



AI-Ready for Next-Gen Businesses

100 WHITEFIELD

100Whitefield embodies the perfect fusion of sustainable design and Grade A infrastructure strategically located within the Industrial Promotion Zone of Whitefield, Bangalore.

This secure campus hub boasts unparalleled convenience and is adjacent to the Nallur Halli metro and bus stations. This facility is ideal for companies with high-performance computing requirements, including labs, research, data centers, and GIC/GCCs. The East block of this prime location is already home to a leading semiconductor company as its anchor tenant.

The new West Block is now available for leasing.

**Engineered for scalable
Power Needs**

**Future Ready Building for
the Next Industrial Phase**

Sustainable excellence:

USGBC - LEED gold-certified building

Top-notch construction:

Grade A structure built to NBC standards for safety and durability

High-capacity power:

1.1 mVA scalable to 5 mVA of power input with N+1 backup power

Electrical design:

Designed to sustain a load of 3.75kVA per 100 sq ft

Statutory compliance:

Secured necessary legal, zoning, safety, and environmental standards

Green power source:

80% -100% power to be sourced from renewable

Public Transportation:

50 meters to the metro station and 100 meters to the bus station

LOCATION

Effortless Connectivity

The all-new Purple metro line, operational since 2023, brings you to our doorstep! The Nallur Halli station is just 50 yards away, making your commute a breeze. Looking ahead, a dedicated road link and metro extension will connect Bangalore Airport to Whitefield, further enhancing accessibility.

The Future is Here

InfoPro Solutions, recognizing Whitefield's¹ potential, has invested in a new, state-of-the-art West Block. This forward-thinking building exemplifies sustainability and future-proof design. Award-winning Colliers India designed the space, while industry leader AN Prakash oversaw project management.

¹ City of Whitefield is home to a vibrant community of leading multinational corporations, biotech, mobility companies, research companies, and startups. Whitefield draws from Bangalore's deep talent pool of skilled, educated professionals across diverse domains. This ensures you can easily recruit and retain top talent to drive your business forward. Whitefield in Bangalore offers a convenient blend of modern living. Housing options range from luxurious apartments to comfortable villas catering to various budgets. Numerous malls provide a delightful shopping experience, while renowned hospitals and clinics ensure access to quality healthcare.

A Space for Innovation

100Whitefield offers more than just exceptional buildings. Our secure, green campus features a vibrant plaza that fosters collaboration between the existing East Block and the new West Block. This unique combination of distinct engineering features, a shared space, and a commitment to sustainability creates the perfect environment for innovative companies to thrive.

Join the Community

A leading semiconductor MNC is the anchor tenant in the East block. Are you a company seeking a workspace that reflects the latest changes driven by AI and computing? 100Whitefield is your answer.

