

DOWNTOWN POWAI

Commercial/ IT Park, Mumbai

Downtown Powai – Commercial/IT Park is a prominent business address of ten commercial properties within one of Mumbai’s most well-connected and self-sufficient neighborhoods. Surrounded by a thriving ecosystem of residences, high-street retail, and social infrastructure, the destination fosters a seamless integration of professional and lifestyle needs. Its contemporary design and integrated campus experience offer occupiers a dynamic environment with enhanced workplace functionality. Easy access to major arterial routes and transit options further reinforces its appeal among global and domestic enterprises.

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Designed to evolve with the needs of forward-thinking enterprises, the park enables agility, innovation, and collaboration within a vibrant community fabric.





KEY STATISTICS

20.0 Acres
CAMPUS AREA

~2.7M sf
COMMERCIAL IT/ITeS SEZ,
CO-WORKING SPACE

2.6M sf
AREA LEASED

₹ 78,270M
MARKET VALUE

PROPERTY HIGHLIGHTS



Campus-style development with **neo-classical design**, part of an **integrated live-work-play ecosystem**



Landscaped zones promoting **collaboration, wellness, and community engagement**



Curated amenities including **F&B options, high-street retail, cafés, and gourmet dining**



EV shuttle services for emission-free mobility



On-site medical facilities to support occupant well-being



Transforming underutilized spaces and rooftops into **productive, sustainable environments**



Upgraded **lobby, canopy, porte-cochère, and podium** enhancing arrival experience



On-site crèche facilities for employees to support work-life balance



Inclusive campus design with accessibility features like **wheelchair access, tactile cues, Braille signages, and automated lift access**

NEW DEVELOPMENTS

370K sf
NEW LEASES

353K sf
AREA RE-LEASED

144K sf
AREA RENEWED



APPROACH TO SUSTAINABILITY

IGBC GOLD
Existing Building Rating

4 STAR RATING
National Safety Council

100%
Green power for common areas

LOW FLOW, EFFICIENT WATER FIXTURE
To reduce water consumption

EV CHARGING
Facility integrated

ORGANIC SQUARE FOOT
Farming

INDOOR AIR QUALITY (IAQ)
Monitoring in common areas

100%
Wastewater Recycled*

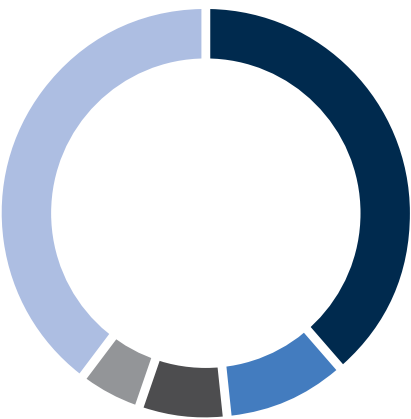
100%
Organic Waste Treatment

*Through central township STP



TENANT PROFILING

Sector-wise occupancy



- 39% Financial Services
- 10% Consulting
- 7% Industrials and Logistics
- 5% Technology
- 39% Others

MARQUEE TENANTS

(As per Gross Contracted Rentals)

- Hashedin Technologies Private Limited
- Crisil Limited
- A Leading International Bank*
- General Mills India Private Limited
- Nomura Structured Finance Services Private Limited

*As per the agreement with the International Bank, we cannot disclose the name of the Bank.