

CAPABILITY DECK

**YOUR WORKSPACE,  
YOUR WAY!**



# About Us

Established in 2016, Incuspaze is **India's leading workspace provider**, has marked its presence in **44 locations** across **18 cities** with a total portfolio of **4+ Mn. sq. ft.** with the aim to revolutionize workspace experiences. Positioned in both Tier- 1 and Tier-2 cities, Incuspaze distinguishes itself by providing **'Space a Service'** with seamless integration of technology and real estate. The company's diverse services cater to enterprises, MSMEs and startups, providing hassle free managed office, co-working & traditional workspace solutions.



**500+**  
Active  
Clients



**44+**  
Live Properties



**4+ Mn**  
Square Feet



**18+**  
Cities



# Our Vision

To provide world class office facilities globally where business thrive

# Mission & Values

With a client centric approach, Incuspaze is on a mission to develop a trusted network of office spaces for corporates with an objective to reach **7 Mn sq. ft.** by the **year 2026.**



Ownership



Humility



Integrity



Passion



Honesty



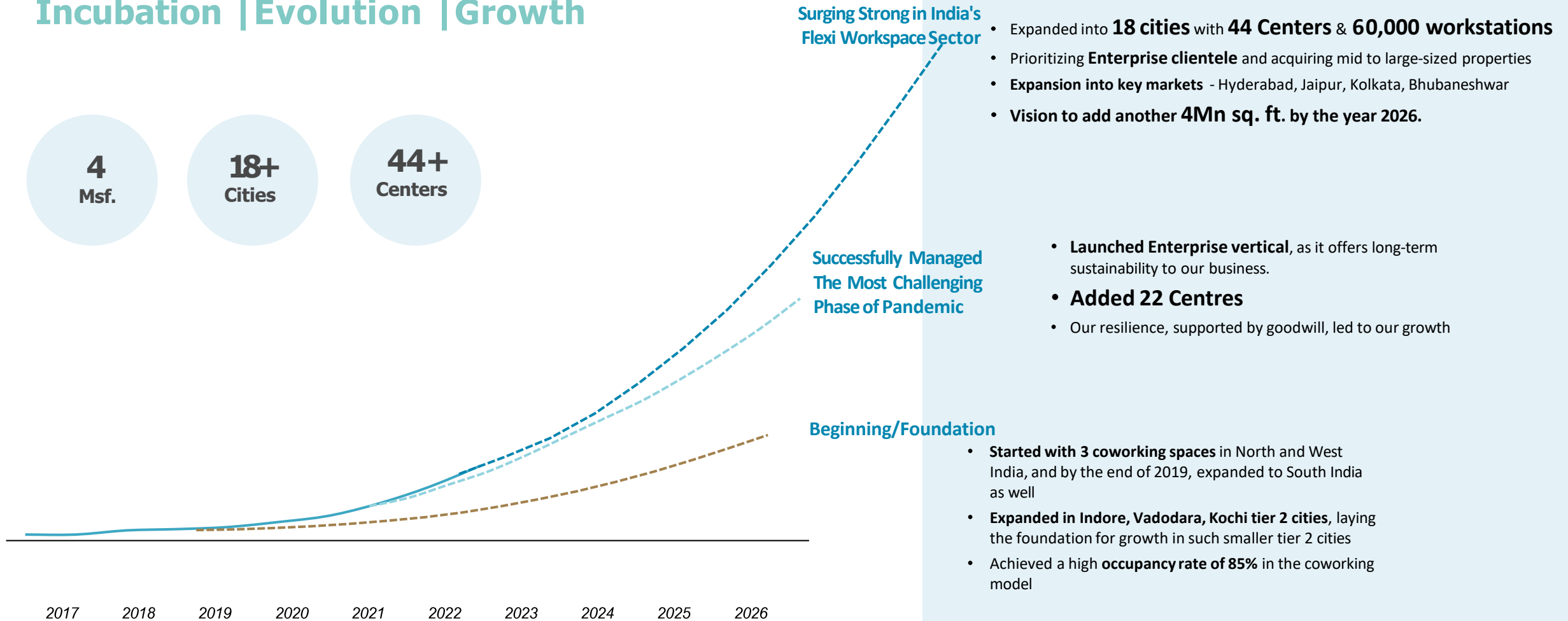
# The Journey

## Incubation | Evolution | Growth

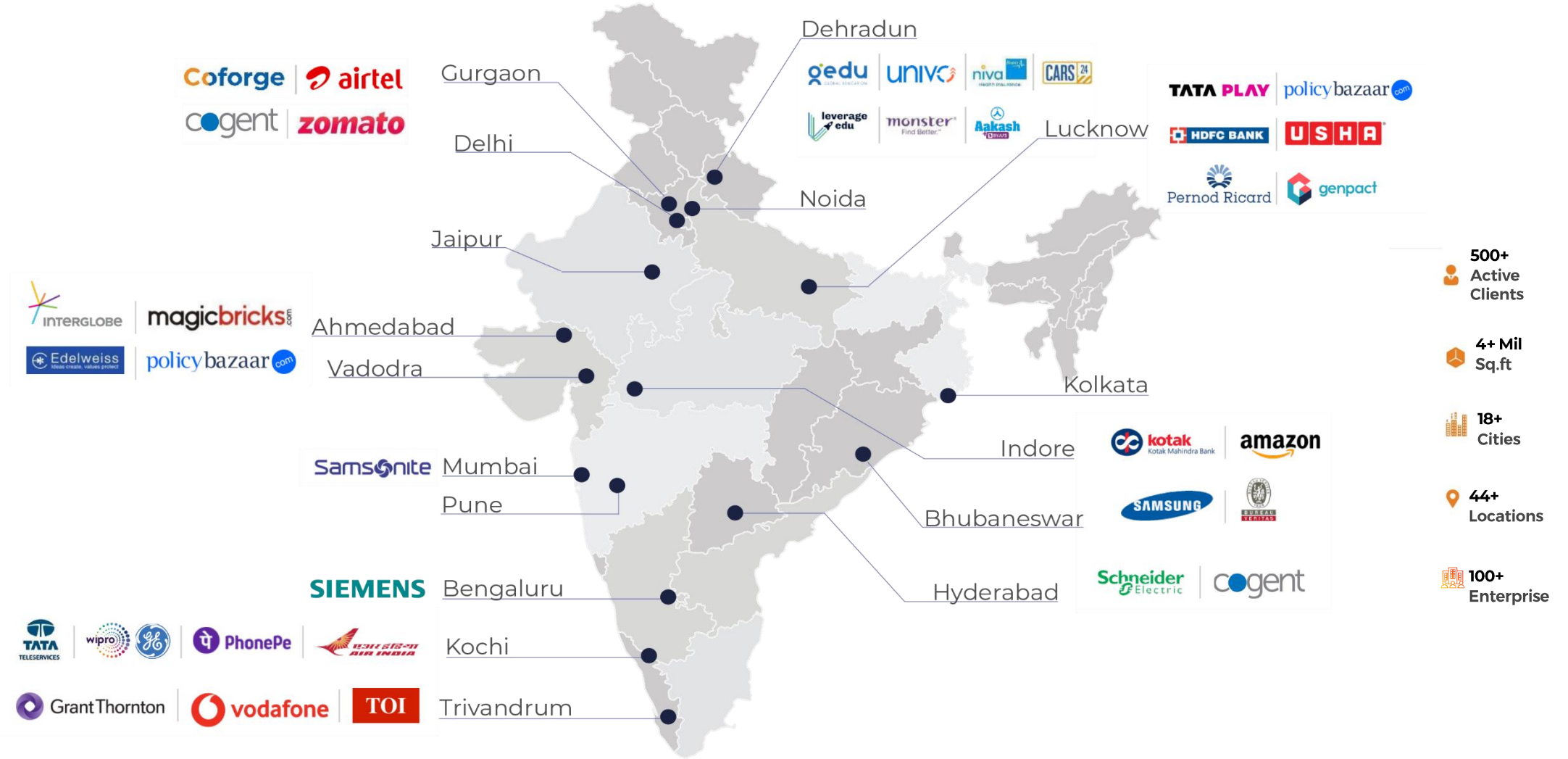
4  
Msf.

18+  
Cities

44+  
Centers



# Client portfolio



GURUGRAM | NOIDA | BANGALORE | MUMBAI | HYDERABAD | AHMEDABAD | KOCHI | TRIVANDRUM |  
LUCKNOW | INDORE | VADODRA | DEHRADUN | BHUBANESWAR | JAIPUR | KOLKATA | PUNE

“ We value the bond with all our stakeholders ”

# Stake Holders

Incuspaze’s philosophy is to maximize the interests of all its stakeholders: clients, developers, vendors, IPC’s, employees and the community. Its highest objective is to improve the quality of its products & services and ensure security & satisfaction of all its allies.

