

BRIGADE ECOEDGE

WHITEFIELD



BRIGADE

Believe in Better



About Brigade Group

Since 1986, Brigade has been committed to sculpting India's real estate landscape with iconic developments that transcend diverse categories, solidifying our stature as a leading name in the industry.

Backed by an extensive portfolio spanning residential, commercial, hospitality and retail sectors, we have crafted a distinguished legacy that embodies unyielding excellence and unmatched quality.

39

YEARS OF
EXCELLENCE

100

MILLION SFT.
GRADE A PROJECTS
DELIVERED

280+

PROJECTS
ACROSS 9 CITIES

40,000+

HAPPY CUSTOMERS



- Offices
- Retail
- Clubs
- Hotels
- Convention Centres



- Apartments
- Villas
- Integrated Enclaves
- Plotted Developments



- Schools
- Industrial Parks
- PropTech Accelerator
- Music Museum
- Skill Development Academy



About Workspaces by Brigade

Our commercial portfolio showcases meticulously designed spaces that redefine 21st-century workplaces.

Embrace innovation and empower your business with Brigade's industry-leading commercial projects.

28

MILLION SF T OF
COMPLETED
COMMERCIAL PROJECTS

6

LICENSED WORLD TRADE
CENTERS ACROSS
SOUTH INDIA

12

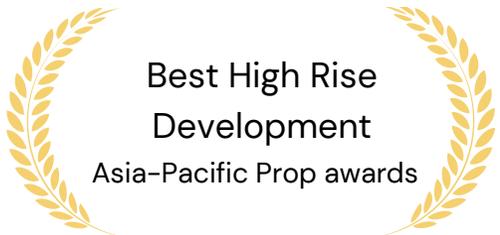
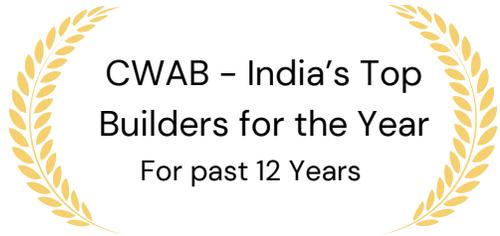
MILLION SF T
OF UPCOMING
DEVELOPMENT

200+

ENTERPRISE
TENANTS ACROSS THE
PORTFOLIO



Recognition



Trusted by Leading Brands



Mercedes-Benz



What This Means For You

You are not betting on a promise, you're stepping into a proven playbook.

Your address becomes a landmark, your brand – a part of the story.

Partnering with a team that not just developed buildings, but ecosystems.



Transforming India's Commercial Landscape



Brigade Tech Gardens
Whitefield, Bangalore



World Trade Center,
Yeshwanthpur, Bangalore



World Trade Center,
Chennai



World Trade Center,
Kochi



Brigade Twin Towers,
Yeshwanthpur, Bangalore



Brigade Padmini Tech Valley
Whitefield Road, Bangalore



BIFC, GIFT City,
Gujarat



Brigade Opus,
Hebbal, Bangalore

BRIGADE ECOEDGE

ITPL MAIN ROAD, WHITEFIELD, BENGALURU



Site | Location

Situated on the bustling ITPL Main Road in Whitefield, it offers direct access to one of Bengaluru's most established and high-demand IT corridors, making it ideal for technology firms, startups, and MNCs alike.



Next to Pattandur Agrahara Metro (Purple Line) – ensures excellent last-mile connectivity.



Proximity to ITPL, EPIP & MNCs – ideal for IT, tech, and service-oriented firms.



