

MUMBAI

HANS REALTY

A GRADE-A OFFICE

# Compact Command Post on Goregaon Aarey Road

A brand-new 600 sqft standalone office, ready for immediate occupancy and built for a focused startup team.

GUIDE PRICE

₹2.4 Cr

GOREGAON AAREY ROAD

₹2.4 Cr

MUMBAI, INDIA

This newly constructed standalone office commands attention on Goregaon Aarey Road, a vital artery linking the Western Express Highway to the Aarey Colony business hub. The building's crisp, modern exterior signals a professional environment from the moment you arrive.

With 24x7 access, this asset offers the autonomy and flexibility that growing enterprises require. It is a turnkey proposition for an owner-occupier seeking a permanent foothold in one of Mumbai's most dynamic micro-markets.

The unfurnished shell presents a blank canvas of 600 sqft of carpet area, ideal for a compact team of 6-10 professionals. The efficient layout maximizes usable space, allowing for flexible workstation configurations or a private cabin with an open area.



The Building — Compact office near Goregaon Aarey Road

## THE PARTICULARS

AREA	600 sq ft
POSSESSION	Ready

No. 01

## THE BUILDING

### Standalone Presence on a Key Arterial

This newly constructed standalone office commands attention on Goregaon Aarey Road, a vital artery linking the Western Express Highway to the Aarey Colony business hub. The building's crisp, modern exterior signals a professional environment from the moment you arrive.

With 24x7 access, this asset offers the autonomy and flexibility that growing enterprises require. It is a turnkey proposition for an owner-occupier seeking a permanent foothold in one of Mumbai's most dynamic micro-markets.

600 sqft of pure commercial potential, steps from Goregaon's thriving business corridor.

COMPACT OFFICE NEAR GOREGAON AAREY ROAD · GOREGAON AAREY ROAD

No. 02

## THE FLOOR PLATE

### Efficient 600 Sqft Canvas

The unfurnished shell presents a blank canvas of 600 sqft of carpet area, ideal for a compact team of 6-10 professionals. The efficient layout maximizes usable space, allowing for flexible workstation configurations or a private cabin with an open area.

The raw, new condition means you can design the fit-out to your exact operational needs without the cost of undoing previous work. Every square foot is yours to command.



The Floor Plate — Compact office near Goregaon Aarey Road



Specifications — Compact office near Goregaon Aarey Road

No. 03

## SPECIFICATIONS

### New Construction, Solid Foundation

As a newly constructed property, the office benefits from modern building standards and fresh infrastructure. Municipal water supply is in place, and the standalone setup provides independent utility management.

While specific power backup and air conditioning details are not specified, the new construction status suggests modern electrical provisions are ready for your fit-out. The property is ready for immediate possession and customization.

## 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

*Hans Realty*

Gunpal Jain — Real Estate Advisor

+918130179780

MUMBAI