



**FLEXIBLE**  
**READY TO MOVE**  
**FULLY FURNISHED**  
**OFFICE SPACES**

**STELLAR**  
BUSINESS PARK

Plot 3, Techzone, Greater Noida



**STELLAR**  
BUSINESS PARK

Stellar Business Park, Greater Noida is spread over approx 11 Acres. Designed as an integrated complex for the IT/ITES industry, its a perfect union of office spaces, retail and recreation. With its flexible office formats and cutting edge design concepts, Stellar Business Park allows each office to be tailor made.



# BUILDING FEATURES

**Land Area:** 10.87 Acres

## Phase I: (Completed)

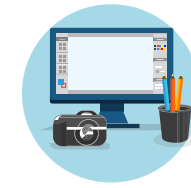
**IT/ITES offices:** Leasable Area: 6,38,000 sq ft + commercial: 50,000 sq ft.

Floor plate: Approx 50,000 sq ft (super area) on each floor

Double Basement + Ground +12

- Gold rated Green Building
- Modular offices – Smallest office of 826 sq ft can be accommodated
- RCC framed–Seismic Zone IV compliant 6.0M X 6.0M span grid
- Friction damper based structure for reducing Earthquake stresses
- 6 Nos. Passenger Elevators and 2 Service Elevators
- 1000 KVA power sanctioned on 33 KV line (upgradable to 5 MVA)
- 100% Power back up (N+1 redundancy)
- Centrally Air-Conditioned
- NBC Code Compliant systems for fire fighting in place.
- Hi-tech security and access control systems
- Dual supply feeders on each tower for 100% redundancy in Electric supply

## Phase 2: Commercial & Residential



# CUTTING-EDGE DESIGN CONCEPTS

## OFFICE FEATURES

Plug-n-play offices  
Fully furnished offices  
Air-conditioned



**BUSINESS LOUNGE**

## COMMON FACILITIES

Reception Lobby  
Conferencing  
Secure Parking  
Hi-Speed Elevators



**MEETING ROOMS**

## SERVICES

Business centre  
24x7 power backup  
Catering  
Housekeeping



**HOUSE KEEPING**

## SECURITY

Access control with CCTV



**24X7 SECURITY**





## INTEGRATED SPACES

Stellar Business Park will be an integrated development, taking care of all daily conveniences.

Gym | Bank | ATM | Conference Hall | Restaurant | Café |  
Business Lounge | Book Store | Business Centre | Food Court |  
Swimming Pool | Retail Areas | Tennis Court

Together with shared business support facilities Stellar Business Park is an ideal location for both established firms as well as new ventures

## RELOCATE TO STELLAR BUSINESS PARK THE ADVANTAGES ARE MANIFOLD

### EMPLOYEE ADVANTAGE

#### RESIDENTIAL APARTMENTS

Greater Noida has numerous residential apartments available for rent at much cheaper rates than Noida.

#### EDUCATIONAL HUB

Greater Noida being an Educational Hub, admission to good schools and colleges is easy.