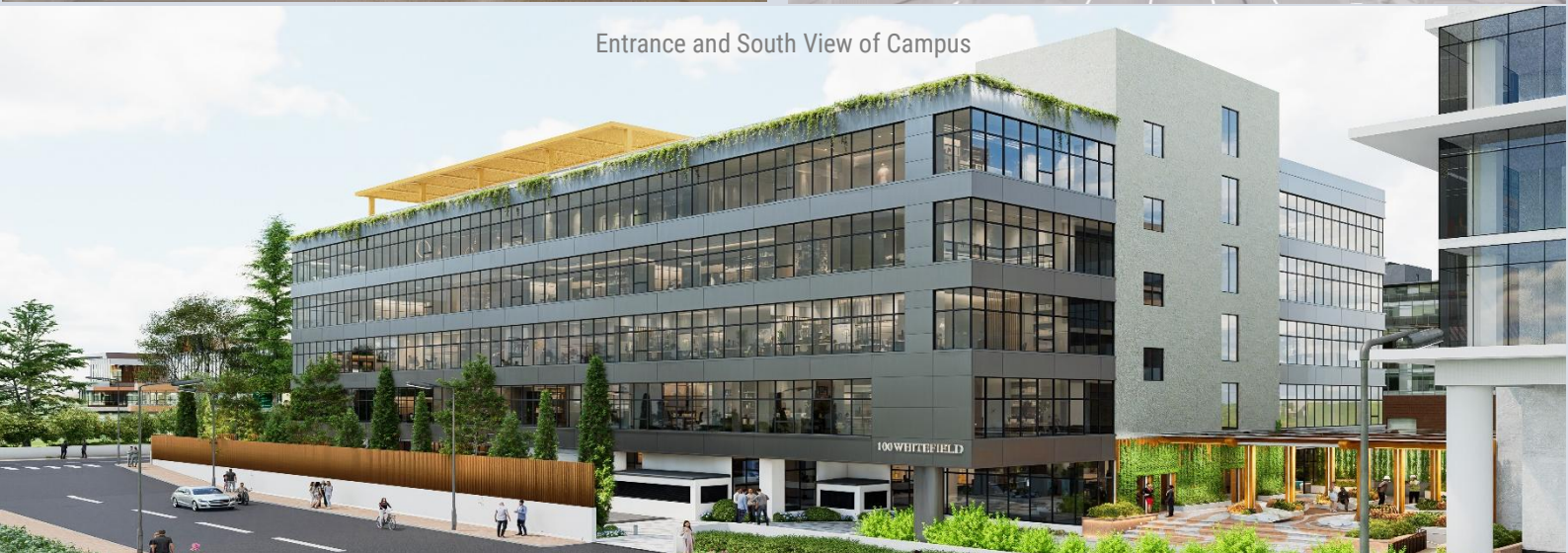
Entrance Plaza to East and West Blocks



West Block Lobby



Entrance and South View of Campus



BUILDING DETAILS

Building Class

Grade A; NBC standards; Handicap access; grand lobby; furnished GF restrooms

Building Size

Rentable space of 137,465 SF; Building size: 188,460 SF; Efficiency: 89%

Parking Spaces

158 stacked and unstacked parking slots and EV charging; two-wheeler and bicycle parking

Structure

Floor to ceiling: 13' 3"; 35.5 ft width between columns; floor strength of 81 lbs. /1 SF

Statutory Compliance

Secured all approvals, including environmental, BESCO, and Fire; OC to be secured upon LOI

Usable Rooftop

Designed to accommodate a cafeteria or fitness studio

Property Type

Commercial workspace in a secure campus and within 50-100 mt from metro train and bus stations

Grand entrance

A drop-off area for Chauffeured cars, a grand plaza, a hotel-like lobby, four passenger lifts, one service lift

Campus

Shared with East block; 6 mt wide, 0.5 km long walking /jogging path along the campus periphery

Green Power

Access to support 3,000 KW per month of green power from off-site "solar farms"

MEP

300 TR output using Water Cooled Screw Chillers & Air-cooled screw chiller

Elevators

Five 24-person, high-speed lifts

SUSTAINABILITY & CARBON FOOTPRINT

- ✔ Built to LEED Gold certification
- ✔ 100% of power is sourced from renewable energy
- ✔ Rainwater harvesting system
- ✔ 50 KLD Sewage treatment plant
- ✔ Optimized central plant with recycled water usage
- ✔ Energy-efficient lighting
- ✔ Facility of EV charging and bicycle stands
- ✔ Prepped for WELL certification



PURPOSE

Our goal is to design and construct future-ready office spaces that effortlessly adapt to the ever-evolving industrial and technological landscape. We aim to empower R&D facilities, laboratories, HPC Centers, and GCCs to thrive in the era of Artificial Intelligence, Generative AI, and robotics.

Located in the heart of Whitefield, an epicenter for innovative companies, our campus spaces will promote innovation, collaboration, and efficiency. We are committed to creating cutting-edge environments that anticipate and respond to the demands of tomorrow's industries.

LEASING

- Tenancy: Single tenant or one tenant per floor
- Lease Cost: Contact for pricing
- Lease Type: Gross lease, double net, or triple net
- Lease Basis: Warm shell
- Tenant Improvement: Lessor or Lessee
- Security Deposit: Contact for details



Artist's Conceptual Rendering

"By failing to prepare, you are preparing to fail." - Benjamin Franklin

In the age of AI and GPU clusters, we're setting a new standard for data center and high-performance computing facilities. Our facility, strategically located in Whitefield, is unmatched in capability and convenience. Contact us to discuss your specific needs.