CLIENTS



DEVELOPERS



INCUSPAZE  
OFFICE SPACES

# Key Management



**Sanjay Choudhary**  
Founder & CEO  
20+ years of experience  
INCUSPAZE OFFICE SPACES |



**Sanjay Chatrath**  
Managing Partner  
20+ years of experience  
INCUSPAZE OFFICE SPACES |



**Anita Choudhury**  
18+years of experience  
Facilities & Enterprise Solutions  
SMARTWORKS | Table Space | |



**Ramanpreet Singh**  
15+years of experience  
Projects  
 | |



**Chittiz Jain**  
20+years of experience  
Sales & Business Development  
 | | |



**Ashish Rastogi**  
14+years of experience  
Operations  
 | |



**Akash Deep**  
18+years of experience  
Information Technology  
 |



**Amit Aggarwal**  
25+years of experience  
Growth & Strategy  
 | |



**Ekta Dewan**  
10+ years of experience  
Marketing & Communication  
 | |



**Hitesh Jain**  
18+years of experience  
Finance & Accounts  
 | |



**Honey Sharma**  
14+years of experience  
Human Resource  
 | |

# Think Office Space, Think Incuspaze

4+ Million Sq.ft | 44+ Locations | 500+ Active clients.

## **Managed Offices**

Enjoy the benefits of a fully equipped, high-end workspace without the hassle of long-term commitments.

## **Design and Build**

From initial concept to final execution, we provide a seamless experience, overseeing every aspect of your workspace transformation as per your needs.

## **Fit-out Financing**

Fit out Financing only financing asset leasing  
Fit out Financing with design, execution, and maintenance – one stop solution

## **Coworking**

Collaborate and network in our shared spaces, featuring private offices, team cabins, and top-notch amenities.

## **Traditional Leases**

Choose from our warm shell or fitted-out spaces to customize your workspace exactly how you want it.





# Space-as-a-service

## Incuspaze 360° Office Solutions

### Search & Lease

~4+  
Million SFT

44 +  
Centers

70,000+  
Seats

500 +  
Active Clients

100+  
Enterprise Clients

- We provide deep local market intelligence to clients to help find the right office space
- **E.g.** – India's leading infrastructure development & construction company has acquired conventional office space spanning 75,000 square feet from Incuspaze. We offered the client the ideal office solution, including the right space, location, and flexibility to effectively manage and expand their business operations.

### Managed Office

- Lease | Build | Operate |
- Designed & customized to provide high end amenities, functionality & aesthetics
- Ideal Solution to minimize liability & maximize profits
- **E.g.** – One of India's top 4 banking & financial institution has acquired Managed Office space spanning 55,000 square feet. Office is fully supported with IT infrastructure and incorporation of systems, monitoring system, safety and security compliance of international standards.

### Design & Build

Our design and build solutions cater to clients' preferences based on company's needs. We oversee, design, and execute end-to-end requirement of workspace.

**Amenities:** Private offices, a managed collaborative space with meeting rooms, lounge area, phone booths, medical and feeding room and cafeteria. This is basis the client's requirements.



**Transparent  
pricing**



**Faster  
Approvals**



**Flexible  
Approach**

# Why we are "perfect partners" in your growth story?

## Customized solutions

Completely customized solutions with a choice of assets, designs, builds, workspace branding, conference rooms, executive offices, security and customized IT solutions, based on your work styles and business needs

## Single-point of contact

Streamline real estate requirements with a single point of contact. Backed by in-house experts, and strong project management, we deliver workspaces to you with unparalleled speed

## Flexibility to expand or downsize

Optimize your property portfolio with flexible terms – up-size or right-size as needed with quality services across the country

## Client centric approach

We create your office your way. From finding the right location to presenting the best office solutions -minus upfront capital, hassle free operations

## Cost<sup>+</sup> model

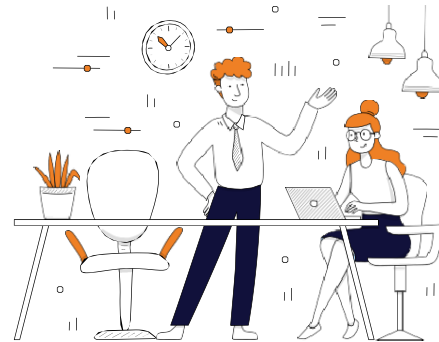
We offer transparent pricing through open book costing, sharing both the build-up costs and margins, ensuring accessibility to clear and straightforward pricing

## We get Repeat business

Incuspaze is the preferred choice for our clients and the greatest testimony is the repeat business demand from our existing client portfolio

## Hub & spoke – pan - India

Leverage our real estate portfolio in 18 major Indian cities at strategic locations . It enables you to set up satellite offices based on your employees' locations.