#### MULTISPECIALITY HOSPITALS

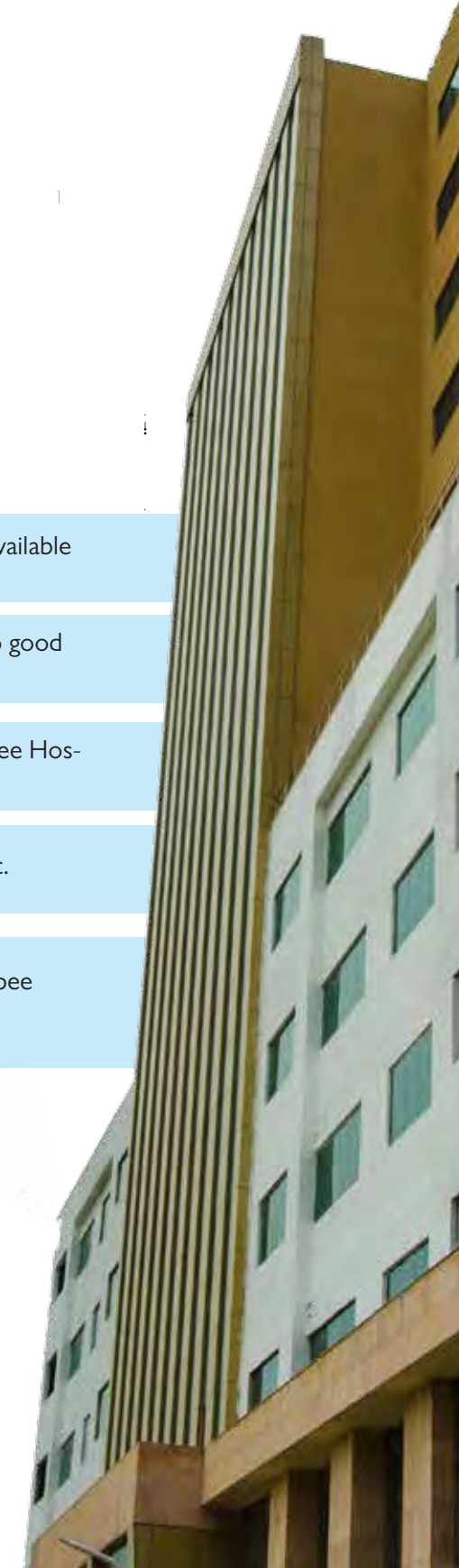
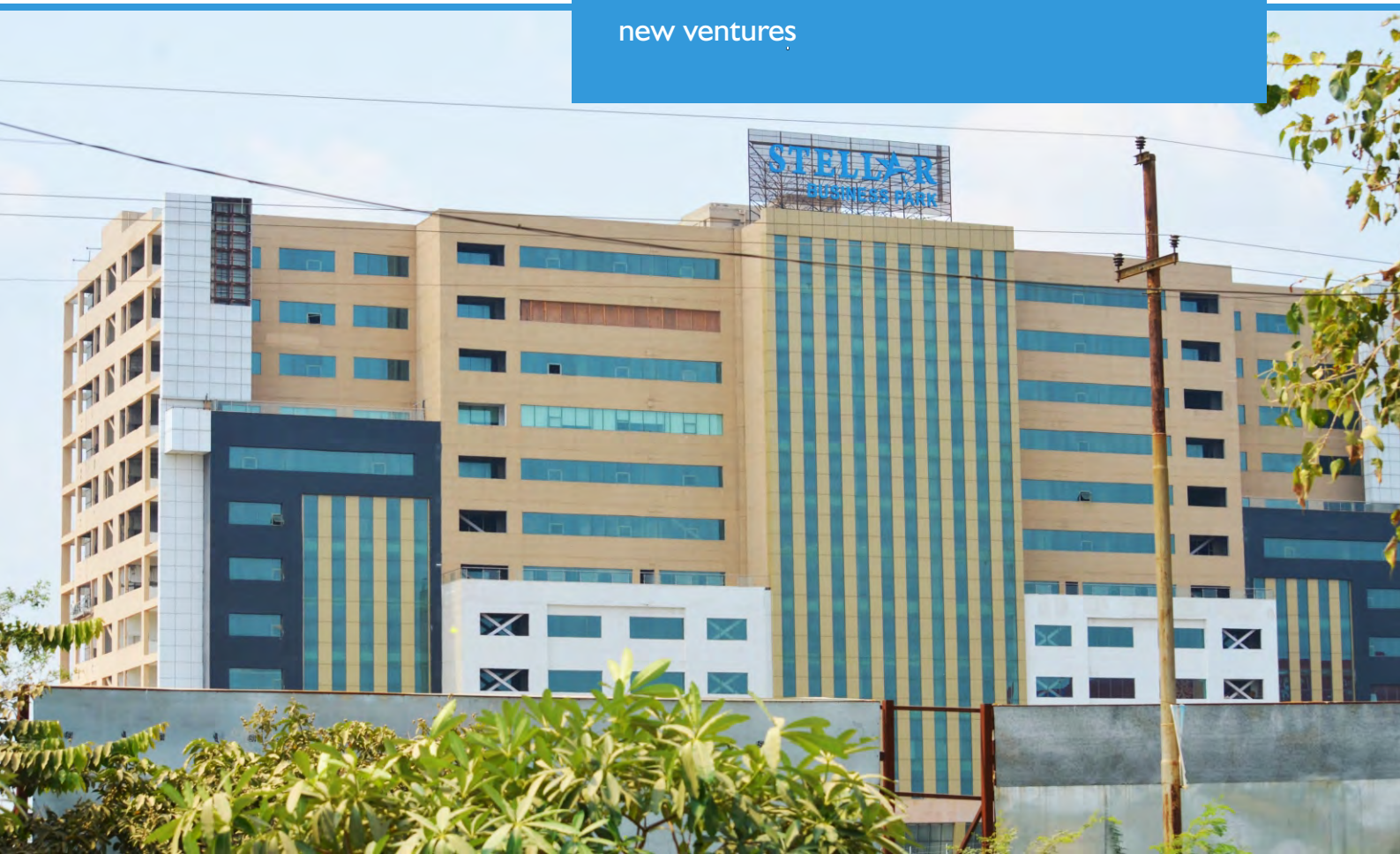
Multispecialty hospitals like Max specialty hospital, Jaypee Hospital & Kailash Hospital are in near vicinity.

