

CAPABILITY DECK

YOUR WORKSPACE YOUR WAY



About Us

Established in 2016, Incuspaze is **India's leading workspace provider**, has marked its presence in **50 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



50+
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



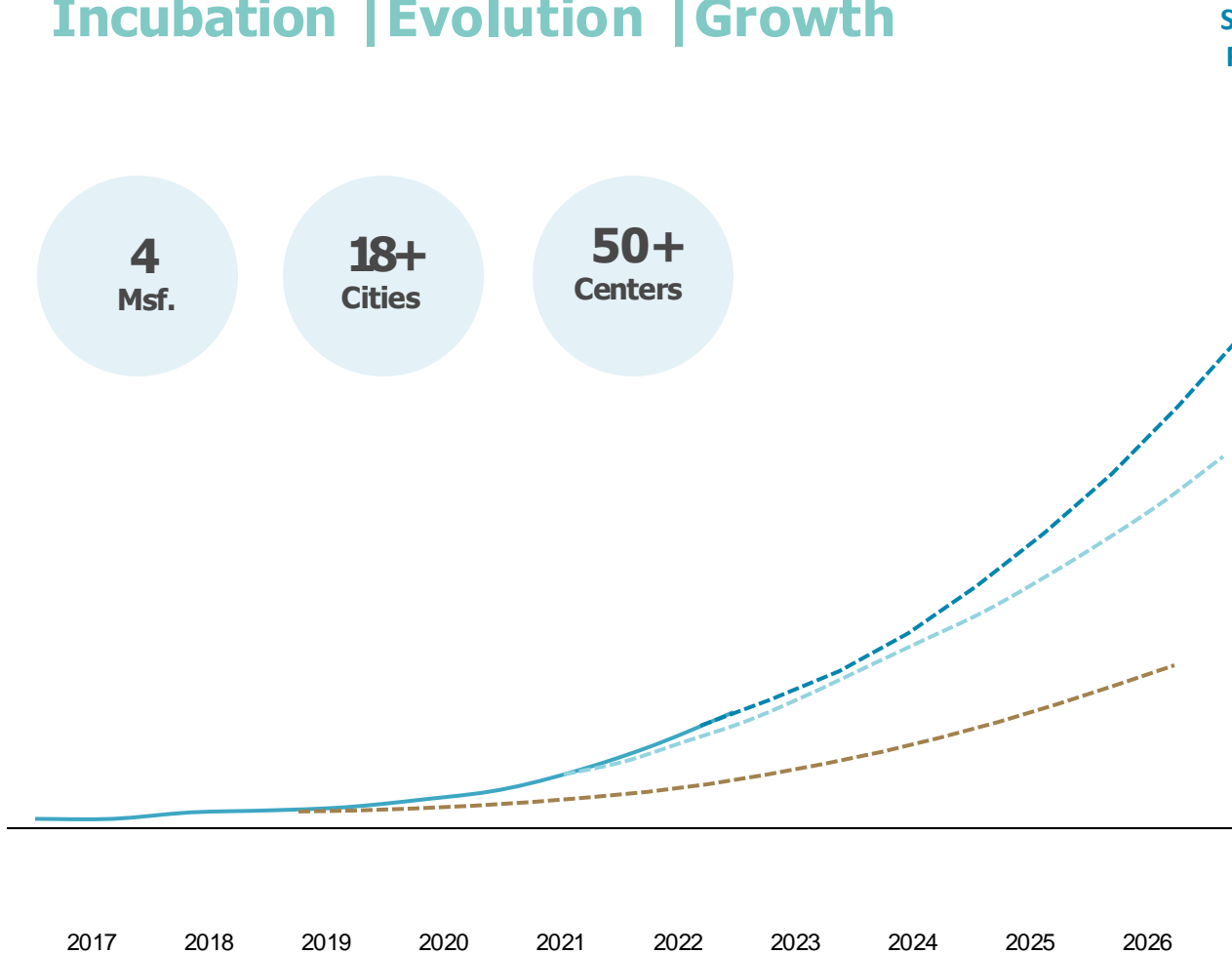
The Journey

Incubation | Evolution | Growth

4
Msf.

18+
Cities

50+
Centers



Surging Strong in India's
Flexi Workspace Sector

- Expanded into **18 cities** with **50 Centers** & **80,000 workstations**
- Prioritizing **Enterprise clientele** and acquiring mid to large-sized properties
- **Expansion into key markets** - Hyderabad, Jaipur, Kolkata, Bhubaneshwar
- **Vision to add another 3Mn sq. ft. by the year 2026.**

