



# **FLEXIBLE** READY TO MOVE OFFICE SPACES

**CC OBTAINED**

**STELLAR**  
BUSINESS PARK

Plot 3, Techzone, Greater Noida



STELLAR

Stellar Business Park, Greater Noida is spread over approx 11 Acres. Designed as an integrated complex for the IT/ITES industry, its a perfect union of office spaces, retail and recreation. With its flexible office formats and cutting edge design concepts, Stellar Business Park allows each office to be tailor made.



# BUILDING FEATURES

Land Area: 10.87 Acres

## Phase I: (Completed)

IT/ITES offices: Leasable Area: 7,00,000 sq.ft.

Floor plate: Approx 59,000 sq.ft. (super area) on each floor





Double Basement + Ground +12

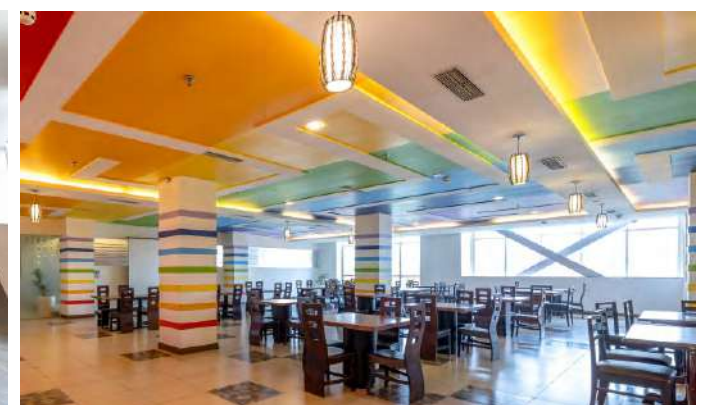
- Gold rated Green Building
- Modular offices – Smallest office of 826 sq ft can be accommodated
- RCC framed–Seismic Zone IV compliant 6.0M X 6.0M span grid
- Friction damper based structure for reducing Earthquake stresses
- 6 Nos. Passenger Elevators and 2 Service Elevators
- 1000 KVA power sanctioned on 33 KV line (upgradable to 5 MVA)
- 100% Power back up (N+1 redundancy)
- Centrally Air-Conditioned
- NBC Code Compliant systems for fire fighting in place.
- Hi-tech security and access control systems
- Dual supply feeders on each tower for 100% redundancy in Electric supply

Phase 2: Commercial & Residential



# CUTTING-EDGE DESIGN CONCEPTS

OFFICE FEATURES	COMMON FACILITIES	SERVICES	SECURITY
Plug-n-play offices Fully furnished offices Air-conditioned	Reception Lobby Conferencing Secure Parking Hi-Speed Elevators	Business centre 24x7 power backup Catering Housekeeping	Access control with CCTV
 <b>BUSINESS LOUNGE</b>	 <b>MEETING ROOMS</b>	 <b>HOUSE KEEPING</b>	 <b>24X7 SECURITY</b>





## INTEGRATED SPACES

Stellar Business Park will be an integrated development, taking care of all daily conveniences.

### PROPOSED FACILITIES

Gym | Bank | ATM | Conference Hall | Restaurant | Café |  
Business Lounge | Book Store | Business Centre | Food Court |  
Swimming Pool | Retail Areas | Tennis Court

Together with shared business support facilities Stellar Business Park is an ideal location for both established firms as well as new ventures



## RELOCATE TO STELLAR BUSINESS PARK THE ADVANTAGES ARE MANIFOLD

### EMPLOYEE ADVANTAGE

#### RESIDENTIAL APARTMENTS

Greater Noida has numerous residential apartments available for rent at much cheaper rates than Noida.

#### EDUCATIONAL HUB

Greater Noida being an Educational Hub, admission to good schools and colleges is easy.

#### MULTISPECIALITY HOSPITALS

Multispecialty hospitals like Max specialty hospital, Jaypee Hospital & Kailash Hospital are in near vicinity.