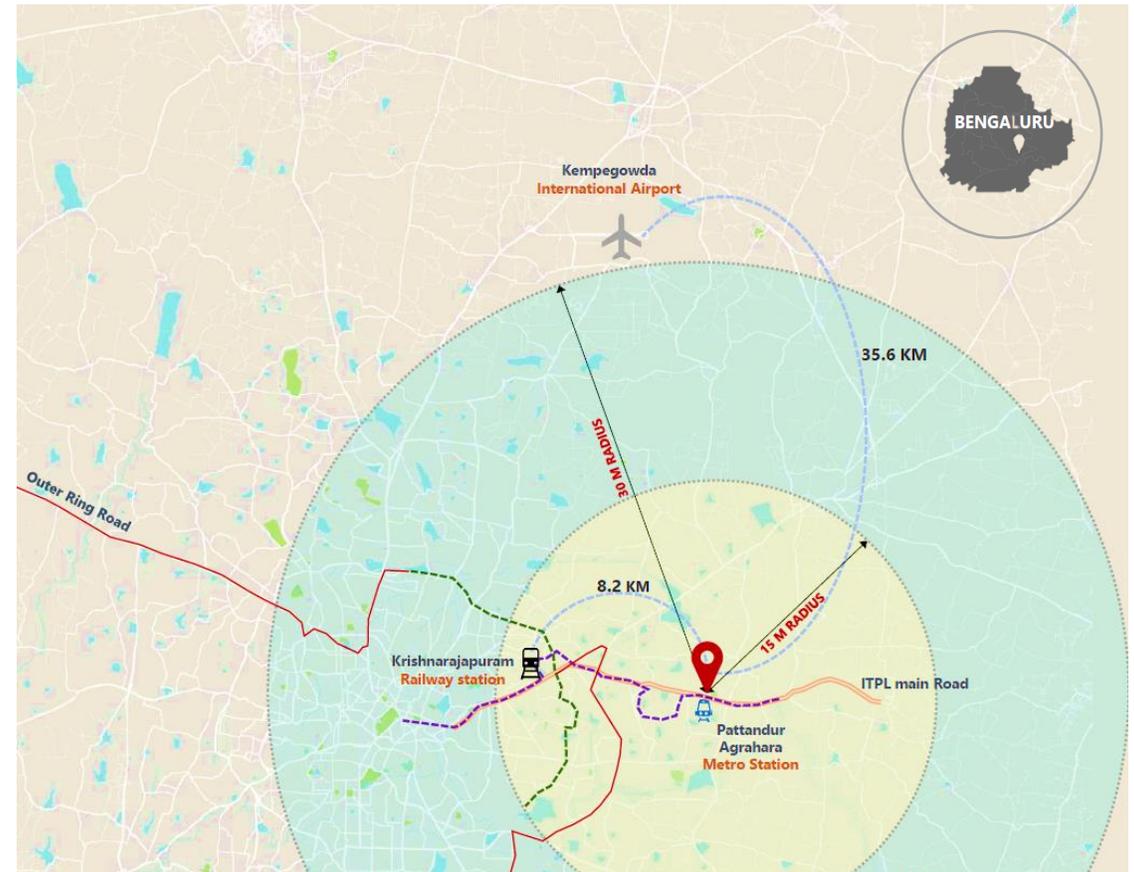
Vibrant social infrastructure – close to hotels, restaurants, hospitals & housing.



High visibility & footfall – perfect for office and client-facing functions.



Balanced ecosystem – combines accessibility, prestige & work-life convenience.



Outer Ring Road



Green Metro Line



Road Network



Purple Metro Line



Site | Surroundings



Locational Advantage

- Established IT Corridor:
 - Strategically located in a thriving hub that hosts 400+ IT & ITeS companies.
 - Global MNC Neighbourhood: Schneider, DELL, GE, HP, Oracle, SAP Labs, EY, Mercedes-Benz, TCS, IBM, Accenture and many more.
- Robust Infrastructure:
 - Grade-A offices, Hotels, Retail Malls, Premium Residences in the vicinity.
- Unmatched Connectivity:
 - **Metro Station right outside Brigade Eco Edge.**
 - Seamless access to Outer Ring Road (Marathahalli & KR Puram).
 - Direct link to Kempegowda International Airport via Budigere Cross.
 - Easy access to Bengaluru's Central Business District (CBD).
- High Growth Potential:
 - One of Bengaluru's fastest-appreciating micro-markets, fuelled by sustained IT/ITeS demand and ongoing infrastructure upgrades.