#### MALLS & MULTIPLEXES

Malls and Multiplexes such as Ansal plaza, MSX Mall etc.

#### FIVE STAR HOTELS & CLUBS

Five Star Hotels and Clubs: The Stellar Gymkhana, Jaypee Golf Course, Crowne Plaza and Radisson Blue.



## EMPLOYER ADVANTAGE

Stellar Business Park is an 'A' Grade facility which can be leased for as low as 60% of the prevailing rent of offices along the Noida Expressway.

Greater Noida, has a large number of Technical and Management Institutes. The steady supply of qualified manpower locally will minimize your recruitment costs considerably.

We offer an option for fitted out space (Ready-to-move) as per your requirement, which will minimize your initial fund outflow.

VALE OF MONEY

QUALIFIED MANPOWER

FITOUT OPTIONS



## FREE SPACE PLANNING

We assess your space needs, including client facing & internal work process areas. We help you assess the exact space requirements, so that you do not lease more space than you require.

Our qualified interior design specialists work closely with our architectural and building services teams. Together they produce holistic design themes that work beautifully for either new-build projects or refurbishments.

## TRANSPARENCY IN EVERYTHING WE DO

We stick by our Group's philosophy of "Transparency". All costs & technical specs such as chargeable area, carpet area, recurring charges, material specifications are provided upfront.

## FLEXIBILITY IN LOCK IN PERIODS

Today more than ever, businesses need to remain flexible. We help you incorporate your future growth by offering flexibility in lock in periods.

## FIT OUT AND TURNKEY SOLUTION CAPABILITY

We have capabilities to transform a bare shell into a ready-to-move-in office in less than 75 days. An office that reflects our client's ideas, brand identity, current and future needs. We can manage and deliver projects from start to finish, including the initial briefing and design, building services engineering, sourcing and procurement of all materials, full construction, IT and Communication.

## PROFESSIONAL FACILITY MANAGEMENT

The facilities are maintained with high quality standards.

The Stellar Group has developed a strong reputation for Grade A buildings for the IT/ITES Industry. Our maintenance and back up services have won appreciation from those working out of our premises, The Stellar IT Park at Sec-62, Noida.



# LOCATION

## STRATEGIC LOCATION

Situated at the start of the Yamuna Expressway, that connects Delhi to Agra.

## GAUTAM BUDDHA UNIVERSITY

Stellar Business Park is situated right opposite the University which would soon cater to over 10,000 students.

## NIIT CAMPUS

The NIIT campus which adjoins the Stellar Business Park is functional.

## DELHI METRO

The Delhi Metro (DMRC) is planned to be connected to the Yamuna Expressway.

## FI TRACK

Stellar Business Park is about 8 Km from the FI track in the Sports City.