#### MALLS & MULTIPLEXES

Malls and Multiplexes such as Ansal plaza, Omaxe Connaught Place Mall, The Grand Venice Mall etc.

#### FIVE STAR HOTELS & CLUBS

Five Star Hotels and Clubs: The Stellar Gymkhana, Jaypee Golf Course, Crowne Plaza and Radisson Blue.



## EMPLOYER ADVANTAGE

Stellar Business Park is an 'A' Grade facility which can be leased for as low as 60% of the prevailing rent of offices along the Noida Expressway.

Greater Noida, has a large number of Technical and Management Institutes. The steady supply of qualified manpower locally will minimize your recruitment costs considerably.

We offer an option for fitted out space (Ready-to-move) as per your requirement, which will minimize your initial fund outflow.

VALE OF MONEY

QUALIFIED MANPOWER

FITOUT OPTIONS



## FREE SPACE PLANNING

We assess your space needs, including client facing & internal work process areas. We help you assess the exact space requirements, so that you do not lease more space than you require.

Our qualified interior design specialists work closely with our architectural and building services teams. Together they produce holistic design themes that work beautifully for either new-build projects or refurbishments.

## TRANSPARENCY IN EVERYTHING WE DO

We stick by our Group's philosophy of "Transparency". All costs & technical specs such as chargeable area, carpet area, recurring charges, material specifications are provided upfront.

## FLEXIBILITY IN LOCK IN PERIODS

Today more than ever, businesses need to remain flexible. We help you incorporate your future growth by offering flexibility in lock in periods.

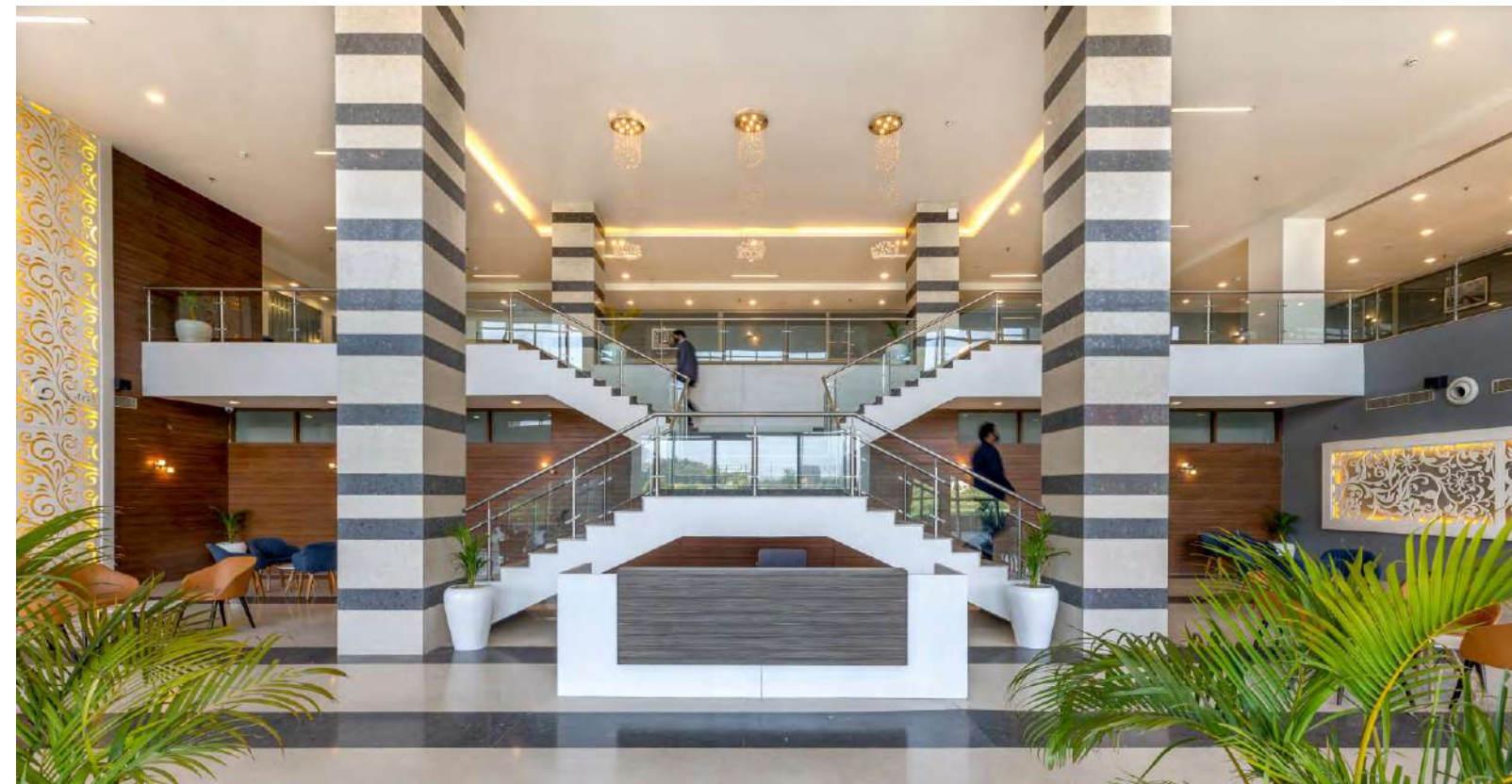
## FIT OUT AND TURNKEY SOLUTION CAPABILITY

