



PREMIUM GRADE A COMMERCIAL

Prime Retail Space Available

Sumadhura Hive · Hoodi Junction · ITPL Main Road, Whitefield

"Position your brand in one of Whitefield's fastest growing retail corridors."

IT Park Proximity

Surrounded by ITPL, Bagmane Tech Park, SAP & more

Residential Catchment

Dense residential communities within walking distance

Metro Connectivity

Hoodi / Whitefield Metro line — direct access

UNIT SR-005

Ground Floor | Corner Unit | Maximum Exposure

Super Built-Up Area

3,585 sq.ft — largest retail footprint in the development

Carpet Area

2,048 sq.ft — highly efficient usable floor space

Corner Unit

Dual frontage — located along main pedestrian & vehicular movement axis

Dedicated Car Parking

3 reserved bays — exclusive parking allocation included with the unit

Why this matters for brands:

→ Higher Walk-ins

Corner exposure draws organic footfall from two directions simultaneously

→ Flagship-Ready

Ideal format for anchor and flagship store operations

→ Better Signage Visibility

Dual façade = double the branding canvas for your identity



Parking Convenience

3 dedicated car parks ensure hassle-free access for customers and staff



Who Is This Unit For?

SR-005 is a corner ground-floor unit with dual frontage, 3,585 sq.ft SBA, and direct access from the main pedestrian and vehicular axis — purpose-matched for businesses that thrive on visibility and footfall.



F&B & Restaurant Operators

Corner visibility supports outdoor seating, dual-frontage signage, and seamless delivery aggregator access.



Retail Anchor Stores

Generous floor plate and glass frontage ideal for apparel, lifestyle, or electronics showroom formats.



Financial & Professional Services

High footfall from IT park professionals creates a strong walk-in base for banks, insurance, and advisory offices.

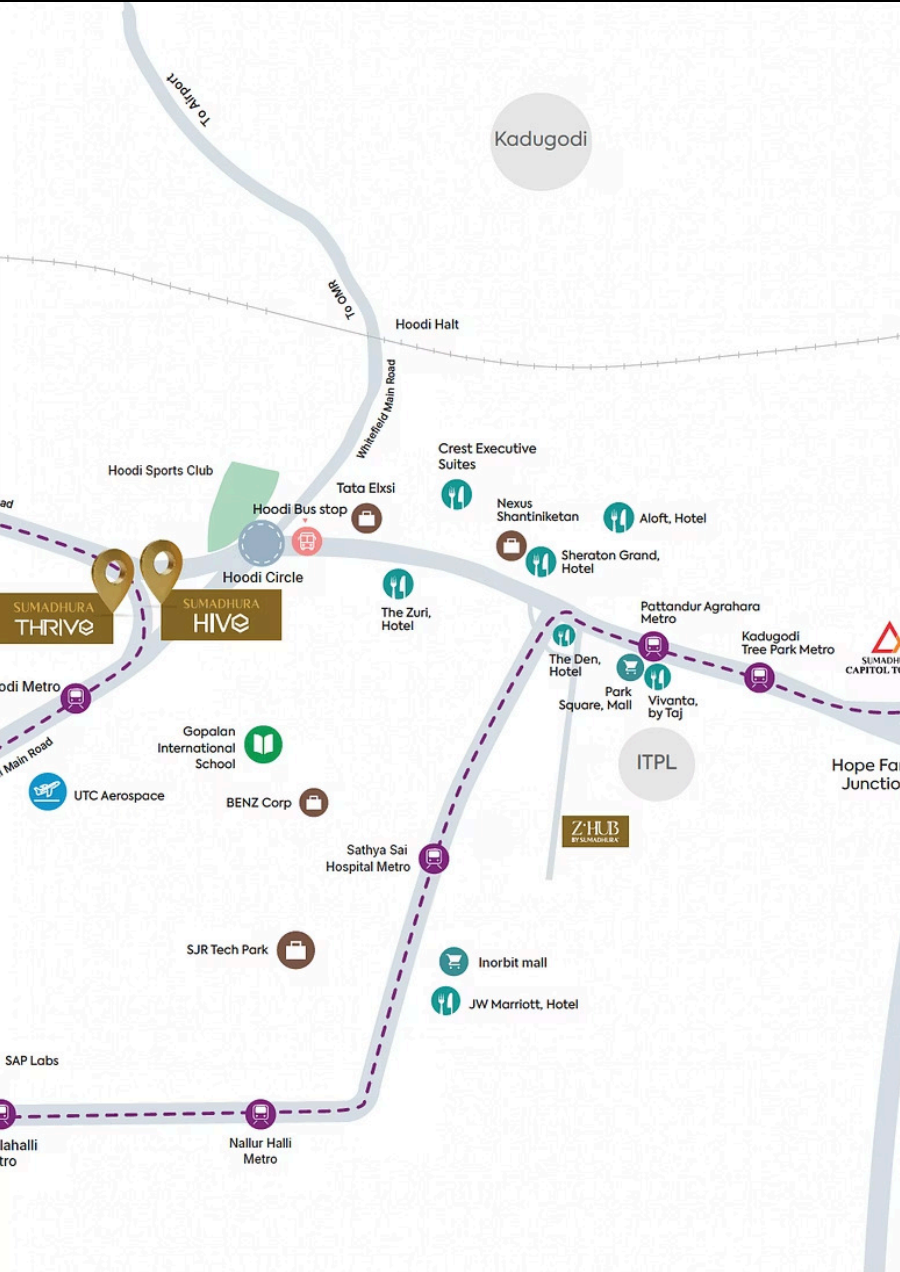


Health, Wellness & Personal Care

Repeat-visit format benefits from the dense residential and office catchment — salons, clinics, fitness studios.

 If your business depends on being seen, SR-005 is where you belong.

Whitefield's Strongest Consumption Hub



Office Crowd — ITPL, Bagmane Tech Park, SAP and surrounding IT parks drive strong weekday demand across all dayparts.



Residential Crowd — Dense housing communities generate powerful evening and weekend consumption volumes.

Consistent demand across all dayparts — breakfast to late night.

Metro connectivity at Hoodi / Whitefield line further amplifies the catchment, bringing in commuter footfall beyond the immediate neighbourhood and building a **high repeat customer base** year-round.

Leasing Details & Next Steps

Commercial Terms

Area (SBA)	3,585 sq.ft
Rate	₹270 / sq.ft (All inclusive)
Monthly Rental	~₹9.7 Lakhs
Lease Tenure	9–15 years preferred
Car Parking	3 reserved bays included

i Long-term lease preferred — enables fit-out amortisation and stable brand anchoring.

What We Offer

- **Premium Positioning**
Only corner ground-floor unit — unmatched visibility in the project
- **Brand Visibility**
Dual façade frontage for maximum signage and identity expression
- **Long-Term Scalability**
Grade A development with growing catchment trajectory
- **Dedicated Parking**
3 reserved car bays included — a rare and valued inclusion for retail tenants

"We would be happy to explore fitment layouts and brand requirements — let's begin the conversation."

Why This Unit Outperforms Others

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Corner Unit On Ground Floor

The only dual-frontage
ground floor unit in the
project

3,585

sq.ft SBA

Largest retail footprint —
maximum floor space for
operations

2x

Frontage Advantage

Dual street-facing exposure
vs. single-frontage
competing units

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SR-005 is built for anchor brand presence — the combination of size, corner position, and foot-traffic convergence makes this the standout leasing opportunity at Sumadhura Hive.

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Let's Begin the Conversation

Reach out to explore fitment layouts, brand requirements, or schedule a site visit.

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