## NIGHT SAFARI

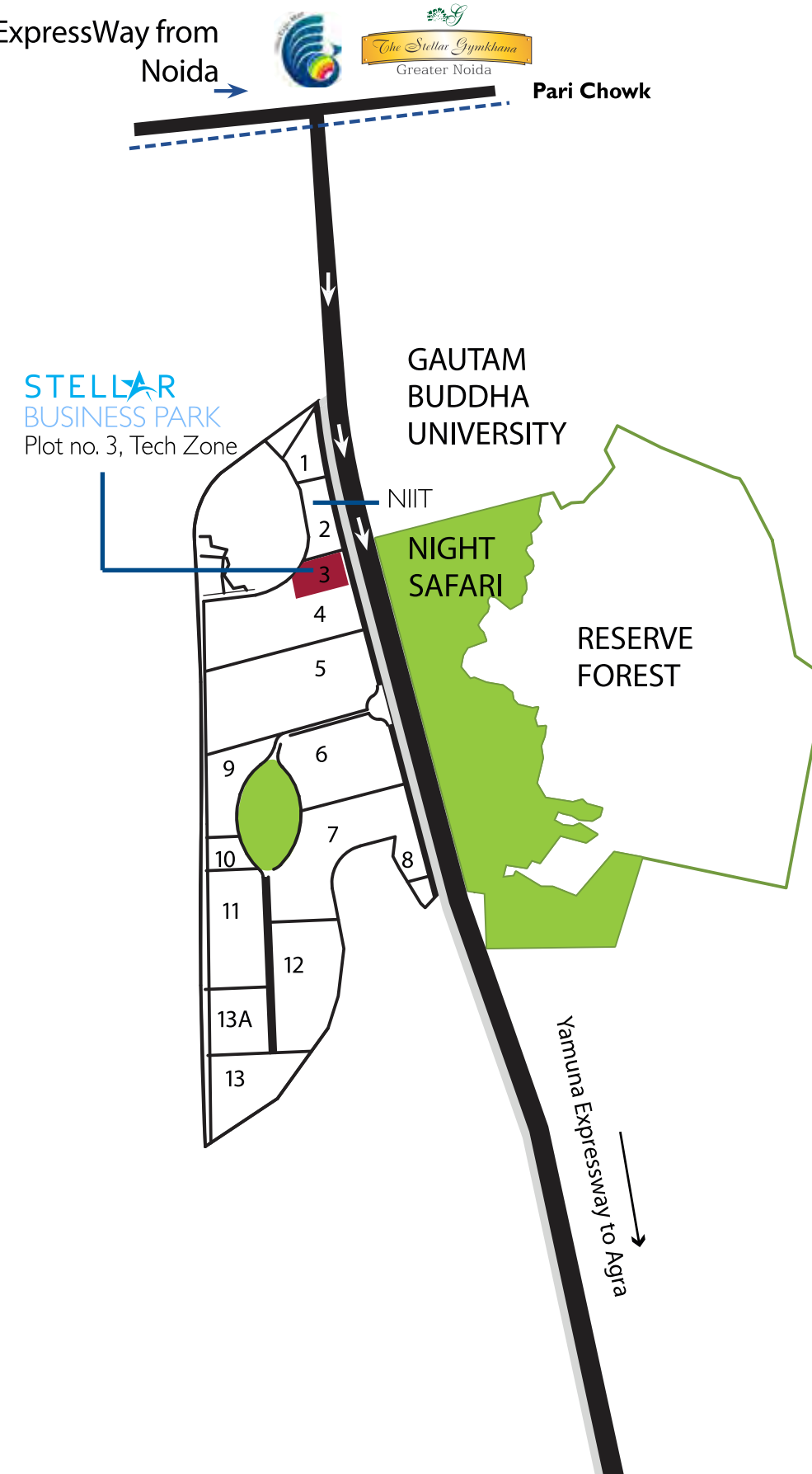
The night safari trail is situated right opposite the Stellar Business Park.

