

INSTITUTIONAL GRADE INVESTMENT | M3M IFC | GOLF COURSE EXT ROAD, GURGAON

<https://www.officespaceindelh.com>

PRE-LEASED INVESTMENT OPPORTUNITY

M3M IFC | Golf Course Extension Road



Institutional Grade Asset | Stable Long-Term Income

A premium pre-leased commercial office investment located on the **28th floor** of one of Gurgaon's most iconic business towers. Designed for investors seeking secure, predictable rental income with long-term upside.

Property Highlights

- Total Area: 6,725 Sq. Ft.
- Config: 3 Units (2,241 Sq. Ft. Each)
- Tenant: Grow Lotus Fintech

- Lease Start: June 2025
- Rent Commencement: August 2025

Financial Snapshot

- Monthly Rent: ₹7,73,375
- Annual Rental Income: ₹92,80,500

- Security Deposit: ₹30,93,500 (4 Months)
- Escalation: 15% Every 3 Years

Investment Value @ 6% Yield

- Indicative Property Value: -₹15.4 - 15.6 Cr
- Annualized Yield: 6% Per Annum

Institutional Grade Investment | Secure 6% Yield | Long-Term Wealth Asset

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- Office Space, Pre Leased
- For sale
- 6725 sq ft