



OUR PROPERTIES

Ecoworld Bengaluru

Ecoworld is a marquee Grade-A business park located on Bengaluru's Outer Ring Road, one of the city's most established office micro-markets. Set around the serene Devarabisanahalli lake, the campus brings together globally benchmarked, sustainability-led office infrastructure, integrated placemaking and a thoughtfully planned environment. Anchored by Global Capability Centers and leading multinational corporations, it offers curated social and wellness amenities, expansive outdoor spaces and community-focused infrastructure that enhance the occupier experience. Strong connectivity to key business corridors and proximity to upcoming metro infrastructure further position Ecoworld as a preferred destination for global enterprises, reflecting a broader vision of sustainable transformation and integrated placemaking.

Key Statistics

Campus Area*

48.1 Acres

Total Leasable Area*

7.1M sf

Area Leased

6.7M sf

Market Value

₹ 148,279M

*Excluding Campus 3 (0.7M sf)



The iconic 'Green Cube' personifies sustainability through its design and choice of materials. A 100% self-sustained Net Zero structure, it stands at the heart of the campus.

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Property Highlights



Design

- Well designed campus with a central core
- Clear pedestrian-vehicular segregation and shared mobility
- Universally accessible design that ensures a safe and healthy work environment for employees from all walks of life



Experience

- Curated F&B at The Bay, COWRKS and AIRE which elevates the daily campus experience
- Landscapes, open spaces, amphitheater, and an art gallery enliven daily life



Features

- Ecoworld offers premium fitness, sports, and recreation amenities
- Dining, retail, childcare, healthcare, security, CCTV, and power back-up support seamless operations
- Unified tech-enabled campus experience across workplace services, F&B curations, leisure, community engagement, and service culture
- Shuttle services connect nearby metro stations, supported by shared transport routes



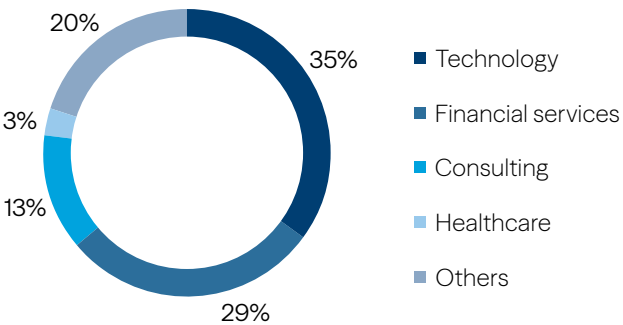
Sustainability

- IGBC Platinum rated, WELL Health-Safety rating and British Safety Council 5-star rating, EDGE rating and ISO certified
- Climate-responsive façade, DGU glazing, rainwater harvesting, wastewater treatment, EV charging, low-flow fixtures



Tenant Profiling

Sector-Wise Occupancy



Marquee Tenants

(As per Gross Contracted Rentals)

- Morgan Stanley Advantage Services Private Limited
- Honeywell Technology Solutions Lab Private Limited
- Standard Chartered Global Business Services Private Limited
- State Street Corporate Services Mumbai Private Limited
- Shell India Markets Private Limited