**5** MIN FROM PARI CHOWK

**20** MIN FROM NOIDA METRO

**25** MIN FROM NOIDA SECTOR-18

**25** MIN FROM DELHI SARITA VIHAR



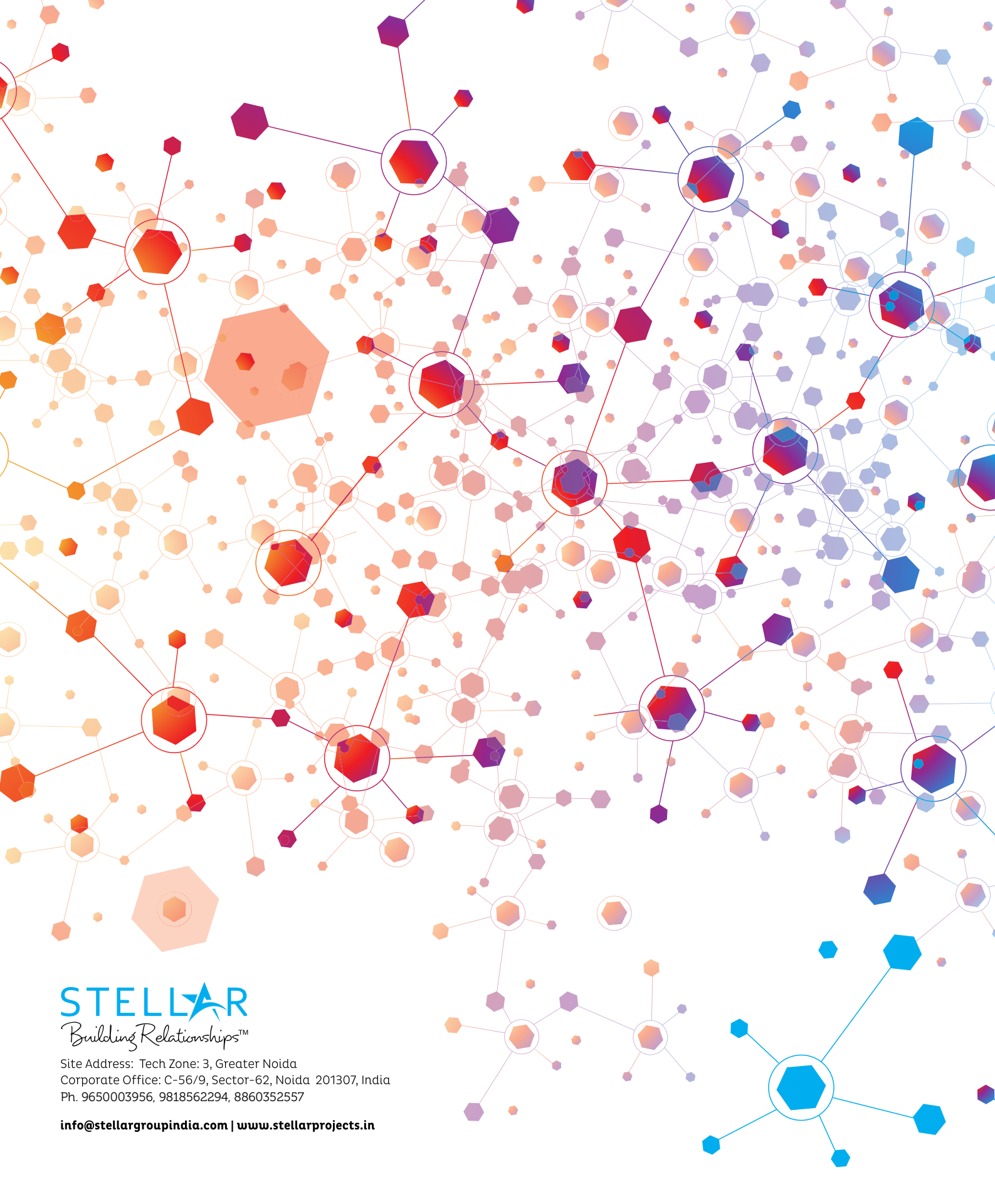
## Better Space Utilisation

Common facilities such as shared pantry, server room etc, allow better utilization of office spaces.

Flexible offices starting from 826 sq.ft to 50,000 sq.ft can be accommodated on a single floor

## Our Valued Customers





# STELLAR

*Building Relationships™*

Site Address: Tech Zone: 3, Greater Noida  
Corporate Office: C-56/9, Sector-62, Noida 201307, India  
Ph. 9650003956, 9818562294, 8860352557

[info@stellargroupindia.com](mailto:info@stellargroupindia.com) | [www.stellarprojects.in](http://www.stellarprojects.in)