

The Elite Neighbourhood



WELCOME TO THE ELITE NEIGHBOURHOOD!

Strategically located in the commercial hub of the city, Express Towers is widely regarded as the most iconic structure on the Mumbai skyline. With state-of-the-art amenities, coupled with its eco-friendly surroundings, colonial architecture and a panoramic view of the Arabian Sea, Express Towers has always been the chosen office destination of the most elite corporate houses - both Indian and Multinational.

Overview

LOCATION:	Nariman Point, Mumbai
LEVELS:	25 levels of Office Space
AVAILABILITY:	Immediate Office space options ranging from 2,500 sq. ft. to 15,000 sq. ft.
VIEW:	Sea-view and city facing office premises

EXISTING OCCUPANTS:

- Bank of America Merrill Lynch
- Michael Page
- McKinsey & Company
- Warburg Pincus
- General Atlantic Partners
- Lowe Lintas
- Lazard
- Temasek Holdings
- Toronto Dominion Bank
- Blackstone Group

Highlights

- Located in the heart of Mumbai's CBD
- State-of-the-art amenities include on-site bank, ATM, restaurant and 24x7 conference room
- Close proximity to fine dining / hotel, retail, leisure and entertainment destinations
- Availability of ample paid car parking
- Distance from:
 - International Airport - Approx. 23 kms
 - Domestic Airport - Approx. 21 kms
- Improved internal infrastructure - Newly installed elevators, mechanical, electrical, plumbing, fire fighting, and safety & security systems
- Coveted tenant profile
- Unrestricted sea view
- Highly credible landlord pedigree
- Consolidated ownership format
- Professionally managed
- Availability of incubation space

Actual View from Express Towers



Building Specifications

Leasable Area	Approx. 400,000 sq. ft.
No. of Floors	Basement + Parking + Ground + 25 floors
Floor Plate	Approx. 15,000 sq. ft.
Building Height	105 m
Efficiency	75%
Car Park	<ul style="list-style-type: none">• Offered in the ratio of 1 per 2,500 sq. ft. of space• Valet parking available
Elevators	10 new Schindler elevators <ul style="list-style-type: none">• 6 local elevators - Floors 1 to 11• 4 high speed express elevators - Floors 12 to 24
Power Capacity	7000 KVA (Total) / 6W per sq. ft.
Floor to Ceiling Height	Gr. & 1st - 5.5 m / All other floors - 3.5 m
Floor Loading Capacity	300 kg / sq. m.
Grid Span	9 m x 6 m
Type of Façade	Large glass windows Colour co-ordinated glass panels (2.4 m x 0.9 m) Walls finished with China Mosaic
Air Conditioning	Centralised air-conditioning with chilled water plant capable of 24x7 operations
Power Back-up	DG set of 2000 KVA
Lobby Area	High-floor height lobby (5.5 m) with ethnic mural walls finished with white polare stone flooring
Security	24 x 7 Electronic and Physical security



Entrance - West Side



Lobby - Ground Floor



24x7 Conference Center





Actual View from Express Towers



Mumbai City

The Elite Neighbourhood



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For more information, contact

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