Key Distances – Connectivity

- Bus Stop : 0.2 km
- Metro Station : 0 Km
- Hope Farm Junction : 2 Kms
- ORR – Marathahalli : 8 Kms
- Vidhana Soudha (CBD) : 19 Kms
- Hebbal : 21 Kms
- International Airport : 38 Kms

Social Infrastructure



Hotels:

- Vivanta by Taj : 0.8 Km
- The Den : 1 Km
- Sheraton Grand : 1.5 Kms
- The Zuri : 2 Kms
- Marriot International Hotel : 2 Kms



Malls:

- Park Square Mall : 1 Km
- Nexus Shantiniketan Mall : 1.5 Kms
- Phoenix Mall : 5 Kms
- VR Mall : 5.5 Kms



Schools:

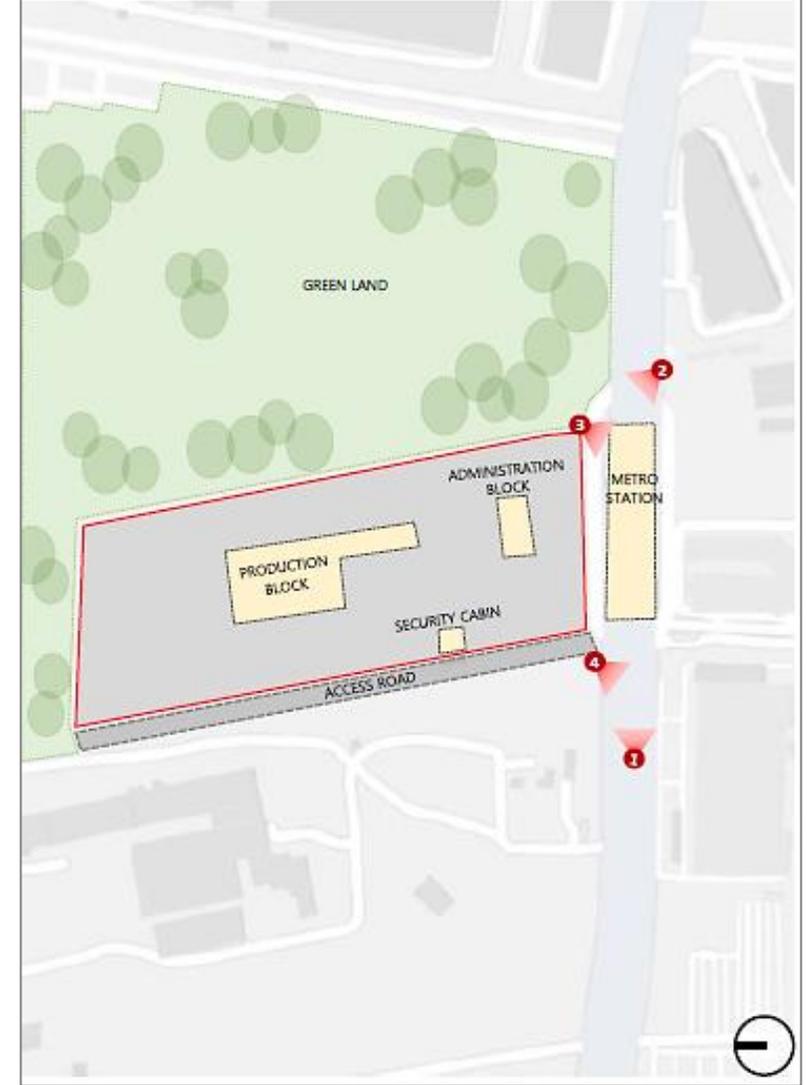
- Vydehi School of Excellence : 3 Kms
- Brigade School : 4 Kms
- Vibgyor High School : 5 Kms
- Gopalan National School : 5 Kms
- Ryan International School : 6 Kms



