BRIGADE VANTAGE

VINOBA ROAD, MYSURU



Artist's Impression

Crafting Landmarks of Business Excellence

Brigade Group is the industry leader in developing Grade A Commercial properties for the over 35 years.

Only licensee of World Trade Center across South India.

Over 8 Million sq.ft. of office spaces in development.

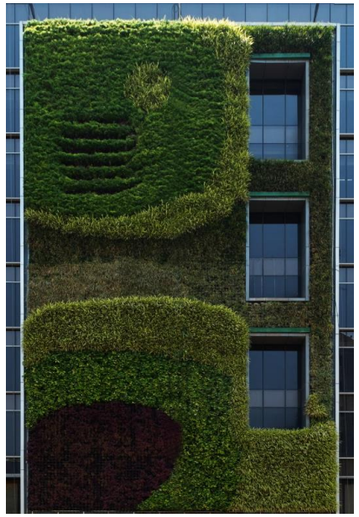
Completed 280+ buildings and has 20 Million sq.ft. of operational office spaces.











Scale & Diversification



OFFICE

21 Mn sq.ft. completed commercial projects

14 Mn sq.ft. upcoming development

7.4 Mn sq.ft. operational leasing portfolio

Market Presence: Bengaluru, Chennai, GIFT City, Kochi, Trivandrum, Mysuru

Offerings: IT SEZ, IT Parks, Commercial Offices Built-to-Suit, Flex Spaces



RESIDENTIAL

47 Mn sq.ft. delivered

22 Mn sq.ft. under development

Market Presence: Bengaluru, Hyderabad, Chennai, Chikmagalur, Mangaluru, Mysuru

Offerings: Apartments, villas & recently forayed in the plotted development



HOSPITALITY

2 Mn sq.ft. operational portfolio

Developed 8 hotels

1500 Number of keys

0.25 Mn sq.ft. under development

Market Presence: Bengaluru, Kochi, Chennai, GIFT City

Brands: Sheraton, Holiday Inn, Grand Mercure



RETAIL

2.25 Mn sq.ft. operational

1.6 Mn average foot falls across malls

250+ prominent retailers

3 developed malls



WTC

License owner for 6 Cities