Think officespace with **Incuspaze**

# Client Delight



"Incuspaze provides us with one of the best professional workplace with appreciable office ergonomics. The ambience and the safety aspects are of global standards, where employees or individuals can work without second thoughts on office comforts "



"Incuspaze's professionalism to delivering comprehensive range of services provided towards maintenance of infrastructure and administration is commendable. A special mention to the Operations and IT support provided has been invaluable. Starting from troubleshooting technical issues to ensure smooth day-to-day functionality, your prompt and efficient support has been instrumental in our success."



"I would like to express my sincere gratitude for the outstanding support provided by Incuspaze team. Their swift response and dedication to assisting with various internal matters, even at short notice, have been invaluable. Not only has their assistance helped expedite my work, but it has also left a positive impression on the management team."



"The service of Incuspaze has been awe-inspiring since the first day of our office. The professionalism and attention to detail displayed by your staff have exceeded our expectations. The vibrant and well-designed office environment has been conducive to productivity and collaboration, making it a pleasure to work here. ."

# Our Technology

## In Building



### Smart Access Control System

Smartphone Based Access; Time & Attendance Management; Streamline Visitor Management



### Smart Video Analytics

Automated Inspections; Enhance Security; Automate the Monitoring Tasks; Realtime alerts on Intrusions in Restricted Area or security breach



### Smart Controlling & Switchable Glass

Switch on/off appliances remotely with centralized control via mobile; Detect movement; Save Electricity, Switchable glass can be integrated with Alexa or Goole Home



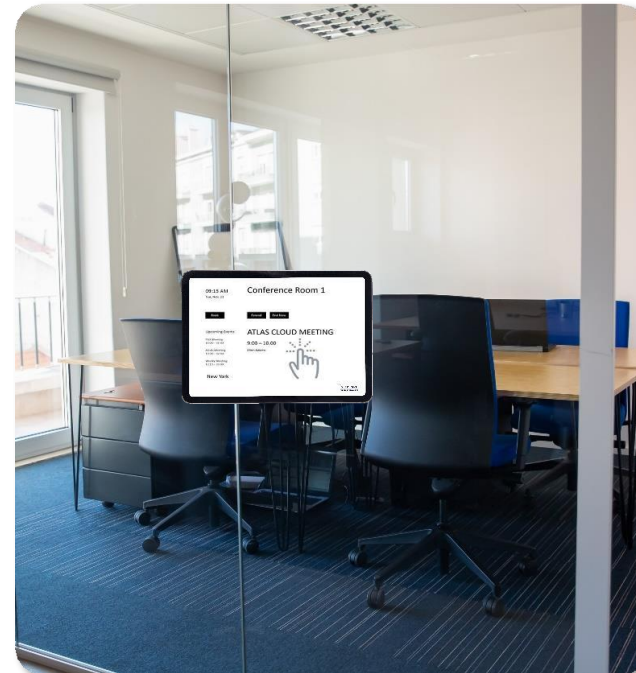
### Smart Room Scheduling

Flexible Management of Meeting Room and Shared Spaces; Integrates With Outlook/Teams; Send Invitation to Guests; Restrict Access for Authorized Person Only



### Energy Management

Track Realtime Electricity Usages; Detect Electricity Leakage; Detect Equipment Malfunction



# Our Premium Amenities



**Training Rooms**



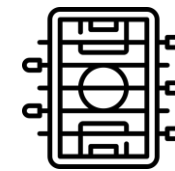
**Conference Rooms**



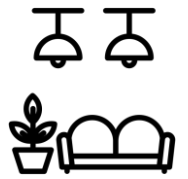
**Server Room**



**Table Tennis**



**Foosball**



**Breakout Zone**

# **Annexure**

## **New Acquisitions**

# New Acquisitions



**Incuspaze Campus 2**, Sector -18, Udyog Vihar, Phase 4, Plot No. 13

3,50,000 sq. ft.

[Click for Location](#)



**M3M Urbana Premium**, Golf Course Road (extn, Sector 67, Gurugram, Haryana 122001

2,20,000 sq. ft.

