

O22

BUSINESS PARK



THE JEWEL OF WAGLE

A venture by



UNMATCHED
POTENTIAL AWAITS:
INVEST IN YOUR
FUTURE AT WAGLE ESTATE

Presenting O22 Business Park - The Jewel Of Wagle, your gateway to future success. But what makes it 'The Jewel Of Wagle'; its exceptional features and prestige, it caters to businesses of all sizes, providing a distinguished setting to enhance operations and make a lasting impact. It is ideal for investors and business owners looking for prominence because of its cutting-edge construction, advantageous location, and potential returns.



THE 33-STOREY TOWERING EXCELLENCE

THE 33-STOREY TOWER



YOUR SUCCESS
STARTS HERE
O22 BUSINESS PARK -
THE JEWEL OF WAGLE

Look no further for your investment or business needs. Situated in the prime location of Thane, O22 Business Park – The Jewel of Wagle, this brand-new, modern building offers proximity to essential amenities and breathtaking views. With all the necessary features to impress clients and employees alike, O22 Business Park – The Jewel of Wagle is the ideal choice for success.



CRAFTING EXCELLENCE THE POWER HOUSE COLLABORATION

O22 Business Park – The Jewel of Wagle, powered by the collaborative brilliance of Nagrik Group, Parmar Group, and RG Ventures. With a wealth of experience, they've delighted over 1,000 homeowners. Known for their real estate prowess and community-focused values, they turn ordinary spaces into extraordinary landmarks.

25+ YEARS
in the Real Estate
Industry

20+ DELIVERED
Projects over the years

30+ LAKH
Square Feet Developed
& Delivered

10+ LAKH
Square Feet Under
Construction



MAGNIFY YOUR
BUSINESS'S POTENTIAL
THE VIBRANT SPACES
OF THE WAGLE ESTATE

Wagle Estate invites entrepreneurs hungry for growth with its range of commercial assets. Whether it's sleek offices, bustling retail spaces, or industrial hubs, we've covered your expansion. Explore enduring value and thriving prospects where success meets opportunity!



An Upcoming Commercial
& Business Hub



Amidst Nature
& Scenic Beauty



Booming Existing
& Upcoming
Infrastructure Projects



Easily Accessible by All
Major Transport Routes



TOWERING
CORPORATE EXCELLENCE
THE WAGLE'S PREMIUM
BUSINESS HAVEN

At Wagle Estate's core, O22 Business Park – The Jewel of Wagle, a symbol of innovation and accessibility. Tailored for corporate success, it boasts an unbeatable location and top-tier amenities, ensuring growth and productivity for all stakeholders. From its impressive triple-height lobby to high-speed elevators, dedicated parking, and exclusive perks like VIP lounges and conference rooms with breathtaking views, O22 Business Park sets a new standard for excellence in business environments.



REDEFINING
CORPORATE
EXCELLENCE IN THE
HEART OF THANE

At Wagle Estate's core,
O22 Business Park – The Jewel Of Wagle
epitomizes innovation and accessibility.
Crafted for corporate excellence, it offers
a prime location and unique amenities,
inspiring growth and productivity.





100-Foot-Wide Road:
Enhanced Accessibility



33-Storey Tower:
Tallest Business structure
Iconic Glass Facade:
Architectural Marvel



Separate pick-up & drop-off lobby points:
Efficient Entry & Exits
Chauffer Resting Area: Added Convenience



Right on the Wagle Circle:
Strategically located, ensuring seamless connectivity



Multi-Level Surface Car Parking:
Hassle-free parking experience
Dedicated Visitor's Parking:
Zero Wait Time



24-seater Common Conference:
For Large Business Meetings



13 High-Speed Elevators:
Includes Exclusive Lobby Space & 2 dedicated Lifts for Directors and Owners



Triple Height Lobby:
Impressive Grand Entrance
VIP lounge:
Dedicated space for business guests



100% Power Back-up:
For all office spaces and common areas ensuring uninterrupted operations



PANORAMIC VIEW
MOUNTAIN & CITYSCAPE
OFFICE VIEW FOR
A FRIENDLY WORK
ENVIRONMENT

Enjoy a panoramic view that blends mountain serenity with bustling cityscapes, creating an inspiring and friendly work environment that enhances productivity and creativity for employees.