Market Presence: Bengaluru, Chennai & Kochi

Proposed: Hyderabad & Trivandrum

Key Operational Portfolio

Bengaluru



World Trade Centre
11 Mn sq.ft



Brigade Tech Gardens
3.0 Mn sq.ft



Bridage Deccan Heights
0.4 Mn sq.ft



Bridage Triumph
0.2 Mn sq.ft



Bridage Magnum
5.5 Mn sq.ft



Brigade Signature Towers
0.6 Mn sq.ft



WTC Annexe
0.1 Mn sq.ft



Brigade Southfield
0.35 Mn sq.ft



Brigade Bhuwalka Icon
0.2 Mn sq.ft



Brigade Senate
0.54 Mn sq.ft



Bridage Opus
0.35 Mn sq.ft

Chennai



World Trade Centre
2.0 Mn sq.ft



Holiday Inn - Office space
0.01 Mn sq.ft

Kochi



World Trade Centre
0.7 Mn sq.ft

Gujarat



BIFC, GIFT City
0.3 Mn sq.ft

Mysore



Brigade Point
0.03 Mn sq.ft

BRIGADE

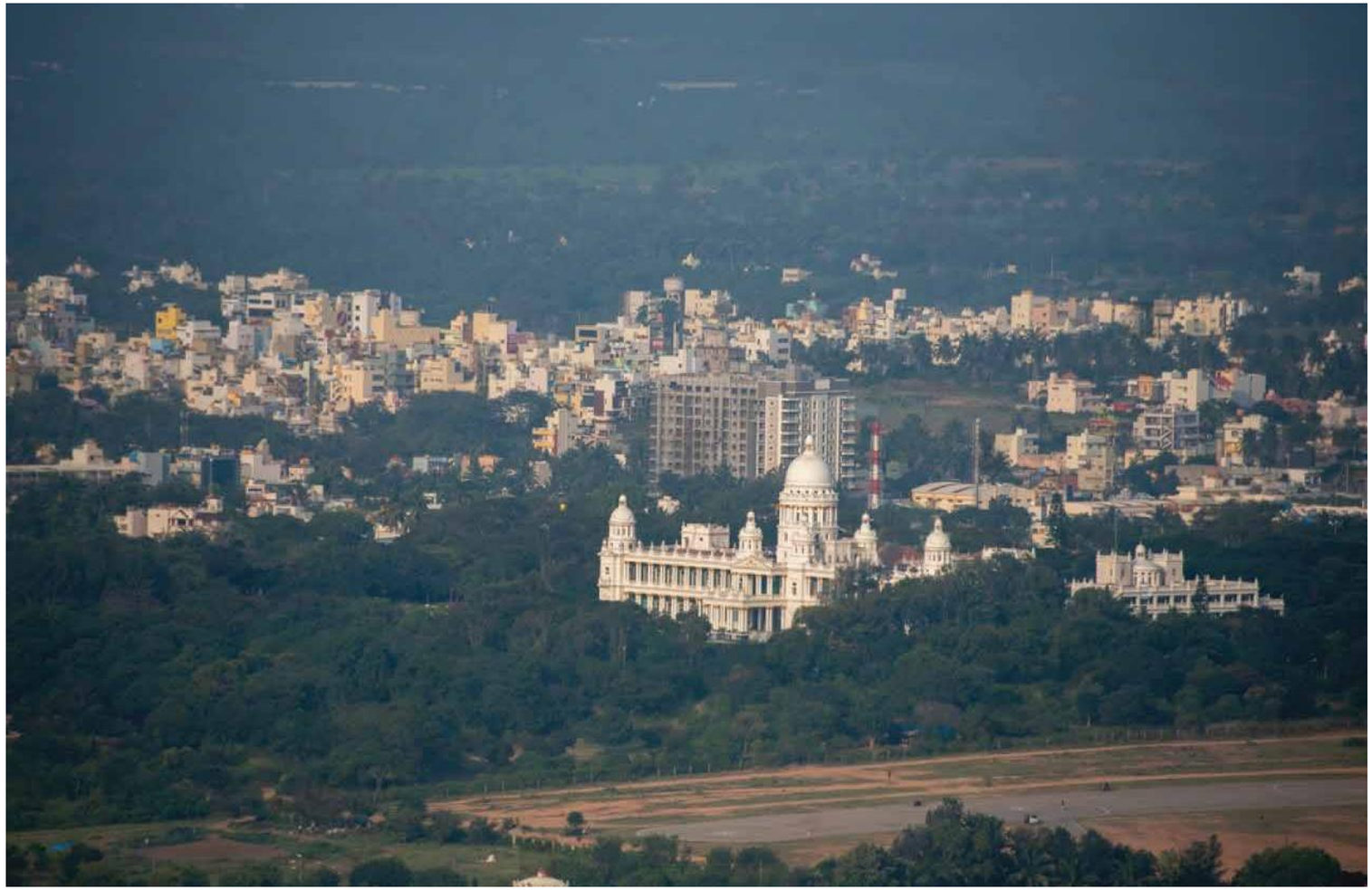
VANTAGE

VINOBA ROAD, MYSURU

Being **Karnataka's second largest city**, Mysuru has been rapid in its infrastructure & industrial growth, fueling the real estate potential.

It has swiftly risen as a city with high investment worth. Rich in heritage, the city blends commercial vibrancy of a **Tier-1 city with the charm of a Tier-2 location**, effortlessly.

Seamless connectivity of **Bengaluru-Mysuru expressway** has made Mysuru even more lucrative for investors and homebuyers. The city's **cleaner environment, growing IT sector, residential & commercial spaces** have created all the favourable circumstances for it to become a major real estate hub.





