



A Strong Client Introduction. A Full Month's Rent in Commission.

Introduce a suitable tenant for this approximately 14,000 SFT Banasree commercial opportunity. Upon a completed rental agreement, the successful introducing broker earns commission equal to one full month's rent.

HOUSE 1, ROAD 1, BLOCK E

Banasree, Khilgaon, Dhaka 1219

WHATSAPP / CALL

+880 1337-637144

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.

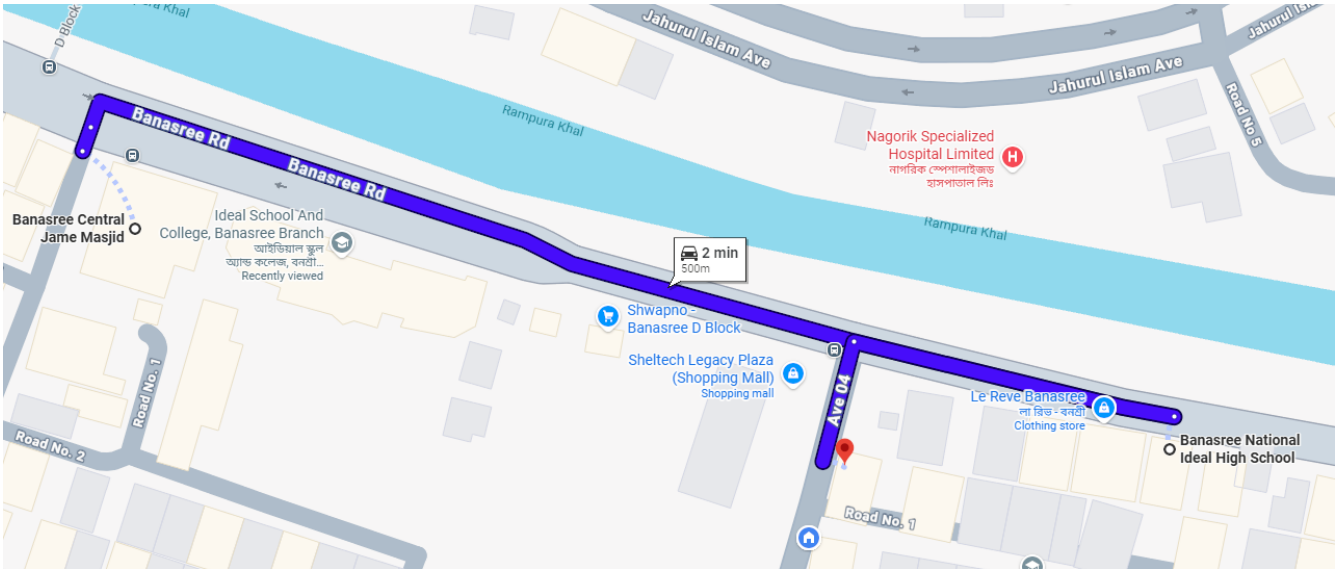
WHY THIS LOCATION

- 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.

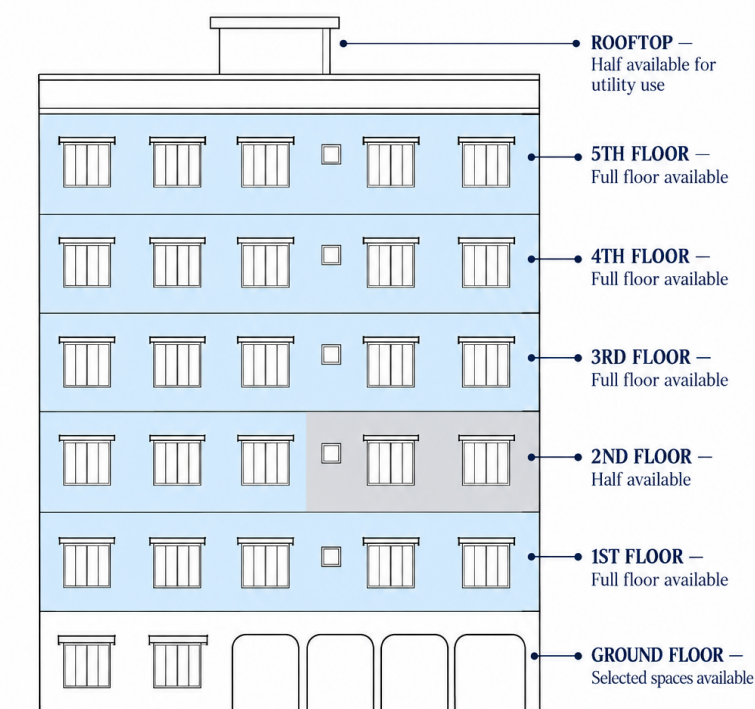
*Indicative estimate; subject to final measurement. Lift not installed.

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

+880 1337-637144

EMAIL

shafaat@banasreerental.shop

WEBSITE

banasreerental.shop

PROPERTY ADDRESS

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

THE COMMISSION

Bring the Right Tenant. Earn One Full Month's Rent.

SUCCESSFUL TENANT INTRODUCTION + COMPLETED RENTAL AGREEMENT

= 1 FULL MONTH'S RENT COMMISSION

Have a retail, F&B, healthcare, education, financial-services or corporate client seeking a visible Banasree address? Introduce the opportunity and coordinate a visit with the property owner. The commission is earned by the broker whose introduction results in a successfully completed rental agreement.

HOW TO START

- 01** Share the prospective tenant's business category and space requirement.
- 02** Coordinate a direct discussion and property visit with decision-makers.
- 03** Support due diligence, commercial discussion and agreement completion.

Commission eligibility and payment timing will be documented with the broker as part of the agreed transaction terms.

1 MONTH'S RENT COMMISSION

Already Have a Client Looking in Banasree?

Send the client's requirement and preferred visit time.
Speak directly with the property owner on WhatsApp.

WHATSAPP / CALL

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ONE INTRODUCTION. ONE SUCCESSFUL DEAL.

ONE FULL MONTH'S RENT AS COMMISSION.

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

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