**Dedicated employee work
lunch space:**

A designated lunch space
for all the employees



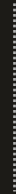
Vastu-Complaint Spaces:

All office spaces and
common areas adhere to
Vastu principles



Fresh Air HVAC Systems:

Ensuring a healthy and
comfortable workspace



3-Tier Security Systems:

Safe and secured
business tower



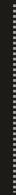
Common Restrooms:

Available on multiple floors



Fast Construction:

3 Level basement and
plinth already completed



ELEVATED HOSPITALITY:
GRAND ENTRANCES &
VIP EXCLUSIVITY AWAITS

Indulge in luxury from the second you enter our triple-height lobby, featuring a stunning grand entrance that exudes sophistication. Our VIP lounge provides an exclusive haven for hosting your esteemed business guests, guaranteeing unparalleled comfort and prestige throughout their stay.



ASCEND TO
EXQUISITE DINING
ROOFTOP RESTAURANTS &
OPEN-AIR CAFETERIA AWAIT!

Indulge in mouth-watering dishes paired with breathtaking views at our rooftop restaurants and open-air cafeteria, situated on the podium level.

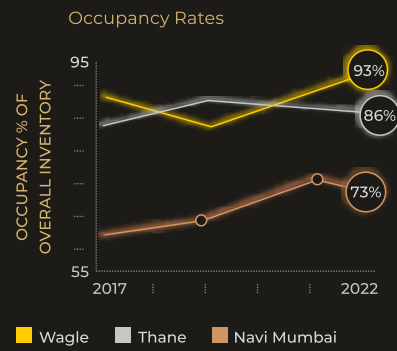
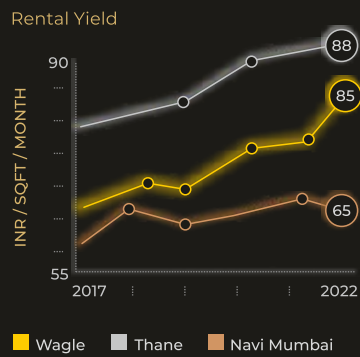
Treat yourself to a delightful dining affair beneath the open sky, immersed in the lively atmosphere of our bustling business hub. After work hours, unwind with colleagues and friends at our rooftop restaurants, enjoying the serene ambiance and panoramic views of the city skyline.



OPTIMIZE YOUR INVESTMENT
WAGLE ESTATE
GUARANTEES UNMATCHED
RETURNS & AFFORDABILITY!

Investing in MIDC land offers stable returns, tax incentives, and appreciation potential, all while minimizing market saturation risks and benefiting from government support, strategic location, and well-planned infrastructure.





