

Meridian Corporate Floor — ORR

Outer Ring Road, Bengaluru · Commercial · Pre-Leased 9 yrs

Guide Price	INR 195,000,000
Area	12,500 sqft
Yield / GDV	9.2%
Type	Commercial
Status	Pre-Leased 9 yrs
Location	Outer Ring Road, Bengaluru
Bathrooms	4
Issued	22 Oct 2026

About This Property

A pre-leased Grade-A commercial floor on Outer Ring Road, with an anchor Fortune-500 tenant on a nine-year triple-net lease. 9.2% cash yield from day one; escalations at 15% every three years.

Key Highlights

- 12,500 sqft carpet · full floor · dual entry
- Fortune-500 IT anchor · 9-year lock-in remaining
- Triple-net lease · 15% escalation / 3 years
- IGBC Platinum certified building · 5-star fire

Tags

High Yield 9% · Pre-Leased

Contact

Build Brigade Enterprises
Hoskote, Bengaluru Rural, Karnataka
+91 9900186556 · Buildbrigadeenterprises@gmail.com
www.buildbrigade.com

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