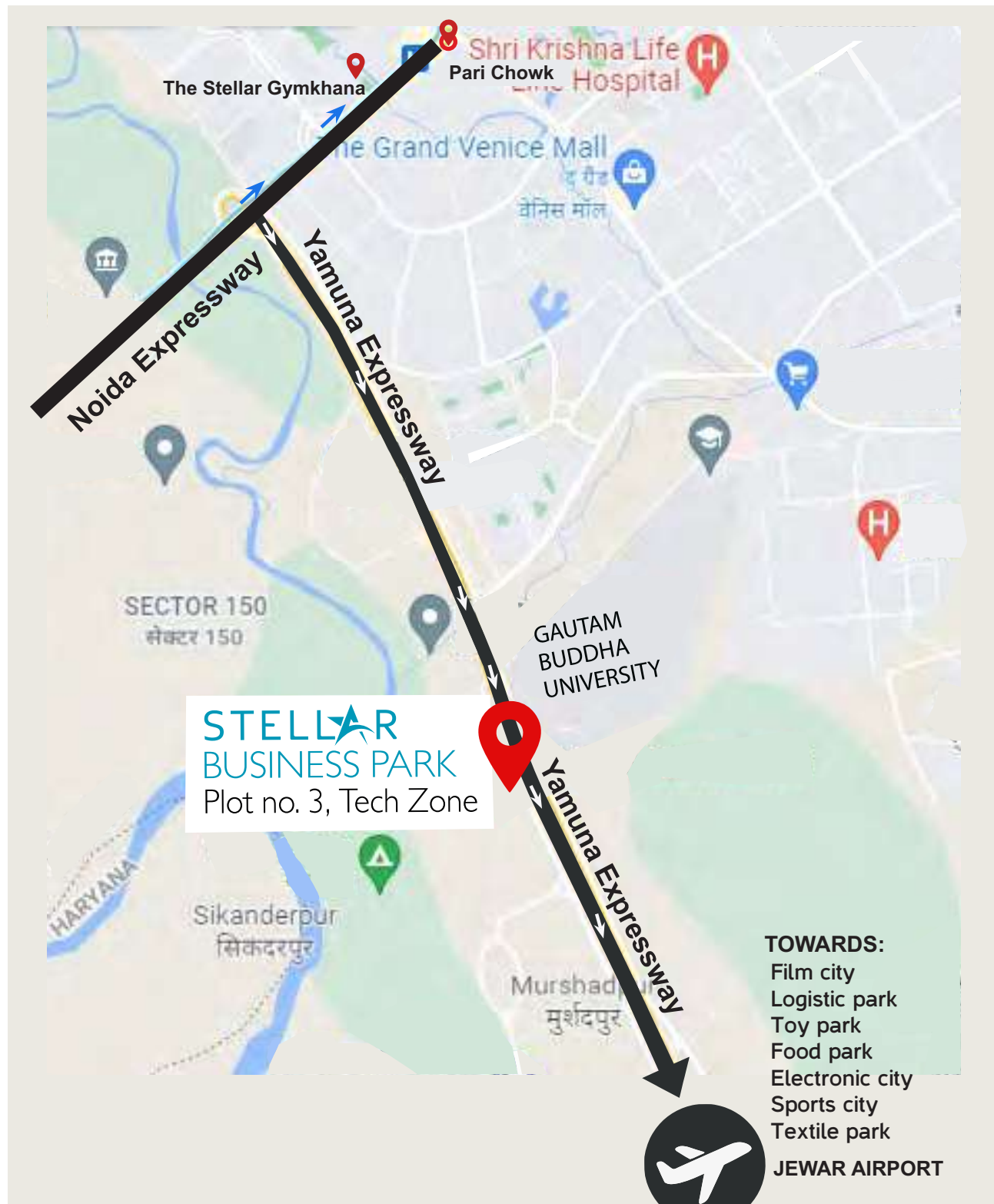
We have capabilities to transform a bare shell into a ready-to-move-in office in less than 75 days. An office that reflects our client's ideas, brand identity, current and future needs. We can manage and deliver projects from start to finish, including the initial briefing and design, building services engineering, sourcing and procurement of all materials, full construction, IT and Communication.