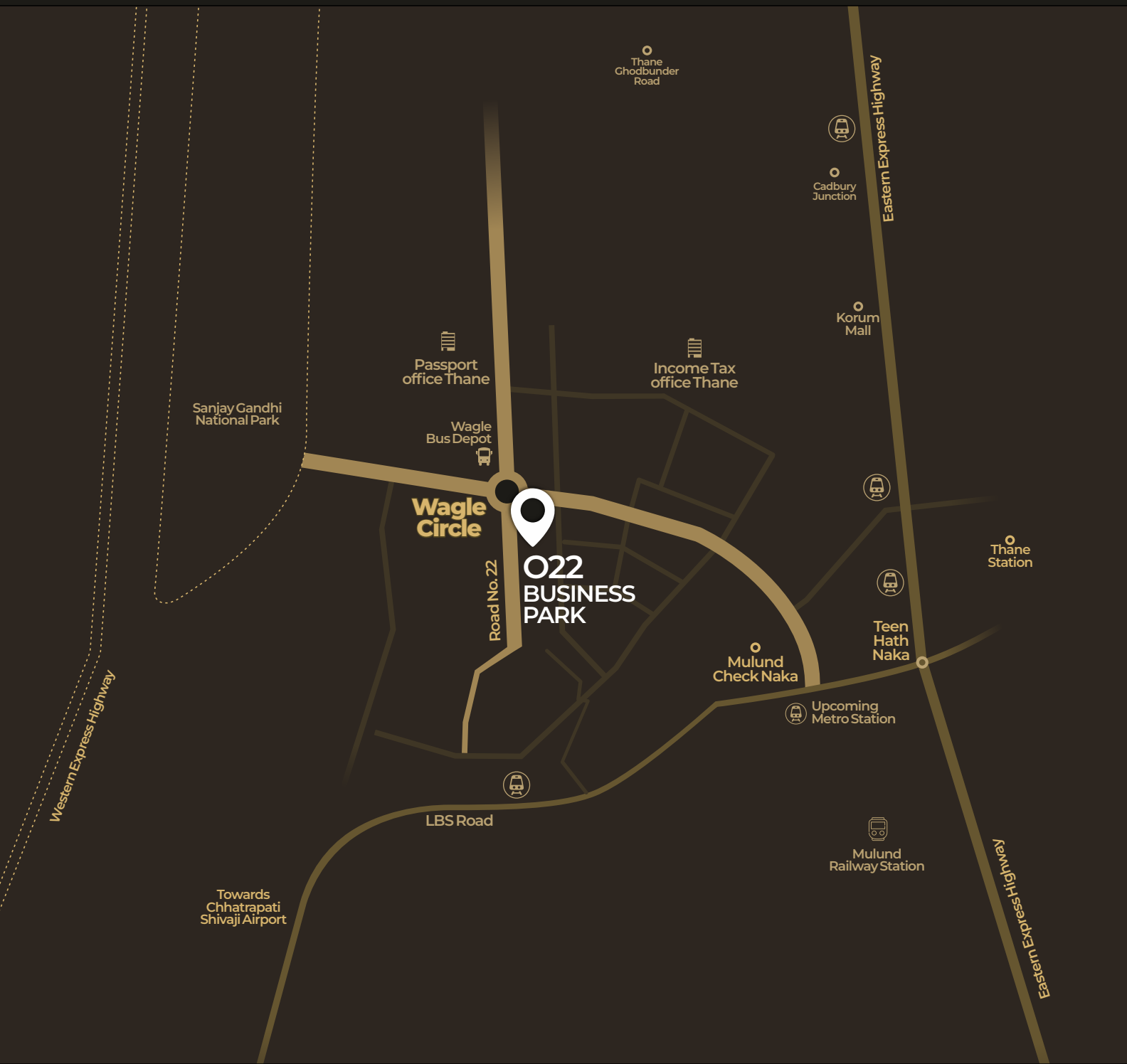
Source: Prop Equity

Wagle Estate offers high rental returns and lower ownership costs per square foot compared to Thane and Navi Mumbai. With an impressive occupancy rate of 93%, it surpasses even Mumbai and Navi Mumbai.



THE GATEWAY
TO YOUR SUCCESS
WAGLE CIRCLE –
PRIME LOCATION,
SEAMLESS ACCESS !

Located at Wagle Circle, our site offers easy access to all major destinations. With a spacious 100-foot-wide road, reaching us is a breeze for both business associates and employees.



O22

BUSINESS PARK



THE JEWEL OF WAGLE



THE GATEWAY
TO YOUR SUCCESS
WAGLE CIRCLE –
PRIME LOCATION,
SEAMLESS ACCESS !

Located at Wagle Circle, our site offers easy access to all major destinations. With a spacious 100-foot-wide road, reaching us is a breeze for both business associates and employees.



Metro Station



Shopping



Eastern Express Highway



Railway Stations



CONNECTIVITY

Proposed T.H.N. Metro Stn.	5 min
Thane & Mulund Railway Stn.	15 min
Mulund Check Naka	5 min
Ghodbunder Road	15 min
Eastern Express Highway	7min
Mumbai Airport	45 min
Proposed Kopri Railway Stn.	7min

SHOPPING & ENTERTAINMENT

Eternity Mall	5 min
R Mall, Mulund	7 min
Korum Mall	8 min

HEALTHCARE

ESIC Hospital	6 min
Vedant Hospital	9 min
Jupiter Hospital	10 min

EDUCATIONAL

Finland International School	2 min
NES International School	9 min
Singhania High School	11 min

TAILORED
PERFECTION
YOUR IDEAL
WORKSPACE

Step into the world of luxury and productivity with our Emerald, Amber, and Sapphire office suites at O22 Business Park – The Jewel Of Wagle. Each meticulously designed space is tailored to accommodate your unique vision and requirements, whether you're a growing start-up or an established corporation. From sleek modern designs to customizable layouts, our offices offer the perfect blend of style and functionality, ensuring that every aspect of your business thrives in a space that feels uniquely yours.

