



Secure Your Position on Banasree's Emerging Commercial Line

Approximately 14,000 SFT available for one established organization at a high-visibility corner location.

Area is an indicative working estimate, subject to final measurement and agreed common-area allocation.

House 1, Road 1, Block E

Banasree, Khilgaon, Dhaka 1219

THE OPPORTUNITY

Put Your Brand Where People Already Pass



Establish your next branch, showroom or institutional presence on Avenue 4 - at the corner of Road 1, surrounded by schools, homes and major developments.

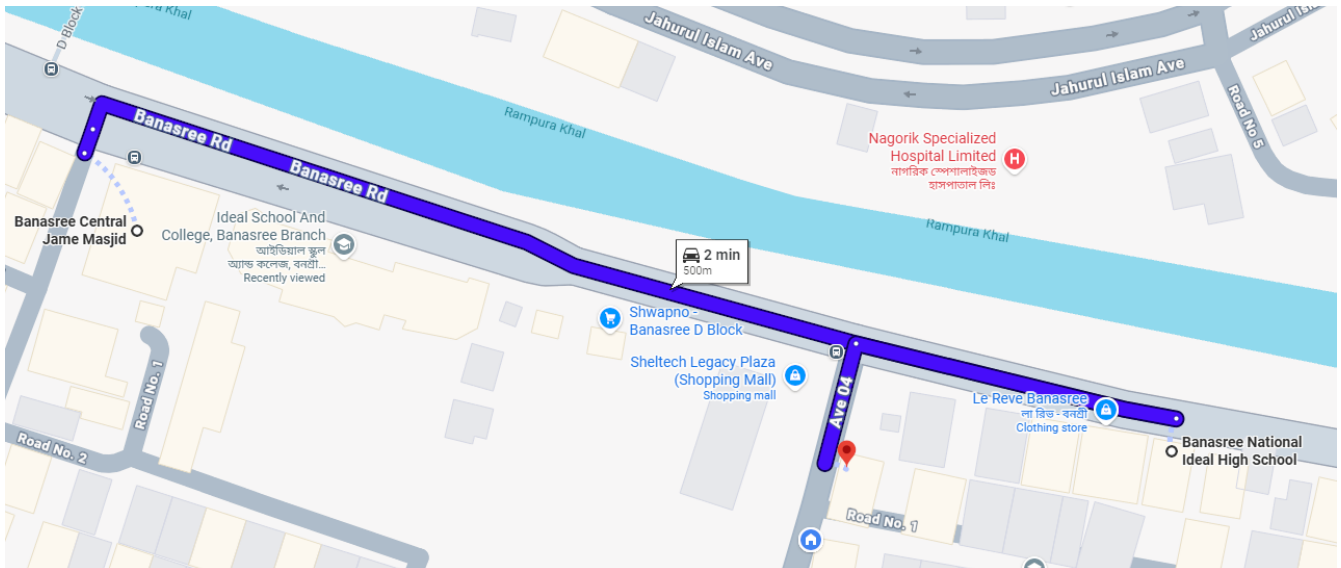
WHY THIS LOCATION

- Existing student and guardian foot traffic
- Corner exposure along Avenue 4 and Road 1
- Opposite Sheltech Legacy Plaza
- Near Tropical Condominium and established institutions
- Multiple floors available under one coordinated lease
- Exterior branding and tenant-led customization opportunities

Existing activity today. Additional potential as surrounding developments mature.

LOCATION & ACCESS

Connected to Everyday Activity



NEARBY LANDMARKS

- Sheltech Legacy Plaza
- Tropical Condominium
- Ideal School & College
- National Ideal School
- Banasree Central Mosque

Positioned where education, residential density, institutional activity and commercial development converge.

House 1, Road 1, Block E, Banasree, Khilgaon, Dhaka 1219

PROPERTY OVERVIEW

The Property at a Glance



- Approx. 14,000 SFT total allocation*
- Approx. 2,800 SFT full-floor plates
- Corner location
- Dedicated lift provision
- Water, gas and utility meters
- Six-level building
- Ground-floor presence
- Half-rooftop utility access
- One-car internal garage
- Whole-façade branding potential

Handover targeted within approximately two months after the agreed initial advance and preliminary formalities.

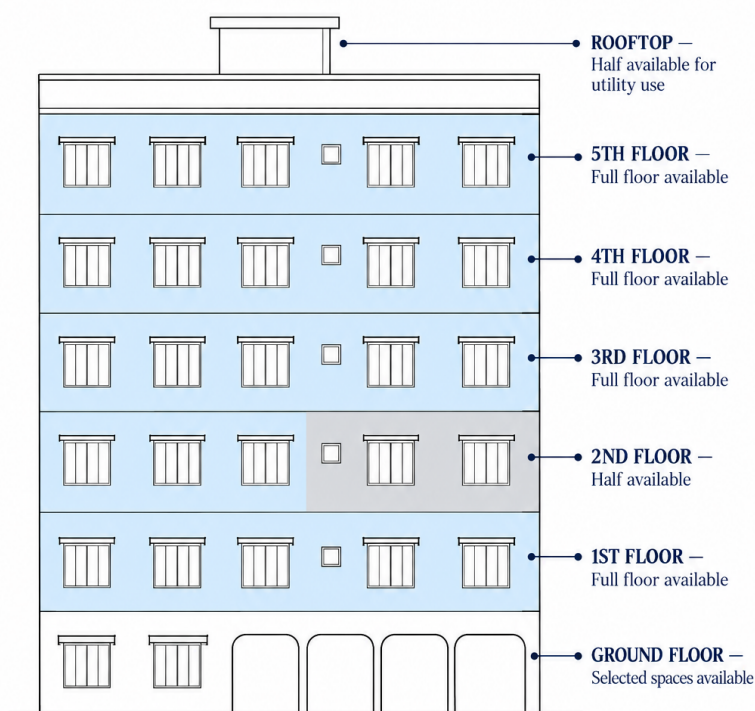
*Indicative estimate; subject to final measurement. Lift not installed.

