

BANK LEASED OFFICE SPACE AT JMD MEGAPOLIS, SOHNA ROAD, GURGAON

<https://www.officespaceindia.com>

PRE-LEASED INVESTMENT OPPORTUNITY
JMD Megapolis | Gurgaon



Stable Income Asset | Bank-Leased Security

RBL BANK

Flexible Investment Options Available

8,800 Sq. Ft.

8,200 Sq. Ft.

~1,300 Sq. Ft. Modules Available

Property Highlights

- **Tenant:** RBL Bank
- **Total Area Leased:** 17,000 Sq. Ft.
- **Available Area:** 8,800 | 8,200 Sq. Ft.
- **Floor:** 3rd Floor
- **Configuration:** Multiple units (~1,300 Sq. Ft. modules)

Financial Snapshot

- **Rent:** ₹65 / Sq. Ft. (Bare Shell)
- **Monthly Rent (Full 17,000 Sq. Ft.):** **₹11,05,000**
- **Annual Rental Income:** ₹1,32,60,000
- **Security Deposit:** ₹44,20,000 (4 Months)
- **Escalation:** 15% every 3 years

Investment Value @ 5.75% Yield

- **Indicative Property Value:** **₹23.0 Cr**
- **Capital Value:** ₹13,500 / Sq. Ft.

(Priced attractively considering bank tenancy + large floor plate)

Secure. Stable. Bank-Leased Asset.

A compelling opportunity to invest in a pre-leased commercial office asset with a reputed banking tenant. What makes this deal particularly attractive is the flexibility to acquire smaller portions, allowing investors to enter at lower ticket sizes while still benefiting from a secure income stream. Property Highlights Tenant: RBL Bank Total Area Leased: 17,000 Sq....

- Office Space, Pre Leased
- For sale
- 17000 sq ft