Emerald

Carpet Area
500-699 sq.ft.

Amber

Carpet Area
700-1499 sq.ft.

Sapphire

Carpet Area
1500 sq.ft. Onwards



EXPAND YOUR
HORIZONS
THE POWER OF
SMART ARCHITECTURE

The right architectural structure is crucial for business success, offering seamless connectivity and top-notch amenities that enhance productivity and professionalism. With hassle-free parking, Vastu-compliant designs, and luxurious features like VIP lounges, it eases the lifestyle of businessmen, promoting efficiency and comfort. In essence, a well-designed business park isn't just a workplace—it's a catalyst for success and a haven for a thriving business lifestyle.

Architect
Alpine Architects

MEP Consultant
Envirocon Consultants

RCC Consultant
Ajay Mahale



INNOVATIVE DESIGN, IMPECCABLE EXECUTION: INTRODUCING OUR LATEST BUILD

Giriraj Heights
Thane (W)



Actual Image

Auralis
Thane (W)



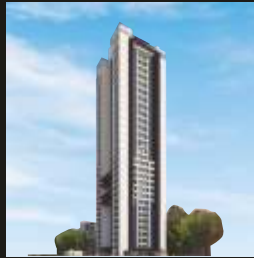
Actual Image

Antariksh
Thane (W)



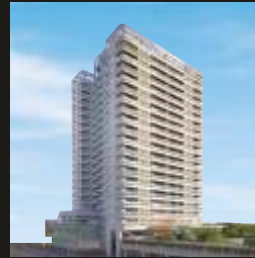
Actual Image

Giriraj Dreams
Thane (W)



Actual Image

Arena
Thane (W)



Actual Image

Olive
Industrial Park
Silvassa



Actual Image

TRIUMPHANT TRIO



NAGRIK Group

Led by Mr. Velji Shah's legacy, Nagrik Group boasts 55 years of retail success. Today, Mr. Manoj V Shah and Mr. Pradeep V Shah drive the company forward with expertise. With Mr. Pradeep focusing on retail and Mr. Manoj on real estate, they embody innovation and excellence.



PARMAR GROUP

PARMAR Group

With over 40 years in real estate, their impact is felt across Thane city. Founded by Mr. Mangilal Parmar, their vision now thrives under Mr. Dhruv Parmar. With expertise in planning and marketing, they deliver top-notch quality and reliability, epitomizing innovation and excellence.



RG Ventures

Since 2000, led by Mr. Rajesh Gandhi, M/s RG Ventures excels in plastic food packaging. With cutting-edge factories in Silvassa and Wada, they lead in innovation. Offering over 350 products, they've earned praise for quality and achieved a turnover of INR 300 crores+. Expanding into real estate, their expertise shines in bulk sales and marketing, ensuring a dynamic presence in the business world.

O22

BUSINESS PARK



THE JEWEL OF WAGLE

A venture by



Site: B36, Road No. 22, Next to SBI Bank, Wagle Estate, Thane (W) 400 604.

Head Office : Unit No. 202, 2nd Floor, Lodha Supremus II, F-4 & F-4/1, Road No. 22, Wagle MIDC Estate, Thane (W) 400 604.

sales@o22business.co.in | www.o22business.com



MahaRERA Reg. No.: P51700053701
maharera.mahaonline.gov.in



Disclaimer: "All plans, drawings, amenities, features, specifications, other information etc. mentioned are indicative of the kind of development that is proposed and are subject to the approval of the respective authorities. All pictures, plans and view of building and unit are artist's impression. The builder/developers / promoters reserve the right to make changes at their sole discretion without prior notice's obligation in the interest of the project. All written communication refers to the carpet area in sq.ft. for ease of reference the same can be converted to metric scale with the conversion ratio of 1 sq.mt. = 10.764 sq.ft. and 1 meter = 3.28 ft. This project has been registered under MahaRERA Registration.