

**CARC**

Building Values



# THE FLAGSHIP

BUSINESS & BEYOND

SECTOR 140 A, NOIDA EXPRESSWAY





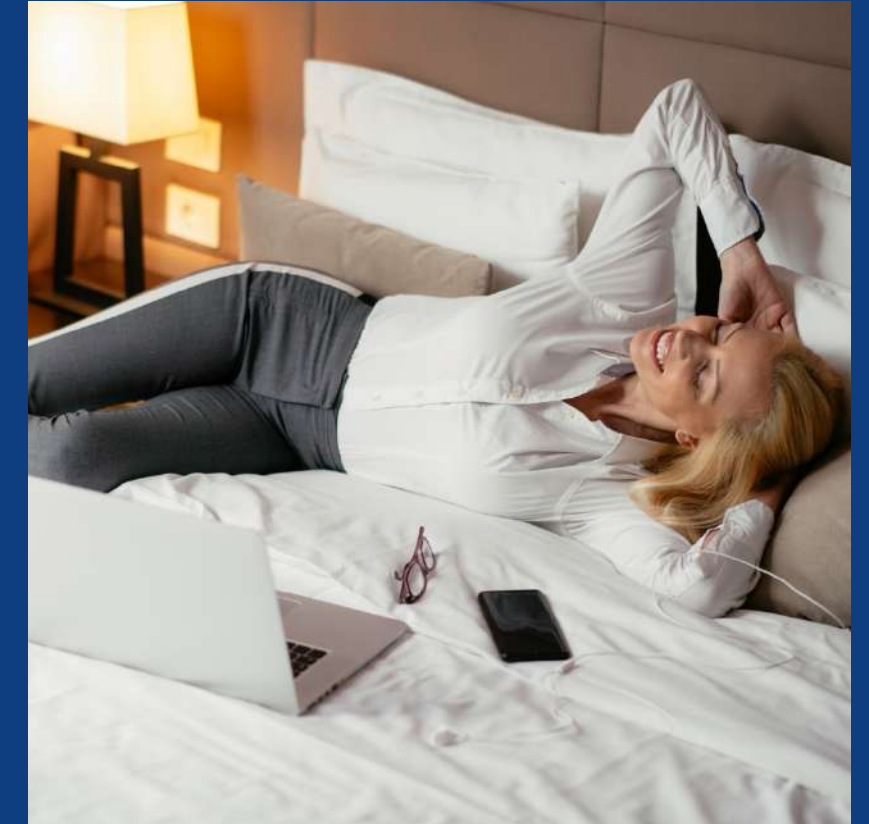
MODERN OFFICE  
SPACES



HIGH-STREET  
RETAIL

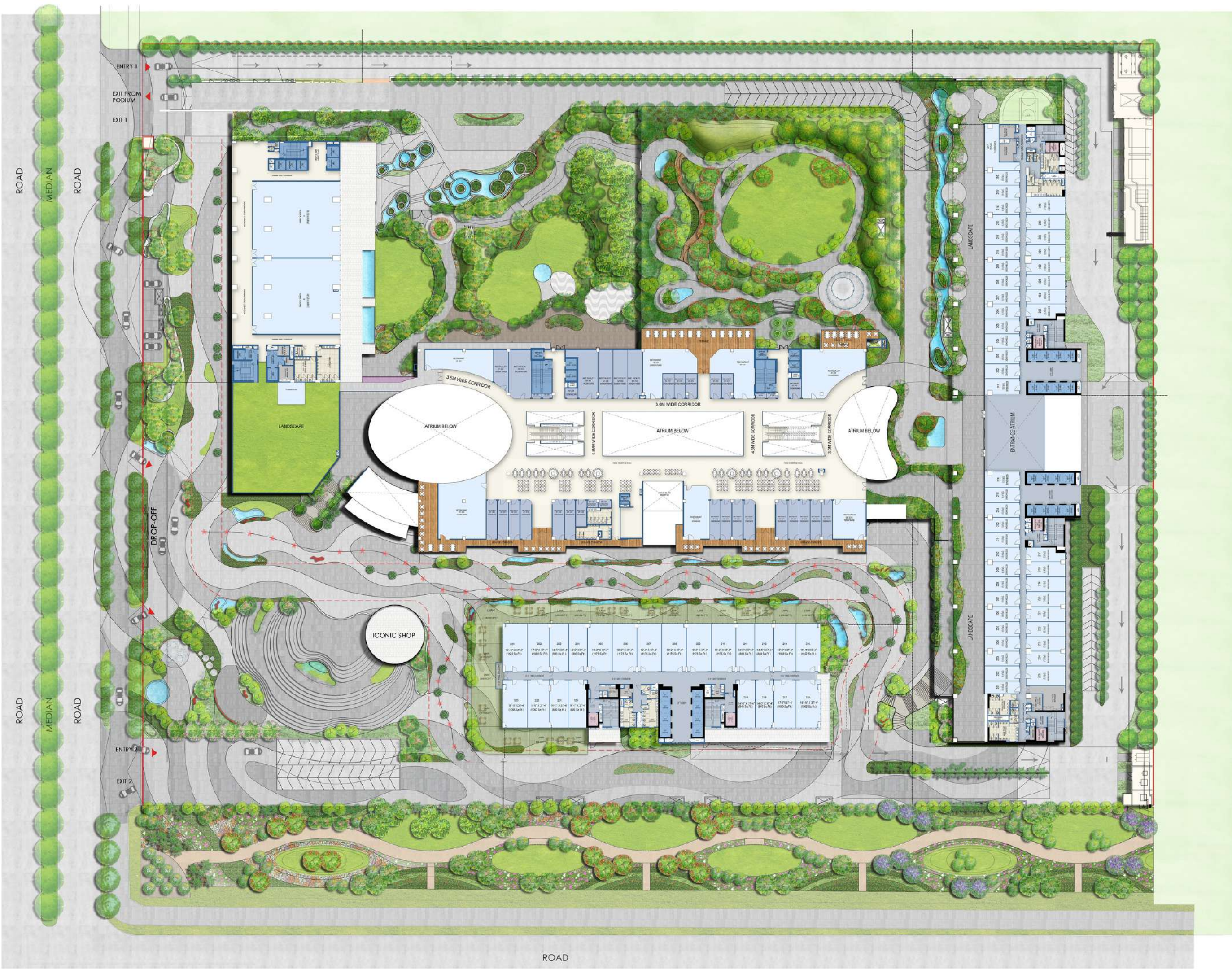


INDOOR RETAIL  
EXPERIENCE



PREMIUM  
SERVICED SUITES

*The Flagship is envisioned to be a vibrant, mixed-use, town centre; with over 1.1 million sq.ft of iconic, state of the art, IT/ ITES office towers with a campus feel, a bustling retail center, and 5 star level serviced suites.*



**TOWER 4**

**TOWER 1**

**TOWER 2**

**TOWER 3**

**RETAIL**



*Pre-leased or Pre-rented Properties are such properties which have been leased out to a Tenant on particular lease terms and provide a fixed Return On Investment (ROI).*

