ONE HORIZON CENTER

Project Size	• 880,000 sf ▪ Office: 820,000 sf ▪ Retail: 60,000 sf
Number of Floors	• 25 floors
Typical Floor Size	• 34,000 sf
Leasing Depth	• Optimum leasing depth - 43 ft
Sustainability	• LEED® GOLD
Efficiency	• 70%
Parking	• 1 : 850 sf
Elevators	International standard vertical transportation systems that allow • 6 dedicated elevators for floor G – 12 • 6 dedicated elevators for floor 12 – 24 • 3 Dedicated Parking elevators, 1 Service elevator and 1 retail elevator
Earthquake Resistant Structure	• Designed for Seismic Zone-V
Air Conditioning	• Central Air Handling Unit on each floor
Power Backup	• 100% power back-up
Ceiling Height	• 3.925 meters (floor to floor)
Common Amenities	• Main lobby height of 56 ft • Entrance atrium height of 69 ft • 60,000 sf of ample amenity retail space • Rooftop Helipad • Central Plaza area offering various retail options and greenery • Coffee shops, Bank, ATMs, Convenience stores (planned)
Building Management System	• Building Management Systems infrastructure for the building with integration with Lifts, DG, AC, Fire-fighting systems will be provided
Architect	• **Robert A. M. Stern Architects**

FACT SHEET

ONE
HORIZON
CENTER

Iconic Presence	• Premium Office Location • Panoramic views of Gurgaon
Efficient, Well Conceived Floor Plates	• Centralized core • Efficient, column free floor plates, with more usable area per rentable sf • Optimum leasing depth: Allows employees even in the centre of the building to enjoy natural light and have a view to the outside • Greater versatility in floor plan layouts • Floor plates designed to be flexible to allow tenants efficient open as well as closed floor plans
9 Feet Finished Ceiling Heights	• Higher floor to ceiling heights enhances the feeling of space, increases natural light available. • Aesthetically/visually superior interiors
International Quality Façade	• Double pane glass for energy efficiency, noise and heat insulation • Excellent light transmission for more natural light • High clarity - visual appeal
Retail Amenities / Common Amenities	• Central plaza offers open, green, serene shaded spaces and water features designed by international landscape architect (The Office of James Burnett) • Planned retail amenities will include ▪ Choice of food – fine and casual dining ▪ Fitness center and sundry stores ▪ Print shops, banks, ATMs
Pre-fitted For Wireless Coverage	• Entire building pre-laid with cables to enable ability to plug in and provide high strength in-building wireless coverage for all service providers
Pre-Treated Air	• Air intake into HVAC systems is pre-treated and filtered

KEY PROJECT FEATURES

ONE
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CENTER

Fire Fighting Systems	• Addressable fire detection systems interfaced to tenant's fire alarm systems • 2-hour fire-rated doors
Well Planned Security	• Separate screened entry and exit for staff • Visitors screening – manual vehicle and people checks • Electronic proximity card key access to tenant elevators at both lobby levels • Duress alarms in parking areas, elevators and on walkways
Efficient intelligent elevators	• Separate elevator banks; segregation of high rise and low rise office service and retail passenger traffic • Elevator system programmed to reduce wait time on any floor • Low noise and high-end finishes improve experience
Intelligent Building Management System	• Co-ordinate the control of building engineering systems to maximize their efficiency • Controls shall be designed to allow the mechanical system flexibility according to actual tenant occupancy • Controls shall enable occupants to make localized adjustments to the air-conditioning systems
Back of House Facilities	• Drivers room and rest area • Security screening area in building • Dry and wet garbage sorting and storage • Loading docks

KEY PROJECT FEATURES

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CENTER

TYPICAL PLAZA LEVEL FLOORPLATE

- Floor 3 – 4; large floor plates of approximately 53,000 sf
- Two cores for easy access
- Ideally suited for tenants wanting horizontal continuity
- 5 – foot mullion to mullion spacing offering ideal workstation / cabin fit – out flexibility
- 43 foot leasing depth; ideal for corporate settings