Hospitals:

- Narayana Hrudayalaya : 1 Km
- Aster Hospital : 1.5 Kms
- Vydehi Institute : 2 Kms
- Sathya Sai Hospital : 2 Kms
- Svashta Hospital : 3 Kms
- Columbia Asia Hospital : 4.5 Kms

Site | Context

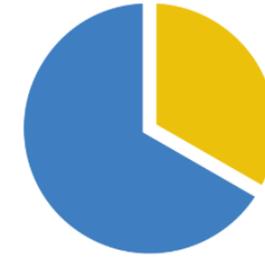


Masterplan | Architecture in Harmony with Ecology



BUILDABLE AREA

Total Site Area
10.81 Acres



Buildable Area
4 Acres

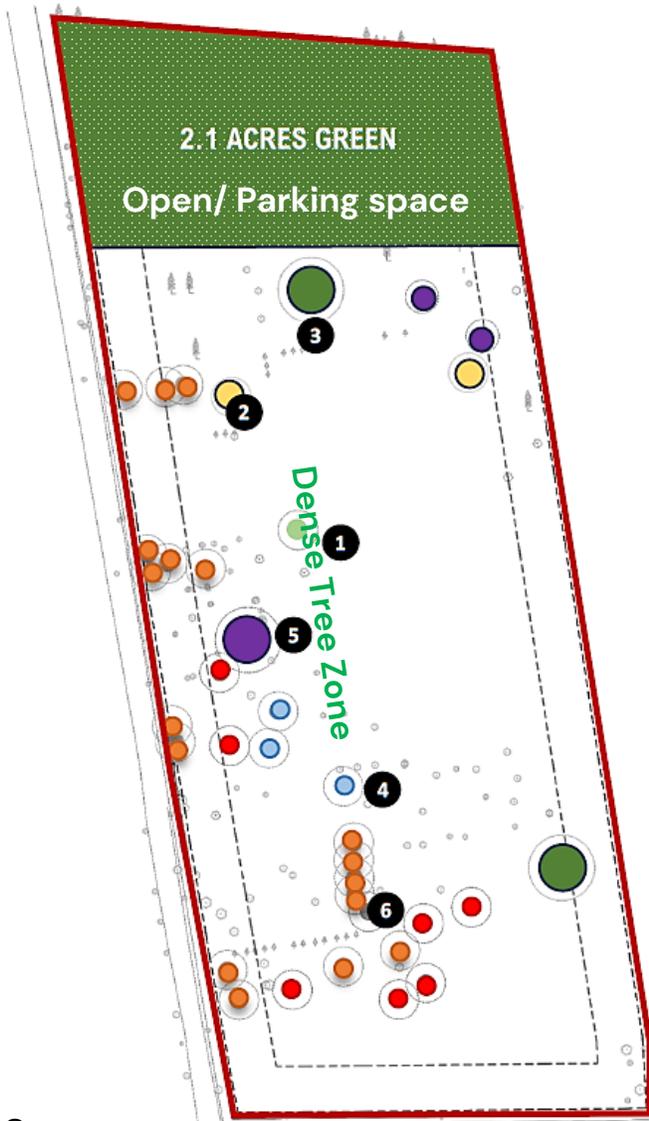
The buildable area is carefully defined by **preserving over 60% of the site's native trees**, including Tamarind, Jacaranda, Gulmohar, Neem, Peepal, and Mango. This sensitive approach roots the project in its ecological context, celebrating the site's biodiversity while determining the building zone.

The tower's form is **sculpted around the existing tree cover**, creating natural voids and setbacks ensuring harmonious coexistence with nature. The architecture bends and shifts to coexist with them, allowing nature to guide the built form.

Maximizing vertical height and minimizing ground-level spread, the design reduces its footprint to avoid disturbing tree roots.