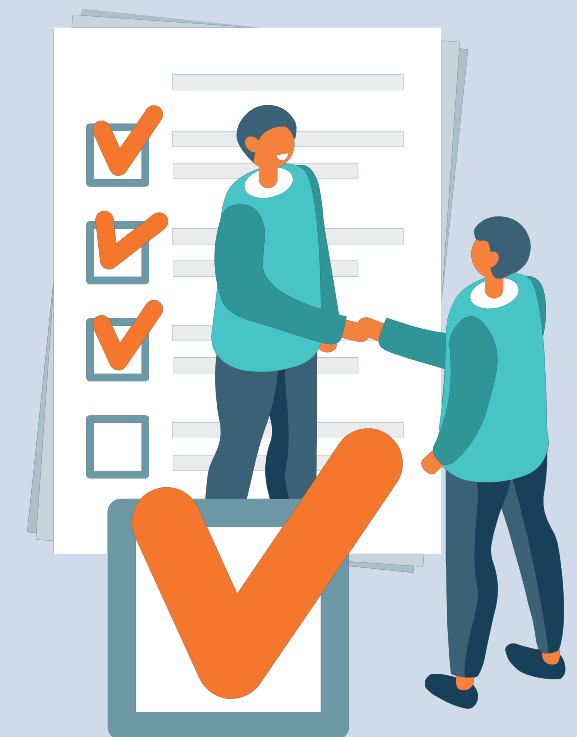
*Investments with regards to pre-leased commercial properties have seen an uptick in the recent past, making it one of the most favourable options for property investors, entrepreneurs, corporate houses*





## WHY PRE LEASED OFFICE SPACES ?

- Hassle-free investment with no burden of finding tenant.
- Higher capital appreciation over a period of time
- “Zero” waiting period for the Return on Investment (ROI) to commence.
- Ensured rental income from Day 1 of possession.
- Safe and best small scale investement in a large A++ grade IT/ITES campus.



