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PRE-LEASED INVESTMENT OPPORTUNITY
M3M Urbana Premium | Gurgaon



Grade A Asset | Flexible Investment Entry | High Rental Profile

An excellent opportunity to invest in a pre-leased commercial office asset in a **prime** Gurgaon corridor: The property is leased to **ZAST LOGISTICS**, a growing logistics and supply chain solutions company, offering stable occupancy backed by **long-term business demand**. Positioned on the 18th

**ZAST LOGISTICS**

Flexible Investment Options Available

1,000 Sq. Ft. onwards

- Multiple unit configurations

– Property Highlights

- **Total Area Leased: 12,257.88 Sq. Ft.**
- **Available Units:**
 - 1,000 Sq. Ft. onwards
 - Units 1801A, 1801B, 1802A, 1802B, 1802C, 1803C-1811
- **Floor: 18th Floor**
- **Lease Tenure: 9 Years**
- **Lock-in Period: 48 Months**
- **Lease Start: June 2025**

— Financial Snapshot

- **Rent: ₹90 / Sq. Ft.**
- **Monthly Rent (Full): ₹11.03 Lakhs**
- **Annual Rental Income: ₹1.32 Cr**
- **Security Deposit: ~₹55 Lakhs (5 Months)**
- **Escalation: 15% every 3 years**

— **i Investment Metrics @ 6% Yield ***

- Indicative Property Value: ~₹22 Cr
- Capital Value: ~ 6%

(Priced attractively Considering high retention & flexible entry sizes)

An excellent opportunity to acquire a pre-leased commercial office asset in a prime Gurgaon corridor. The property is leased to Zast Logistics, a growing logistics and supply chain solutions company, offering stable occupancy backed by long-term business demand. Positioned on the 18th floor, this asset combines strong rentals with flexible investment sizing. Property Highlights
Total...

- Office Space, Pre Leased
- For sale
- 12257 sq ft

