

RUBICS SQUARE

DESIGNER WORK SPACES

Rajiv Gandhi Salai (OMR), Chennai



20,000 SQ FT FOR WOWING CLIENTS, FAIR AND SQUARE.



THE OFFERING

- ▶ Over 20,000 sq ft of Retail & Commercial space
- ▶ 1st Floor - Supermarket, 2nd & 3rd Floor - Fine Dining (Veg & Non.Veg) & 4th Floor - Office / Clinic
- ▶ Unique futuristic design with a glazed rhombus structure
- ▶ A landmark located in the ultra busy IT corridor on OMR
- ▶ All floors are available for lease
- ▶ IGBC Pre-Certified GOLD LEED rated

BEST SUITED FOR

- ▶ Super Markets, offices, clinics, multi cuisine & terrace garden restaurants and coffee shops

AMENITIES & SPECIFICATIONS

- ▶ Stilt + 4 floors
- ▶ 1 Elevator with a capacity of 16 persons
- ▶ Surrounded by Residential Projects
- ▶ Hospitals, schools etc within close vicinity
- ▶ 13 covered car parks. 5 open car parks
- ▶ 30 two wheeler parks
- ▶ Power: 250 KVA
- ▶ Power Backup: 275 KVA
- ▶ Cafeteria on Terrace
- ▶ Granite flooring in common areas
- ▶ Water facility – treated bore well water
- ▶ Air conditioning/floor – provision for high side

ABSTRACT AREA STATEMENT

FLOOR	INDIVIDUAL FLOOR AREA (Sq.ft)	COMMON AREA (Sq.ft)	AMENITIES AREA (Sq.ft)	TOTAL AREA (Sq.ft)
FIRST FLOOR	4059	933	101	5093
SECOND FLOOR	4059	933	101	5093
THIRD FLOOR	4059	933	101	5093
FOURTH FLOOR	3919	900	98	4917
TOTAL	16097	3698	400	20196

STILT LEVEL



I FLOOR

FLOOR AREA: 5,093 Sq. Ft.





**RUBICS
SQUARE**
DESIGNER WORK SPACES

II & III FLOOR

AREA (per Floor) : 5,093 Sq. Ft.

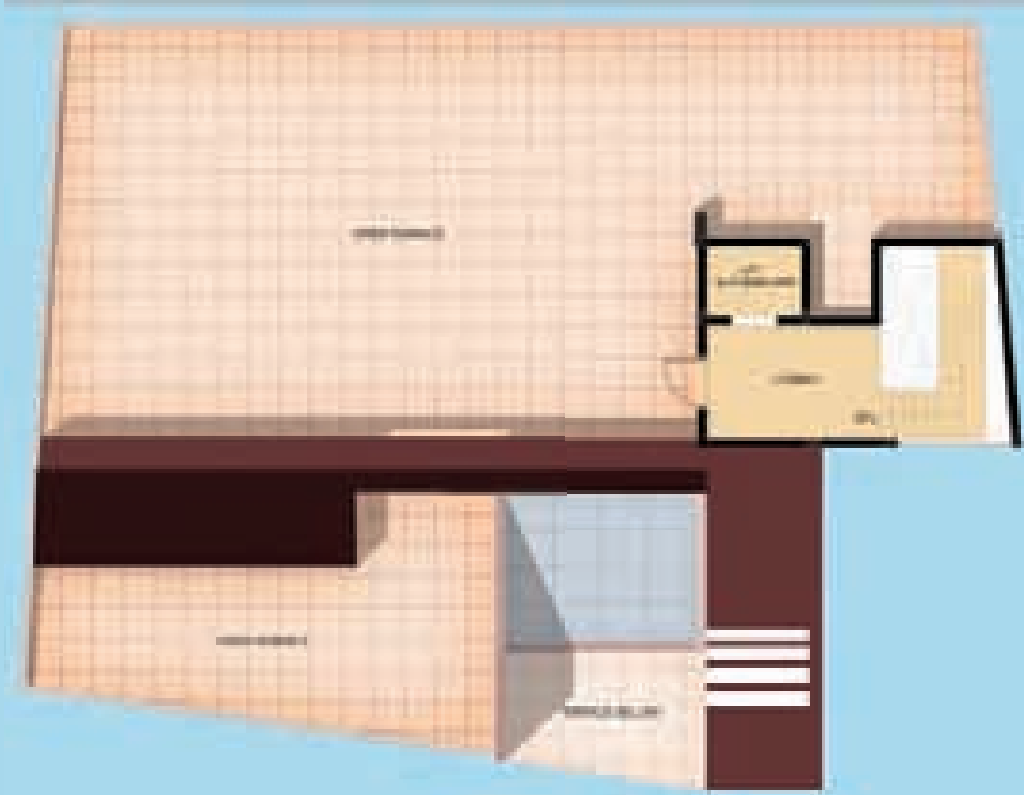


IV FLOOR

FLOOR AREA: 4,917 Sq. Ft.



TERRACE



LOCATION MAP