## PROFESSIONAL FACILITY MANAGEMENT

The facilities are maintained with high quality standards.

The Stellar Group has developed a strong reputation for Grade A buildings for the IT/ITES Industry. Our maintenance and back up services have won appreciation from those working out of our premises, The Stellar IT Park at Sec-62, Noida.





The Stellar Group, headquartered in Noida has Business Interests in Real Estate & Construction, Hospitality, Information Technology and Edutainment. The Group has developed and constructed over 9 million sq. ft. area till date, with over 3 million sq.ft. of projects in hand. The Group is known for delivery on time, for its Quality & Transparency.

### OUR COMPLETED/ONGOING COMMERCIAL PROJECTS



Stellar IT Park, Sector - 62, Noida

Stellar IT Park is located in the heart of Sector 62, Noida which is a prime location and an integrated sector. With over 6.3L sq. ft. of IT/ITES space and over 50,000 sq. ft. of retail space, Stellar IT Park offers a vibrant campus atmosphere unlike any other in Noida.



Stellar 135, Sector -135, Noida

Located on the Noida-Greater Noida expressway, Stellar 135 is very well located, with proximity to the Aqua metro line. It is an operational IT/ITES building with has 2,53,000 sq.ft. leasable area.



Stellar 1425, Sector -142, Noida

Stellar 1425 is located in Sec 142, on Noida -Greater Noida Expressway. Stellar 1425 is a 4,00,000 Sq.ft IT/ITES campus with the provision for multiple amenities such as a common cafeteria, gym, eateries on campus etc.



Stellar 127, Sector -127, Noida

Stellar 127 Spread over 2.5 acres, this 2,00,000 Sq.ft Corporate office boasts of a premium location on the Noida-Greater Noida expressway.



Stellar 1423, Sector -142, Noida

Stellar OKAS 1423 is located in Sec 142 and is one of the three IT Parks, due for construction in Sec 142.