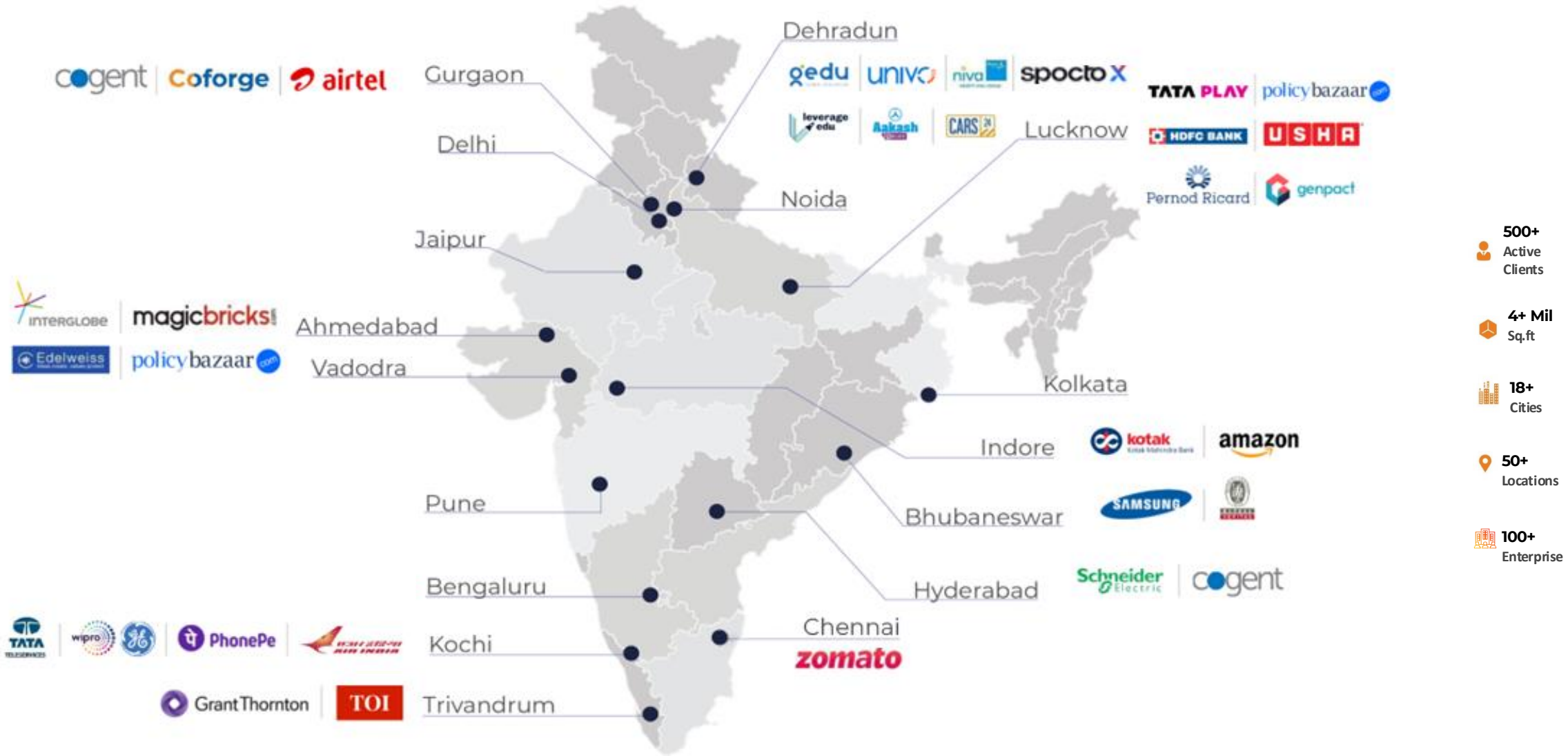
Successfully Managed
The Most Challenging
Phase of Pandemic

- **Launched Enterprise vertical**, as it offers long-term sustainability to our business.
- **Added 22 Centres**
- Our resilience, supported by goodwill, led to our growth