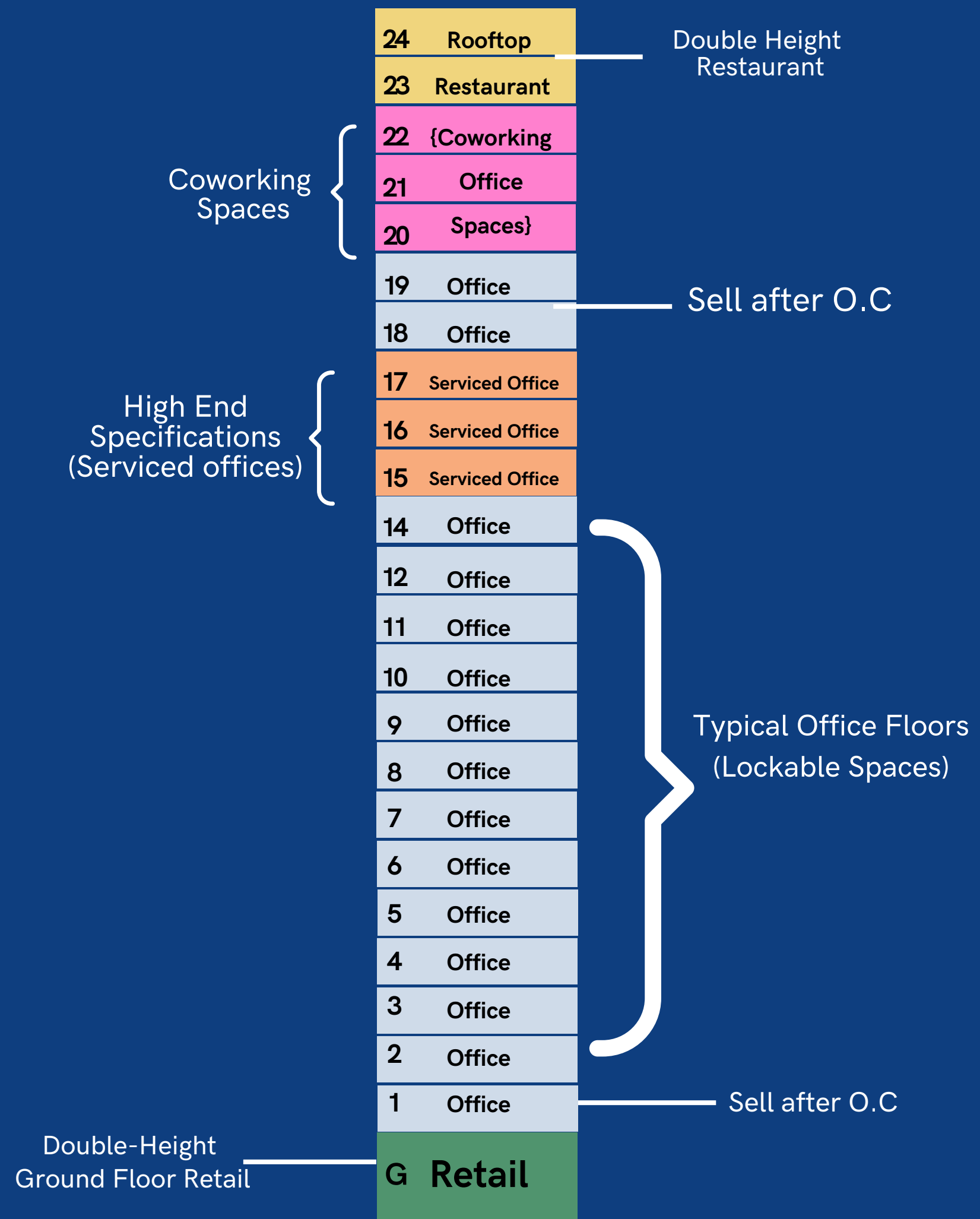
# BENEFITS OF INVESTING IN A PRE-LEASED COMMERCIAL PROPERTY







**Tower -1  
(G+24)**



# 22nd Floor Plan



# 9 YEARS PRE LEASED SIGNED WITH WISTELI - A USA BASED COMPANY



Wisteli is helping its clients transform their organization from current state to move to an AI-driven organization. It is providing services in the areas of AI, Data Science, Application Development and Cognitive Automation.

# A NEW BUSINESS LIFESTYLE WILL SOON BE A REALITY







**TOWER 2**

**TOWER 3**

**Connected Floor  
(16th)**



**TOWER 3**

**TOWER 2**







**ELITE DROP OFF**



Atrium Lobby



# TOWER-3

# TOWER-2

16	Connected Office Floor	
		15 Office
		14 Office
		12 Office
		11 Office
	Bridge	10 Office
		9 Office
		8 Office
		7 Office
		6 Office
	Bridge	5 Office
	GRAND ATRIUM LOBBY	4 Office
		3 Office
		2 Office
		1 Office
		G Retail

CEO  
DROP-OFF



Sell after OC





**6TH FLOOR PLAN**







Vibrant Campus





**Grand Tower Entry**



**Lounging Reception**



Cafe Lobby Area



Rooftop



Sky Lounge







23RD FLOOR PLAN





24TH FLOOR PLAN



THE FLAGSHIP

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