Masterplan | Architecture in Harmony with Ecology



Jack fruit



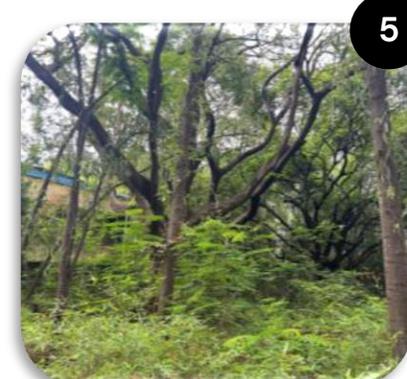
Mango Tree



Peepal Tree



Jacaranda



Neem Tree



Gulmohar Tree

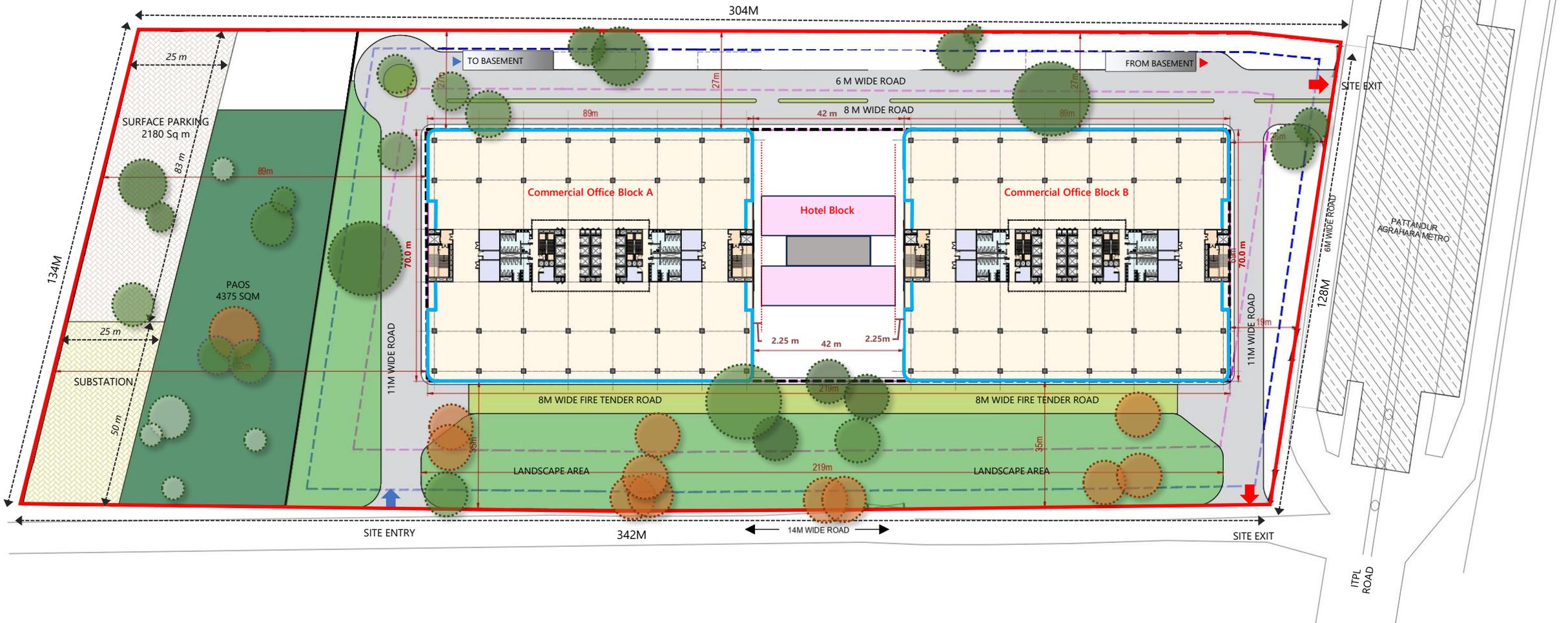
All trees with a girth of 0.9 meters and above are being retained and integrated into the master plan, allowing the built environment to flow around the existing trees rather than replace them. This creates a lush, shaded, and calming workspace that promotes well-being, sustainability, and a deeper connection to nature.