Beginning/Foundation

- **Started with 3 coworking spaces** in North and West India, and by the end of 2019, expanded to South India as well
- **Expanded in Indore, Vadodara, Kochi tier 2 cities**, laying the foundation for growth in such smaller tier 2 cities
- Achieved a high **occupancy rate of 85%** in the coworking model

Client portfolio



-  **500+** Active Clients
-  **4+ Mil** Sq.ft
-  **18+** Cities
-  **50+** Locations
-  **100+** Enterprise

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

“ We value the bond with all our stakeholders ”

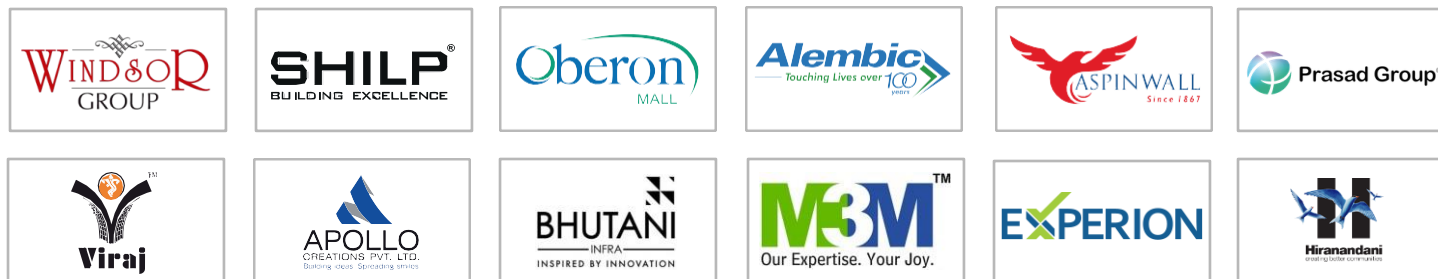
Stake Holders

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



Sanjay Chatrath

Co-Founder & Managing Partner
20+ years of experience



Anita Choudhury

18+ Years of experience
Facilities & Enterprise Solutions



Esha Vishwa Ranjan

15+ Years of experience
Projects



Chittiz Jain

20+ years of experience
Sales & Business Development



Ekta Dewan

12+ years of experience
Marketing & Communication



Akash Deep

18+ years of experience
Information Technology



Amit Aggarwal

25+ years of experience
Growth & Strategy



Hitesh Jain

18+ years of experience
Finance & Accounts



Rahul Chawla

9+ years of experience
Legal



Upasana Dattani

14+ years of experience
Human Resource



Think Office Space, Think Incuspaze

4+ Million Sq.ft | 50+ 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

50 +
Centers

80,000+
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+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



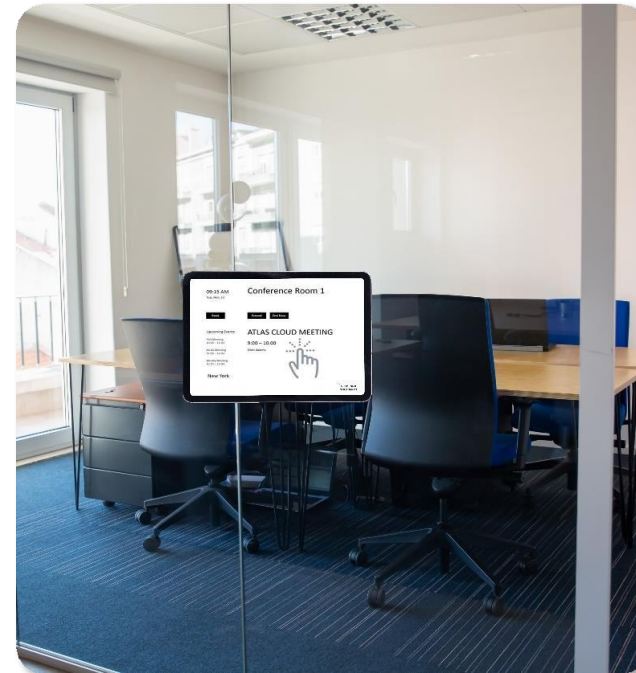
Smart Room Scheduling

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



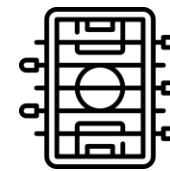
Conference Rooms



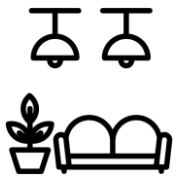
Server Room



Table Tennis



Foosball



Breakout Zone

Annexure

New Acquisitions

New Acquisitions

2.17Mn. Sq. Ft. newly acquired office space pan-India (under fitouts)