SPACE SCHEDULE

Available Spaces Under One Lease

AVAILABLE SPACE – FRONT ELEVATION

House 1, Road 1, Block E, Banasree



Ground: 375 SFT shop + separate corner unit.
Exact boundaries to be confirmed.

Available Not available Boundary unconfirmed

Shared staircase access. Lift installation by tenant; location subject to verification.

Conceptual availability sketch — not to scale.
Floor divisions are indicative; verify against current measured plans.
Not a construction drawing.

FLOOR ALLOCATION

GROUND

375 SFT shop + corner unit +
access/common area

FIRST

Full floor; approx. 2,800 SFT

SECOND

Approx. half floor + shared staircase
access

THIRD / FOURTH / FIFTH

Full floors; approx. 2,800 SFT each

ROOFTOP

Approx. half for agreed utility and lift
requirements

All areas are approximate. Final boundaries, measurements and shared-area allocation must be confirmed.

FIT-OUT & BRANDING

Shape the Space Around Your Organization

The existing residential layouts provide a starting point for a tenant-designed commercial fit-out - not a finished office or institutional layout.

INTERIOR CUSTOMIZATION

Internal layouts may be reconfigured following professional assessment and owner approval. Only partitions confirmed as suitable for alteration may be changed. Columns, beams, slabs and other structural elements must remain protected.

A UNIFIED EXTERIOR

Proposals for signage, a branded entrance, repainting, cladding or glass treatment are welcome. The owner-retained portion may be visually integrated into the façade, without becoming part of the leased premises.

TENANT-LED INFRASTRUCTURE

Lift installation, electrical upgrades, operational equipment and fire-safety works will form part of the agreed fit-out scope.

CURRENT CONDITIONS

No lift or separate emergency staircase is installed. Electrical supply is residential. Commercial-use and relevant approvals are not currently in place; feasibility, responsibilities and timing must be resolved before operation.

All proposed changes are subject to technical review, required permissions and written agreement.

LEASE FRAMEWORK

A Clear Route from Enquiry to Handover

1. DISCUSS YOUR REQUIREMENTS

Contact us directly or through your authorized representative to discuss intended use, space requirements and lease expectations.

2. VISIT & ASSESS

Inspect the premises and review measurements, access, fit-out feasibility and approval requirements with your technical team.

3. AGREE THE COMMERCIAL TERMS

A lease of at least ten years is preferred. Rent, advance, security, periodic escalation and fit-out arrangements will be negotiated privately.

4. DOCUMENT & PAY THE INITIAL ADVANCE

The agreed initial payment and each party's responsibilities will be recorded in writing.

5. RECEIVE VACANT POSSESSION

Handover of the agreed spaces is targeted within approximately two months of receipt of the agreed initial advance, subject to documented terms.

HOW ADVANCE ADJUSTMENT WORKS

An agreed portion of the upfront payment will be deducted from monthly rent across the lease period. A separately agreed balance will remain as security, with settlement conditions recorded in the lease.

The proposed early-exit arrangement requires two years' prior notice. Exit rights and settlement obligations will be defined in the final agreement.

These are proposed commercial terms, subject to negotiation and a formal lease.

CONTACT & SITE VISIT

Could This Be Your Organization's Next Address?

Visit the property, assess the location and discuss a long-term arrangement tailored to your operational requirements.

Organizations and their authorized property representatives are welcome to enquire.

ARRANGE A SITE VISIT

Shafaat Bin Salam

CALL / WHATSAPP

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EMAIL

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WEBSITE

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PROPERTY ADDRESS

House 1, Road 1, Block E
Banasree, Khilgaon, Dhaka 1219

BROKER COOPERATION

Professional Introductions Welcome

We welcome introductions from commercial-property brokers, acquisition consultants and authorized representatives working with established organizations.

THE REQUIREMENT

A suitable organization seeking to lease the available spaces together under a long-term arrangement and undertake its own operational fit-out.

HOW WE CAN WORK TOGETHER

- Share the prospective organization's requirements
- Coordinate an initial commercial discussion
- Arrange a property visit with relevant decision-makers
- Support technical inspection and lease discussions

Broker cooperation and any applicable remuneration will be discussed privately and agreed in writing before proceeding with an introduction.

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SECURE BANASREE'S NEXT FLAGSHIP LOCATION BEFORE YOUR COMPETITOR DOES

3,000-14,500 SFT COMMERCIAL SPACE AVAILABLE



- A** CENTRAL MOSQUE
- B** IDEAL SCHOOL & COLLEGE
- C** TROPICAL CONDOMINIUM
- D** SHELTECH LEGACY PLAZA
- AVAILABLE PROPERTY



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