



INVESTMENT OPPORTUNITY

Tech Park Towers

Whitefield Main Road, Whitefield, Bengaluru, Karnataka 560066

A premium Grade-A office asset in the heart of Bengaluru's tech corridor, offering stable rental income and long-term growth potential.

PROJECT VALUE

Rs 25 Cr

MINIMUM INVESTMENT

Rs 1,00,000

PROJECTED RETURN

30%

TENURE

36 Months

About the project

Investment Overview

Tech Park Towers is a Grade-A commercial office development located in Bengaluru's prime technology corridor. The property is fully leased to leading global and domestic enterprises, offering stable rental income and strong long-term capital appreciation potential.

- Prime Location in Tech Corridor
- High-Quality Tenants
- Stable Rental Income
- Institutional-Grade Asset Management

Key Highlights

- 100% Leased - with blue-chip tenants.
- LEED Gold Certified - sustainable and future-ready.
- Strategic Location - close to tech parks and metro.
- Professional Management - managed by a reputed asset manager.

Location Advantages

- 5 mins to Outer Ring Road
- 10 mins to Metro Station
- 20 mins to Kempegowda International Airport
- Surrounded by top global tech companies

Trusted Tenants

Infosys - Accenture - Google - Microsoft - IBM - Wipro

Sustainability Impact

LEED Gold Certified. Lower carbon footprint, greener tomorrow. Real assets. Real impact.

Highlights

- Commercial
- Income Generating
- Grade-A Asset

- Sustainable
- 100% Leased
- LEED Gold Certified

At a glance

Target Return	30%
Target Hold Period	36 Months
Total Asset Value	Rs 25 Cr
Minimum Investment	Rs 1,00,000
Expected Capital Appreciation	12-15%
Asset class	Grade-A office
Certification	LEED Gold

Projected returns are estimates based on comparable transactions and market conditions. They are not guaranteed. Land is illiquid; invest only money you can hold for the full tenure.

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