[Click for Location](#)



**The Edge**, The edge, 1, Tonk Rd, Dev Nagar, Tonk Phatak, Jaipur, Rajasthan 302015

60,000 sq. ft.

[Click for Location](#)



**Prasad Tech Park**, Vijayanagar, EPIP Zone, Whitefield, Bengaluru, Karnataka 560066

1,56,000 sq. ft.

[Click for Location](#)



**Krish Cubical** Govardhan partyplot Avalonhotel Road, Sindhu Bhavan Marg, Thaltej, Ahmedabad, Gujarat 380059

50,000 sq. ft.

[Click for Location](#)

**1.85 Mn. Sq. Ft.**  
newly  
acquired  
office space  
pan- India  
(under fitouts)



**The Strand**, The Strand, Riverfront Road, Kharadi, Pune - 411014, MH, India

1,00,000 sq. ft.

[Click for Location](#)



**Experio**, Gomti Nagar, Phase I, Vibuti Khand, Lucknow, Uttar Pradesh 226010

50,000 sq. ft.(L) + 25,000 sq.ft

[Click for Location](#)



**Hiranandani Light Hall Business Park**, A-Wing, Saki Vihar Road, Andheri East 400 072 Mumbai

66,000 sq. ft.

[Click for Location](#)



**Qube Software Park** Survey No.133/2, Behind Embassy Tech Village Outer Ring Road, Bengaluru

3,25,000 sq. ft.

[Click for Location](#)



**Alphathum**, Blossom County, Sector 90, Noida, Uttar Pradesh 201305

4,00,000 sq. ft.

[Click for Location](#)







EXISTING CENTRE

# Noida Campus 2

LOCATION

NOIDA

Actual Image



EXISTING CENTRE

# Noida Campus 2

LOCATION

NOIDA

Actual Image



EXISTING CENTRE

# Noida Campus 2

LOCATION

NOIDA

Actual Image



EXISTING CENTRE

# Noida Campus 2

LOCATION

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EXISTING CENTRE

# Noida Campus 2

LOCATION

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Actual Image

**SAMSONUNG**



EXISTING CENTRE

**242 Janpath**

LOCATION

BHUBANESHWAR

Actual Image



EXISTING CENTRE

242 Janpath

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BHUBANESHWAR

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BHUBANESHWAR

Actual Image



EXISTING CENTRE

# M3M Urbana Premium

LOCATION

GURGAON

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EXISTING CENTRE

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EXISTING CENTRE

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LOCATION

GURGAON

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# Think officespace with **Incuspaze**



## North India

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### Gurgaon

- Campus 1, Sector 18 Udyog Vihar, Plot No. 17
- Campus 2, Sector 18 Udyog Vihar, Plot No. 13
- M3M Urbana Premium, Golf Course Extension

### Noida

- Campus 1, A-68, Block A, Sector 64
- Campus 2, A-67, Block B, Sector 64
- Corenthum, Sector 62
- Fortune One, Sector 126
- Windsor Grand, Sector 126 Noida
- Alphathum, Sector 90

### Lucknow

- Summit, Vibhuti Khand, Gomti Nagar
- Experio, Vibhuti Khand, Gomti Nagar
- Shalimar Iridium, Vibhuti Khand, Gomti Nagar
- BBD Viraj Tower, Vikrant Khand, Gomti Nagar

### Dehradun

- Work Food and Entertainment City, Rajpura Road

### Jaipur

- The Edge, Tonk Road.



## Central & West India

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### Ahmedabad

- The Link, Vijay Cross Road
- The First, Vastrapur
- Shilp Zaveri, Shyamal
- Krish Cubical, Sindhu Bhavan, Thaltej

### Indore

- Apollo Premier, Vijay Nagar
- Princess Business Skyline, Vijay Nagar

### Mumbai

- Hiranandani Lighthall, Andheri East

### Vadodara

- Alembic City, Gorwa.

### Pune

- The Strand, Riverfront, Kharadi



## South India

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### Kochi

- Oberon Mall, Edappally
- Infra-Futura, Kakkanad

### Trivandrum

- Aspinwall House, Kowdiar

### Hyderabad

- Gumidelli Towers, Begumpet
- Anand Capitol, Ameerpet

### Bengaluru

- Prasad Tech Park, Vijayanagar, Whitefield



## East India

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### Bhubaneswar

- 242 Janpath, Janpath Road