

MUMBAI

HANS REALTY

A GRADE-A OFFICE

Compact Command Post on Goregaon Aarey Road

A brand-new, 600 sqft standalone office built for a startup team to own outright.

GUIDE PRICE

₹2.4 Cr

GOREGAON AAREY ROAD

₹2.4 Cr

MUMBAI, INDIA

This newly constructed office occupies a standalone building on Goregaon Aarey Road, one of Mumbai's key north-south connectors. The frontage offers immediate visibility and a distinct corporate identity — no shared lobbies, no compromises.

At 600 sqft of carpet area, the space is efficiently planned for a focused team of 8-10 professionals. The unfurnished shell gives you complete control over the fit-out, from cabin layouts to collaborative zones.

The floor plate is a clean rectangle, maximising every square foot for workstations, meeting areas and storage. Natural light pours in through the frontage, reducing your daytime lighting costs.



The Asset — Compact office near Goregaon Aarey Road

THE PARTICULARS

AREA	600 sq ft
POSSESSION	Ready

No. 01

THE ASSET

Standalone Presence on a Prime Arterial Road

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Own your address on Mumbai's most accessible corridor.

COMPACT OFFICE NEAR GOREGAON AAREY ROAD · GOREGAON AAREY ROAD

No. 02

THE FLOOR PLATE

Uninterrupted 600 Sqft of Usable Potential

The floor plate is a clean rectangle, maximising every square foot for workstations, meeting areas and storage. Natural light pours in through the frontage, reducing your daytime lighting costs.

With 24x7 access, your team can work on their own schedule. The standalone nature also means no shared HVAC timings or after-hours surcharges — true operational independence.



The Floor Plate — Compact office near Goregaon Aarey Road



Specifications — Compact office near Goregaon Aarey Road

No. 03

SPECIFICATIONS

New Construction, Ready for Immediate Occupation

As a newly constructed building, the electricals, plumbing and finishes are all current-generation. Municipal water supply is connected, and the structure is ready for your interior designer to begin work.

While specific power backup details are not disclosed, the standalone building can accommodate your own UPS or generator setup. The location on a wide road ensures easy service access for any installation.

THE SPECIFICATION

Type	Office
Listing	For sale
Construction	Newly Constructed
Furnishing	Unfurnished

THE NEIGHBOURHOOD

Ahmedabad District Cooperative Bank	23 m · 1 min walk
Whizz Kids	37 m · 1 min walk
Vikram Padhye Snacks	37 m · 1 min walk
Indian Bank, Goregaon Branch	41 m · 1 min walk
Axis Bank, Goregaon West Branch	45 m · 1 min walk
Shabari Pure Veg Restaurant, Goregaon West	48 m · 1 min walk

PRESENTED BY

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MUMBAI