5

MIN FROM PARICHOWK METRO STATION



25

MIN FROM NOIDA SECTOR-18



30

MIN FROM JEWAR INTERNATIONAL AIRPORT





STELLAR

FULLY  
FUNCTIONAL

Stellar Business Park, Techzone 03, Greater Noida



LEED Gold Pre-certified, Fully operational project





STELLAR  
BUSINESS PARK



Cafeteria

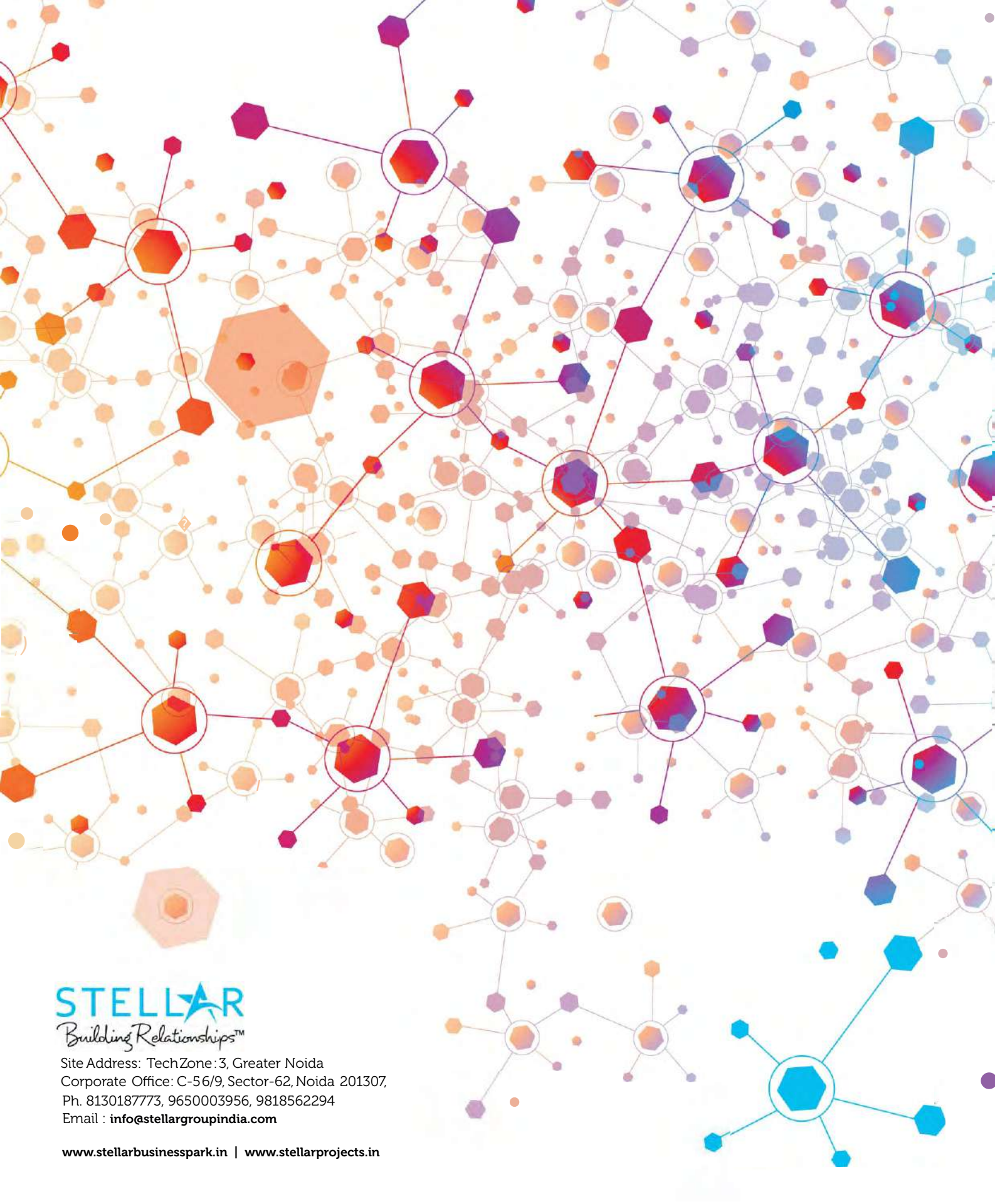




STELLAR  
BUSINESS PARK

STELLAR

REDUCE  
SPEED  
NOW



**STELLAR**  
*Building Relationships™*

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