



BRIGADE
Tech
Boulevard
RADIAL ROAD

Envisioned by Brigade Group

Leading property developer
with 35+ years of experience





Crafting Landmarks of Business Excellence

Renowned for developing Grade A Commercial projects

World Trade Center licensee across South India.

Over 8 Million sq.ft of office spaces in development.

Presence in key South Indian cities & GIFT City.

Completed 280+ buildings.

Commercial development of 20 Million Sq.ft in operation.



OFFICE

21 Mn sq.ft. completed commercial projects 14 Mn sq.ft. upcoming development

7.4 Mn sq.ft. operational leasing portfolio

Market Presence: Bengaluru, Chennai, GIFT City, Kochi, Trivandrum, Mysuru

Offerings: IT SEZ, IT Parks, Commercial Offices Built-to-Suit, Flex Spaces



RESIDENTIAL

47 Mn sq.ft. delivered

22 Mn sq.ft. under development

Market Presence: Bengaluru, Hyderabad, Chennai, Chikmagalur, Mangaluru, Mysuru

Offerings: Apartments, villas & recently forayed in the plotted development



HOSPITALITY

2 Mn sq.ft. operational portfolio

Developed 8 hotels

1500 Number of keys

0.25 Mn sq.ft. under development

Market Presence: Bengaluru, Kochi, Chennai, GIFT City

Brands: Sheraton, Holiday Inn, Grand Mercure



RETAIL

2.25 Mn sq.ft. operational

1.6 Mn average foot falls across malls

250+ prominent retailers

3 developed malls



WTC

License owner for 5 Cities

Market Presence: Bengaluru, Chennai & Kochi

Proposed: Hyderabad & Trivandrum



Key Operational Portfolio

Bengaluru



World Trade Centre
1.1 Mn sq.ft



Brigade Tech Gardens
3.0 Mn sq.ft



Bridage Deccan Heights
0.4 Mn sq.ft



Bridage Triumph
0.2 Mn sq.ft



Bridage Opus
0.35 Mn sq.ft



Brigade Signature Tower
0.6 Mn sq.ft



WTC Annexe
0.1 Mn sq.ft



Brigade Southfield
0.35 Mn sq.ft



Brigade Bhuwalka Icon
0.2 Mn sq.ft



Brigade Senate
0.54 Mn sq.ft



Key Operational Portfolio

Chennai



World Trade Centre
2.0 Mn sq.ft



Holiday Inn - Office space
0.01 Mn sq.ft

Kochi



World Trade Centre
0.7 Mn sq.ft

Gujarat



BIFC, GIFT City
0.3 Mn sq.ft

Mysore



Brigade Point
0.03 Mn sq.ft



Project Overview

Brigade Tech Boulevard – the upcoming hub of tech & innovation, spread across approximately 5.07 acres of land.

Located on Pallavaram-Thoraipakkam Radial road in Chennai, along 200 feet Radial road; it is the fast-emerging corridor or IT & ITES.

Aiming to achieve IGBC Gold, it features state-of-the-art architecture and aesthetically designed boulevards.



Location Map & Advantages

Accessible from OMR & GST corridors.

Located along 200 feet Radial road.

Ease of connection to International Airport.

Proximity to residential catchment areas of Nanganallur, Pallavaram, Velachery etc.

Key Distances



Airport Metro
1.5 km



Echangadu Metro
1.5 km



Pallavaram
Railway Station
4.5 km



Airport
7.5 km



Project Brief



Total project area in acres

Approx. 5.07 acres



Floor plate area development size

Office space spread across 2
Towers of G + 12 floors each

Floor plate ranges between
approx. 30,000 – 32,000 sq.ft Total

Leasable Area: Approx. 8.5 Lakhs
sq.ft



Pallavaram Thoraipakkam radial road

Fast emerging corridor for IT ITES

Government's emphasis on enhancing
infrastructure

Presence of large corporations including
Accenture, BNY Mellon, Fiserv, Shell,
Vestas, Wells Fargo etc



Project USP

Boulevard beautified with serene and green features.
Ideal floor plate size of approximately 30,000 sq.ft.
Office space spread across 2 Towers providing scalability.

Key Specifications

Screeded floor and finished toilets; minimising the investments from the occupiers.
Adequate car and two wheeler parking space.
N+1 configuration for critical installations such as Transformers & DGs etc.
Adhering to the latest NBC 2016 norms.



