

The Start Up Capital

Grade One Micro Commercial Office Spaces on 1 Acre Off Bangalore International Airport
Road

 Prime Airport Corridor Location

Project Vision & Concept

Redefining corporate real estate flexibility for modern innovators, startups,
and expanding enterprises.

Executive Summary

Strategic Land Parcel

Spanning an expansive 1 Acre right off the high-growth Bangalore International Airport Road corridor, positioning your business at the epicenter of Karnataka's technological and commercial gateway.

Grade One Infrastructure

Designed to international architectural standards, delivering world-class corporate aesthetics, high-speed connectivity, energy efficiency, and a prestigious business address.

Architectural Excellence

- ✓ **Land Footprint:** Dedicated 1 Acre standalone commercial land parcel with optimal frontage and easy ingress/egress.
- ✓ **Modern Façade:** High-performance double-glazed glass exterior reflecting corporate prestige and cutting-edge design.
- ✓ **Smart Zoning:** Carefully optimized floor plates ensuring abundant natural light and versatile workstation layouts.
- ✓ **Sustainable Building:** Green-certified building features minimizing operating overheads for occupiers.



Building Zoning Architecture



Basement Level

Secured, multi-level basement parking with dedicated reserved car bays, EV charging stations, and seamless valet drop-off facilities.



Ground Floor

A grand, double-height welcome lobby with high-end concierge services, turnstile security access, and corporate visitor lounges.



Top Floor

An exclusive panoramic food court and executive dining lounge offering multi-cuisine options and networking spaces with scenic views.

Modular Office Sizing

30
to 25,000 Sq. Ft.
0

Scalable Spaces for Every Stage

Whether you are a bootstrapped startup looking for a compact 300 sq. ft. studio office or an established global enterprise requiring a full 25,000 sq. ft. floor plate, **The Start Up Capital** adapts seamlessly to your growth trajectory.

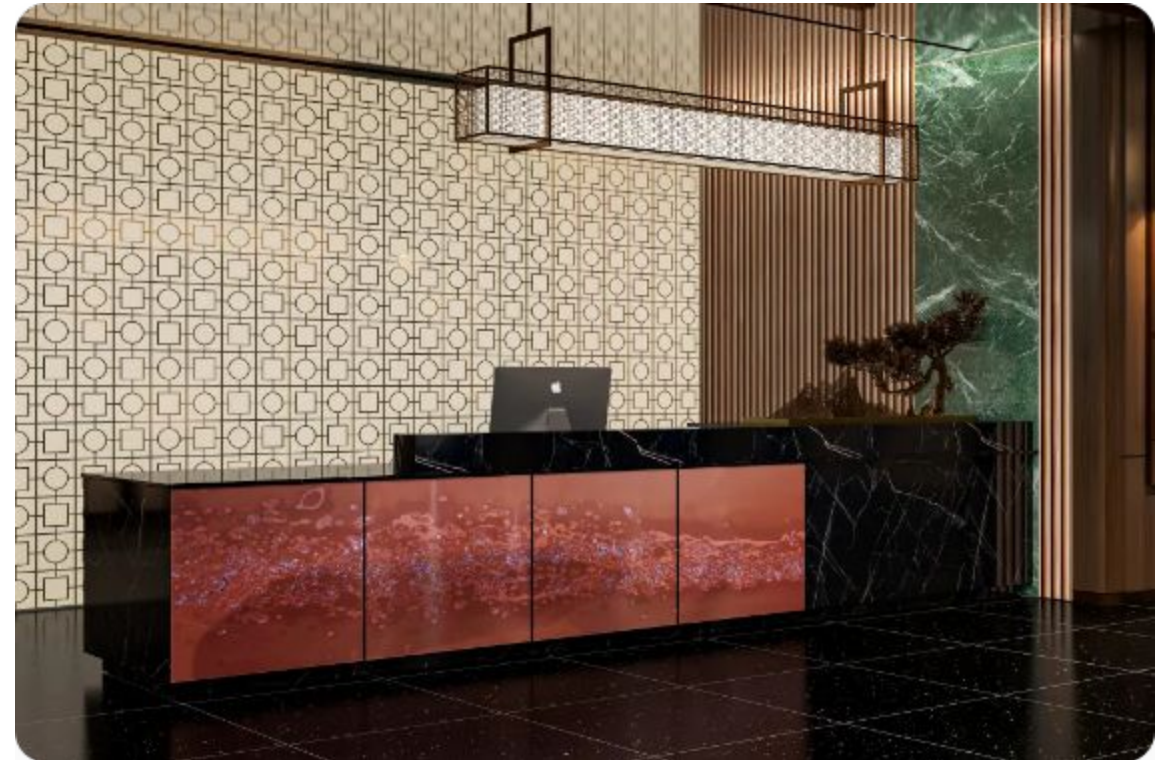
Enjoy complete architectural freedom with plug-and-play modular configurations designed for maximum productivity and team collaboration.

Grand Welcome Lobby

First Impressions That Matter

Step into an awe-inspiring double-height reception lobby finished in imported Italian marble, brushed metallic accents, and intelligent visitor management systems.

Designed to project absolute corporate authority and impress visiting clients, investors, and talent from the moment they walk through the door.



Micro Office Ecosystem

Designed for High-Growth Startups

Every floor is optimized to host agile micro-offices equipped with enterprise-grade IT trunking, soundproof acoustic partitioning, and high-speed fiber optic infrastructure.

Foster cross-company networking and collaboration within a thriving business ecosystem right off the main airport corridor.



Panoramic Food Court



The Social Hub At The Top

Occupying the entire top floor, the curated food court and cafe space offers diverse culinary choices, barista stations, and alfresco breakout terraces.



Vibrant Networking Space

Provides an inspiring atmosphere for informal team huddles, client lunches, and community networking overlooking the city skyline.



Pricing & Flexible Payment Structure

Parameter	Investment Details	Benefit to Buyer
Base Price Rate	Rs. 10,000 per sq. ft.	Unbeatable value proposition for Grade-1 airport corridor real estate
Office Unit Sizes	300 sq. ft. to 25,000 sq. ft.	Total flexibility matching micro startup needs to large enterprise setups
Payment Plan	Interest-Free Installments	Easy milestone-linked payment schedules with zero bank interest burden
Parking Allocation	Reserved Basement Bays	Guaranteed hassle-free parking security for owners and visitors

Secure Your Space at the Airport Gateway

Early-stage allocation open now with preferential pricing and customized
installment plans.

Join The Start Up Capital

Build your corporate legacy at Bangalore's premier airport corridor address.

