

PRELEASED GOVERNMENT-BACKED TENANT | ABW TOWER I MG ROAD GURGAON

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PRE-LEASED INVESTMENT OPPORTUNITY

ABW Towers | IFFCO Chowk, Gurugram



GROUND FLOOR SBI

STATE BANK OF INDIA

INDIA'S LARGEST PUBLIC SECTOR BANK • GOVERNMENT-BACKED TENANT

Government-Backed Tenant | Secure 4% Yield

A premium pre-leased ground floor commercial investment in one of Gurugram's most established business towers. Tenanted by SBI — offering unparalleled security of rental income with built-in escalation upside.

Property Highlights

- Total Area: 5,356 Sq. Ft.
- Config: 3 Units (GF10 - GF11 - GF12)
- Tenant: State Bank of India
- Floor: Ground Floor

- Lease Start: May 2025
- Lease Period: 10 Years
- Escalation: 15% After 5 Years
- Notice Period: 3 Months

Financial Snapshot

- Monthly Rent: ₹7,55,196
- Annual Income: ₹90,62,352

- Rent/Sq. Ft: ₹141/month
- Total 10-Yr Income: ₹9.74 Crore

Investment Value @ 4% Yield

~ ₹22.66 Crore

Indicative Property Value • ₹42,300 / Sq. Ft.

Annualized Yield: 4% Per Annum

Phase 1 (Yr 1-5): ₹141/sqft 4.0% yield

Phase 2 (Yr 6-10): ₹162.15/sqft 4.6% yield

UNIT GF10
1,929 Sq. Ft.
₹8.16 Cr
₹2,711,960/ann rent

UNIT GF11
1,662 Sq. Ft.
₹7.03 Cr
₹2,341,242/ann rent

UNIT GF12
1,765 Sq. Ft.
₹7.47 Cr
₹2,48,665/ann rent

Government-Backed Tenant | Secure 4% Yield | Long-Term Wealth Asset

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A premium pre-leased ground floor commercial investment in ABW Towers, IFFCO Chowk — one of Gurugram’s most established business addresses. Tenanted by the State Bank of India, India’s largest and most trusted public sector bank, offering unparalleled security of rental income with built-in escalation upside. Property Highlights Total Area: 5,356 Sq. Ft. Configuration: 3 Units...

- Office Space, Pre Leased, Retail Space
- For sale
- 5356 sq ft