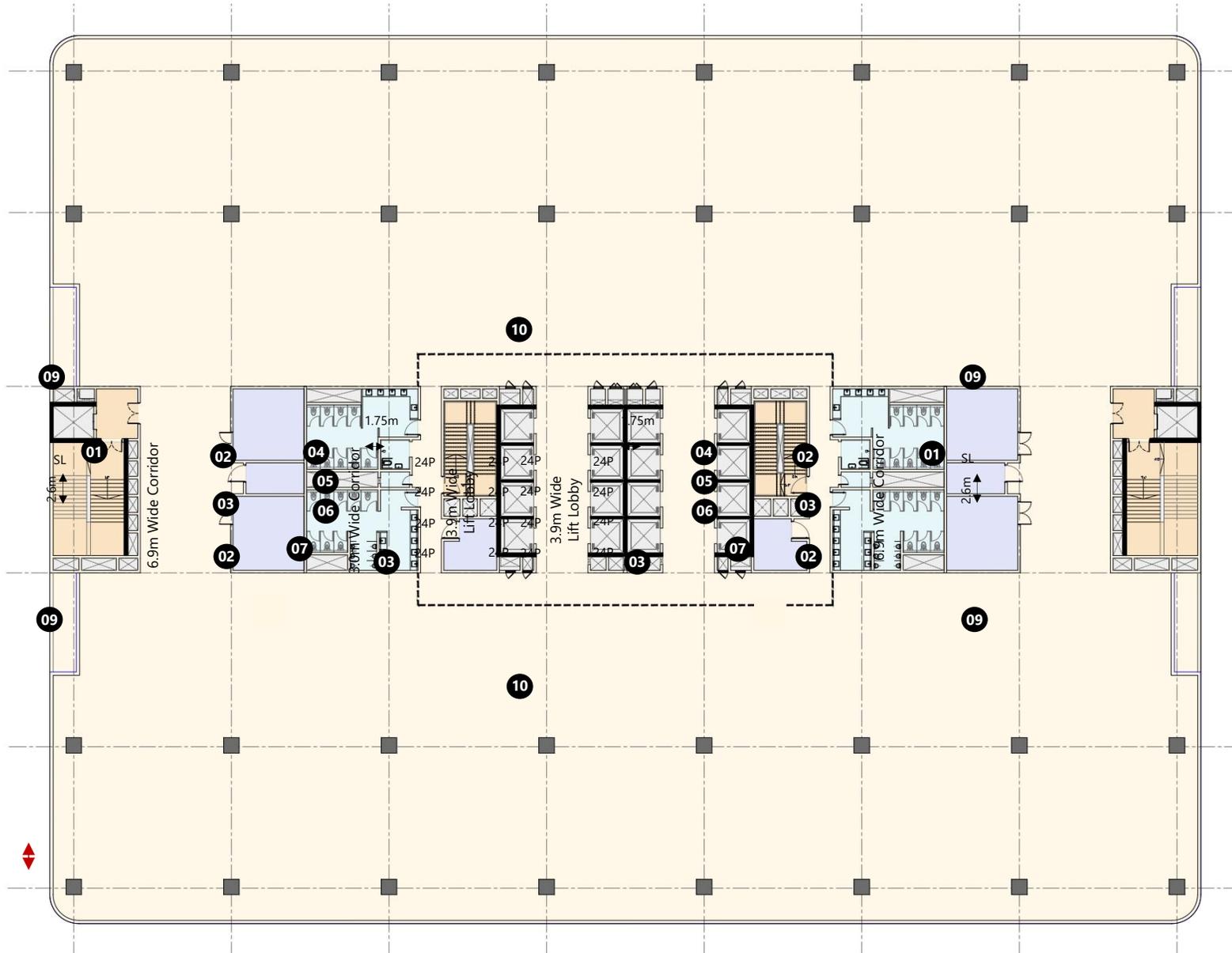
Project Brief – Brigade Eco Edge

- Land extent : 10.81 acres
- Location : Whitefield
- Development : 1.8 Mn sft.
- Structure : 2 Basements + Ground + 3 Parking + 14 Floors
- Floor Plate : 50,000 sft approx.
- Car Parking Ratio : 1 : 850 sft
- Google Map link : <https://maps.app.goo.gl/KG97KgKEPnpj2tqD7>

MASTER PLAN



FLOOR PLAN



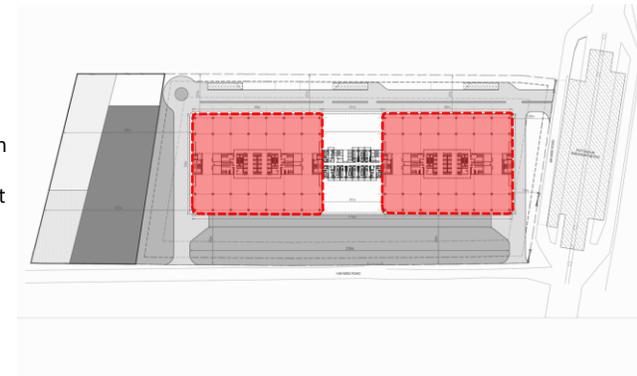
PROPOSED FLOOR PLATE SBA

65,000 sft approx.

*Subject to change

LEGEND

1. Fire Tower
2. AHU
3. Electrical Room
4. Female Toilet
5. Universal Toilet
6. Janitor's Room
7. Male Toilet
8. Staircase
9. ODU
10. Office Space



KEY PLAN



USPs



- Grade A Specifications
- Aiming for IGBC PLATINUM and LEED GOLD Certification
- Designed for WELL Certification
- Well-connected to ORR, CBD & OMR.
- High visibility—frontage on ITPL Main Road
- F&B Options: Five Star Hotel, Food Court & Fine Dining Restaurants within the campus
- End to end ISO Certified operations support
- BRIGADE NXT – Tenant Experience App

Elevated Workspaces, Inspired Living

Daily essentials & wellness



Food court, coffee shop



Medical centre, crèche & bank



Health & Fitness centre

Recreation & recharge



Indoor & Outdoor game arenas



Open air seating for informal meetings & breathers



Landscaped break-out gardens

Grade A+ Office construction

Double-height lobby

Flat slab + 4.05 Mtrs S2S ht.

1:750 sq.ft. parking ratio

>75% floor plate efficiency (single)

Built-to-suit customizable layouts

End-to-end office ops support

ISO-certified ops & asset mgmt



PROPOSED ELEVATION

BLOCK A



HOTEL BLOCK



BLOCK B



Design Philosophy



Our buildings use up to 50% less energy than certified green benchmarks through passive design and microclimate strategies, validated by post-occupancy evaluation.

Supports flexible phasing with optimized structural grids and floor plates achieving over 80% single-office efficiency.

Optimized



All our projects are **unique**. Our design responds to **client, climate & context**, yet is mindful that the project is **globally pertinent**.

A user-centric masterplan with safe, pedestrian-friendly roads and multifunctional green spaces designed for wellness, recreation, and inclusive community engagement.

Liveable

S

Sustainable

The master plan passively cools by 5–7°C, preserves key trees, and links the retail plaza to a 2-acre forest buffer.

O



Resource Optimization is achieved through **Integrated Project Delivery**. We break barriers of established **cost** benchmarks and **reduce consumption** through design innovation

U

Unique

With vibrant high-street retail amenities, grand green plazas and bold massing the space creates a strong urban identity and landmark presence.

L



Building **Smart** environments by placing the **user at the centre of the design process**



Thank you



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