Campus View

Artist's Impression

Location Orientation





Artist's Impression

Location Advantage

- Brigade Vantage, situated in the prime location of Devaraja Mohalla, provides excellent connectivity, abundant business opportunities, and high visibility.
- Conveniently accessible from Sayyaji Rao Road, Ashoka Road, Mysore Railway Station, CBD, and residential communities.
- Located near corporate offices, retail hubs and thriving business centers.
- Well-connected to top educational institutions and healthcare facilities.
- Close to Mysore Palace and other iconic heritage sites, offering easy access.

Social Infrastructure

Educational Institutions

St. Philomena's College	5 km
St. Lawrence International School	3.2 km
NIE College	5.9 km
JSS College	6.2 km

Shopping Malls

Mall of Mysore	5.8 km
Garuda Mall	3.3 km
Nexus Centre City Mall	5.5 km

Key Distances Connectivity

Mysore Railway Station	2.8 km
Mysore Palace	4.2 km
M.G. Road & Ashoka Road Commercial Hub	4.5 km 2 km
Mysore Airport	13.2 km
Infosys Mysore Campus	8.7 km
Ring Road (NH 275 Bypass)	6 km

Healthcare Facilities

JSS Hospital	5.4 km
Sparsha Hospital	2.8 km
Apollo BGS Hospitals	3.3 km
Manipal Hospital	7km

Hotels

Royal Orchid Metropole	2 km
Rio Meridian Hotel	3.4 km
Radisson Blu Plaza	5.7 km
Grand Mercure	3.6 km

About Brigade Vantage at Mysore

- Total Area (Including the Retail Space): 1,31,631 sq.ft.
- Availability: Only for lease, 3,500 sq.ft. approx. onwards
- Floor plate: 31,000 sq.ft. approx.
- Total office space: 65,300 sq.ft. approx.
- Building Specifications: 2 Basements + Ground +3 Floors
- Approximately 100 mtrs frontage
- Premium retail spaces on the Ground floor and First floor
- Bus Parking Facility
- 100% power backup
- Rainwater harvesting
- STP & WTP



Artist's Impression

Master Plan

LEGEND

01. Entry
02. Exit
03. Driveway
04. Basement Entry Ramp
05. Basement Exit Ramp
06. Exit On Rear Side
07. Entrance Lobby
08. Retail Space
09. Passenger Lift
10. Fire Lobby
11. Service Lift
12. Gents & Ladies Toilet
13. Electrical Room
14. Fire Command Room
15. Security Cabin
16. Transformer Yard
17. OWC Room
18. Drivers Toilet
19. Loading / Unloading Bay
20. Smoking Zone
21. Car Parking
22. Two Wheeler Parking



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BRIGADE VANTAGE AT MYSORE

First Floor Plan

LEGEND

01. Retail Space
02. Fire Lobby
03. Passenger Lift
04. Service Lift Lobby
05. Gents & Ladies Toilet
06. Electrical Room
07. Handicapped Toilet
08. Entrance Lobby Below
09. Staircase
10. Entrance Canopy



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Second Floor Plan

LEGEND

01. Office Space
02. Fire Lobby
03. Passenger Lift
04. Service Lift Lobby
05. Gents & Ladies Toilet
06. Electrical Room
07. Handicapped Toilet
08. Staircase



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Third Floor Plan

LEGEND

01. Office Space
02. Fire Lobby
03. Passenger Lift
04. Service Lift Lobby
05. Gents & Ladies Toilet
06. Electrical Room
07. Handicapped Toilet
08. Staircase
09. Balcony
10. Kitchen



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BRIGADE VANTAGE AT MYSORE



BRIGADE

Brigade Enterprises Limited

29th & 30th Floor, World Trade Center, Brigade Gateway Campus, Dr. Rajkumar Road,
Malleswaram Rajajinagar, Bangalore - 560 055

Toll Free No. 1800 102 0115 | commercial@brigadegroup.com

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