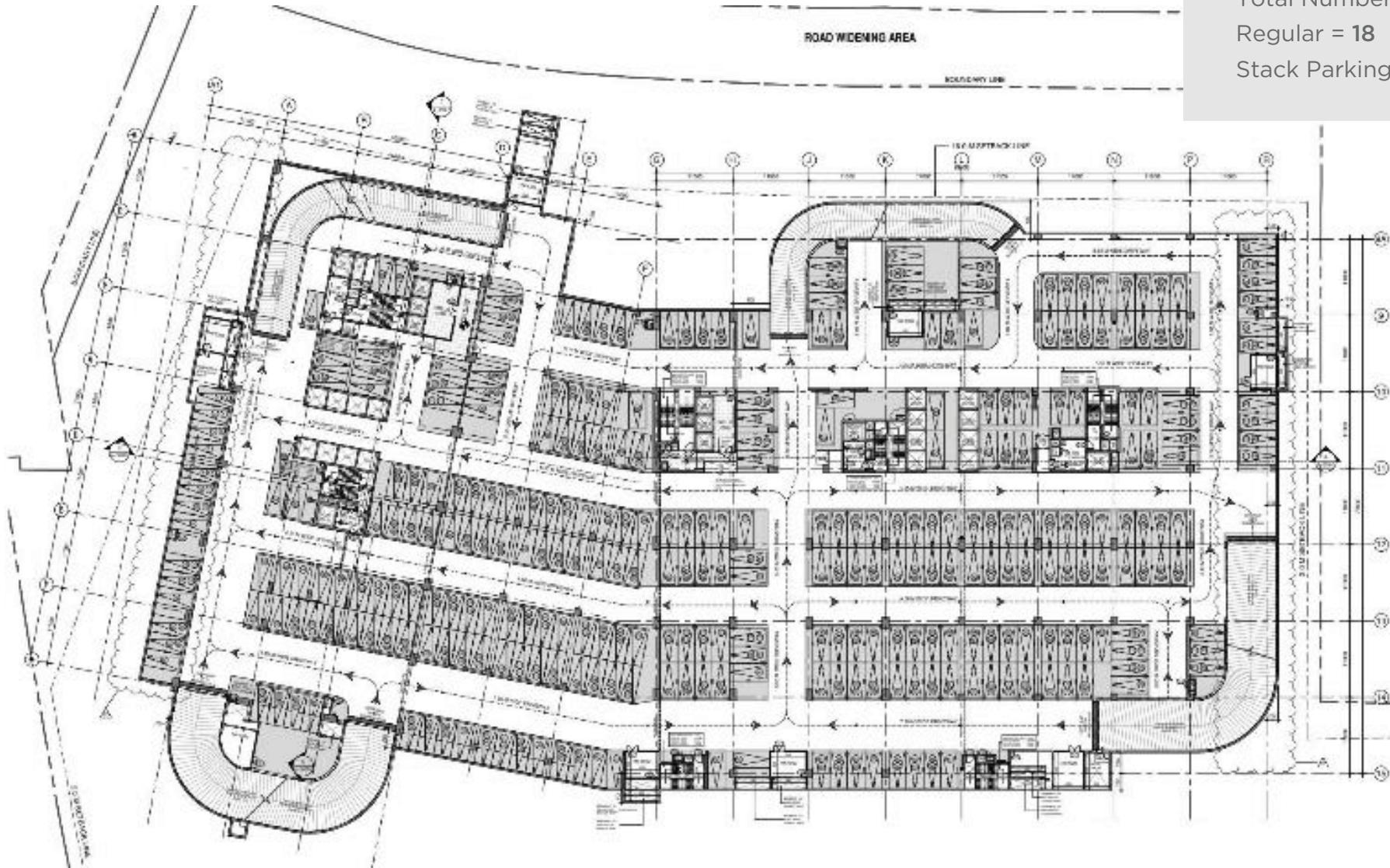
PARKING (THIRD BASEMENT)

**FLOOR PLATE AREA
BASEMENT 3 - 137,225 SF**

Total Number of Car Parks = 552

Regular = 18

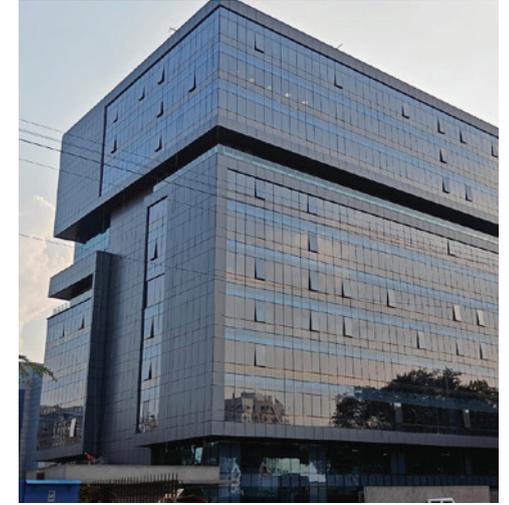
Stack Parking - (267 X 2) = 534



PARKING LOTS



SITE IMAGES



TOWER A

8th Floor
Slab Completion



TOWER B

Completion of
Facade

*Pictures captured on site as of April 2023



ANNEXURES

WHY WHITEFIELD

The IWF campus is located strategically on Whitefield Main Road at the cusp of where the Outer Ring Road and Whitefield markets converge. It is a popular destination among Occupiers, Homebuyers and Investors. The area has excellent connectivity and is expected to get a boost in mobility and connectivity once the metro becomes operational in 2023 with 13 stations from Byappanahalli to Whitefield on the Purple Line becoming First Peripheral Market to have an operational metro station by H1 2023.

Located on the eastern periphery of the Bengaluru region, the area has transformed into a thriving cosmopolitan neighbourhood with the establishment of the Export Promotion Industrial Park (EPIP) and the International Technology Park of Bengaluru (ITPB). The landscape of the micro market has changed in recent years to include large developments with a mix of both own and leased campuses and a spectrum of residential housing societies. It is an excellent example of the "work, live, play" concept and has grown into a self-sustaining hub.

The four-lane connectivity through the Whitefield Road via Mahadevapura and Varthur Road via Marathahalli seamlessly connects the region with other parts of Bangalore. The road further interconnects with Varthur Road and HAL Old Airport Road. Additionally, the BMTC has a robust bus network and cabs and autos are also available for daily commute. Whitefield Railway Station is close by, while the Kempegowda International Airport is about 36 km via SH 104. The Hoodi railway station is about 7 km from here via Whitefield Main Road.

Another major plus point of the area is the presence of a large number of well-established national & international schools like Whitefield Global School, Vydehi School of Excellence, St. Thomas Public School and The Deens Academy, hospitals like Sathya Sai Hospital, Manipal Hospital, Vydehi Hospital, and Columbia Asia Hospital and entertainment avenues. High-end shopping malls like Forum Value, Phoenix Market City, Inorbit Mall, and Park Square Mall with all the branded offerings and F&B outlets. This area also boasts a wide selection of five-star and seven-star hotels like Fairfield by Marriott, Vivanta by Taj, and Four Points by Sheraton.

This micro market has the fastest growing inventory after Outer Ring Road with Grade A developments from Tier 1 developers and Increasing Demand; H1 2022 contribution 31% to city's absorption stats but also increasing vacancy levels due to upcoming supply.





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