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](#)



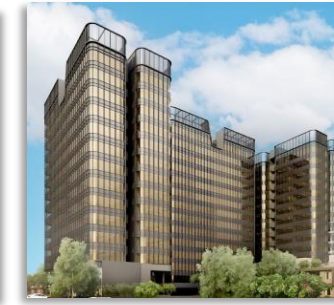
The Edge, The edge, 1, Tonk Rd, Dev Nagar, Tonk Phatak, Jaipur, Rajasthan 302015

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, Thaltej, Ahmedabad, Gujarat 380059

50,000 sq. ft.
[Click for Location](#)



HQ27-The Headquarters
B-660, Sushant Lok-1, Sector - 27, Gurgaon, Haryana 122009

89,200 sq. ft.
[Click for Location](#)



Express Trade Towers 2
Gautam Budha Expressway, Rohillapur, Sector 132, Noida, Uttar Pradesh 201304

50,000 sq. ft.
[Click for Location](#)



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

1,00,000 sq. ft.
[Click for Location](#)



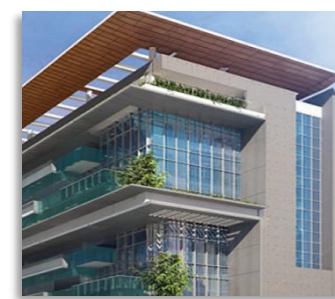
Experio, Gomti Nagar, Phase I, Vibuti Khand, Lucknow, Uttar Pradesh 226010

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](#)



Express Avenue
17, Pattullos Rd, Express Estate, Thousand Lights, Chennai, Tamil Nadu 600002

19,800 sq. ft.
[Click for Location](#)



Plot 103 Campus Gurgaon
103, Udyog Vihar Phase 1, Dundaheera Village, Sector 20, Gurugram, Haryana 122016

70,000 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

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LOCATION

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Actual Image



EXISTING CENTRE

Noida Campus 2

LOCATION

NOIDA

Actual Image

SAMSONUNG



EXISTING CENTRE

242 Janpath

LOCATION

BHUBANESHWAR

Actual Image



EXISTING CENTRE

242 Janpath

LOCATION

BHUBANESHWAR

Actual Image



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242 Janpath

LOCATION

BHUBANESHWAR

Actual Image



EXISTING CENTRE

HQ27

LOCATION
GURUGRAM

3D Visual



EXISTING CENTRE

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3D Visual



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3D Visual



EXISTING CENTRE

HQ27

LOCATION
GURUGRAM

3D Visual

TOGETHER WE RISE



EXISTING CENTRE

HQ27

LOCATION
GURUGRAM

3D Visual



EXISTING CENTRE

M3M Urbana Premium

LOCATION
GURGAON

3D VISUAL



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EXISTING CENTRE

Qube Software Park

LOCATION
BANGALORE

3D VISUAL



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3D VISUAL



EXISTING CENTRE

Qube Software Park

LOCATION

BANGALORE

3D VISUAL

Think officespace with **Incuspaze**



North India

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
- Signature Tower, Sector 30, Gurgaon
- HQ27, Sector 27, Gurgaon
- Plot 103 Campus, Sector 20 Udyog Vihar,

Noida

- Noida Campus , A-67, Block B, Sector 64
- Corenthum, Sector 62
- Fortune One, Sector 126
- Windsor Grand, Sector 126 Noida
- Alphathum, Sector 90
- Express Trade Tower 2, Sector 132, Noida

Lucknow

- Eldeco, 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

Ahmedabad

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

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

Kochi

- Oberon Mall, Edappally
- Infra-Futura, Kakkanad

Trivandrum

- Aspinwall House, Kowdiar

Hyderabad

- Gumidelli Towers, Begumpet
- Anand Capitol, Ameerpet

Bengaluru

- Prasad Tech Park, Vijayanagar, Whitefield
- The Qube, Outer Ring Road, Bengaluru

Chennai

- Express Avenue Chambers, Royapettah, Chennai



East India

Bhubaneswar

- 242 Janpath, Janpath Road