Project Masterplan

Legend

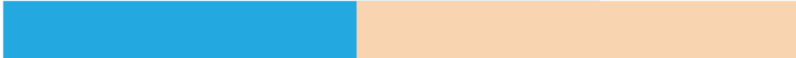
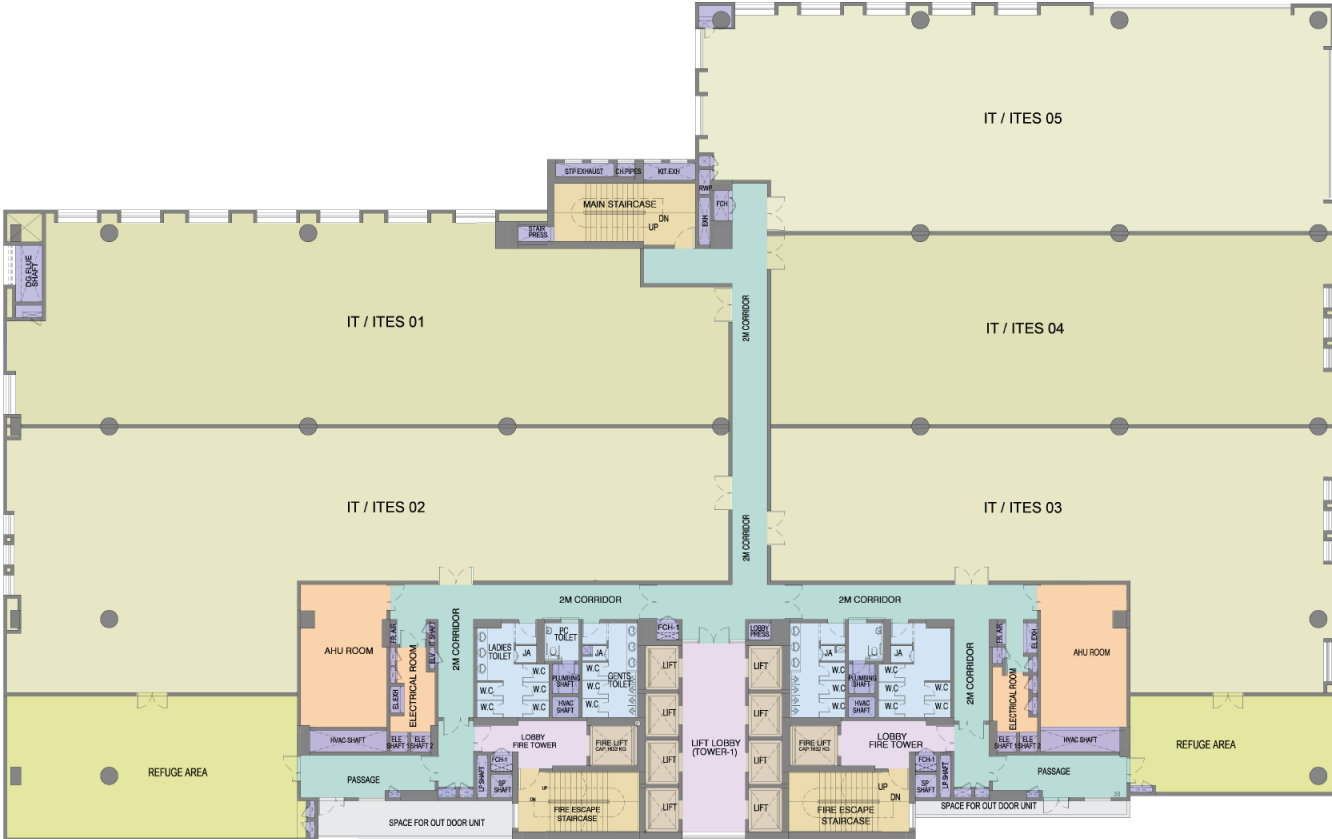
01. Entry arch and security room
02. Tree lined pedestrian walkway
03. Tower 2 cafe court
04. 7.2m wide driveway
05. Central green spine with seating & Water feature
06. Focal entry court with water feature
07. Tower 1 cafe court
08. Shrub lined covered walkway
09. Planting pocket before MLCP
10. Peripheral tall planting
11. 12m wide driveway



Floor Plan



Floor Plan





BRIGADE

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