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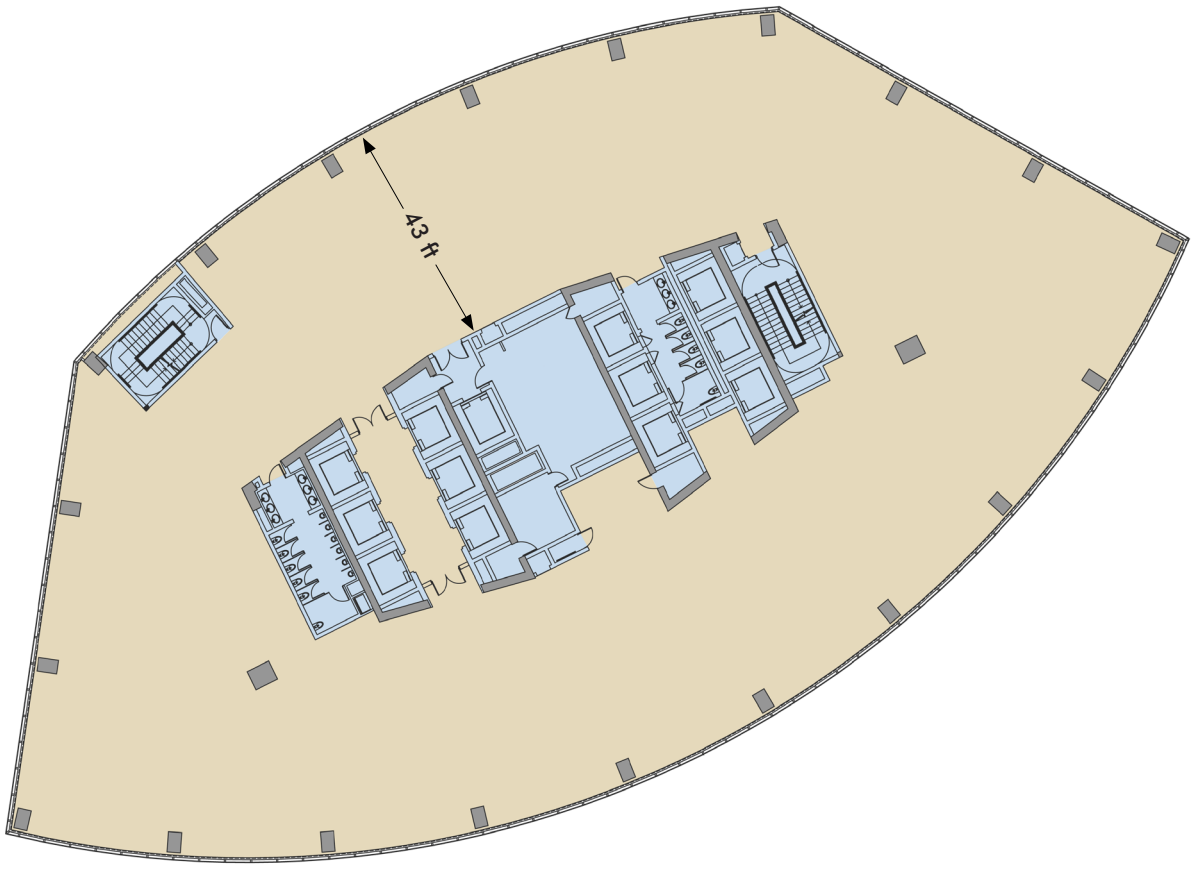
ONE
HORIZON
CENTER



TYPICAL LOW RISE FLOOR PLATE

- Floor 5 to 12
- 6 dedicated elevators
- Floor plate size: approximately 32,000 sf
- Column-free floor plate offers maximum layout flexibility
- 5 – foot mullion to mullion spacing offering ideal workstation / cabin fit out flexibility
- 13 meters leasing depth; ideal for corporate settings

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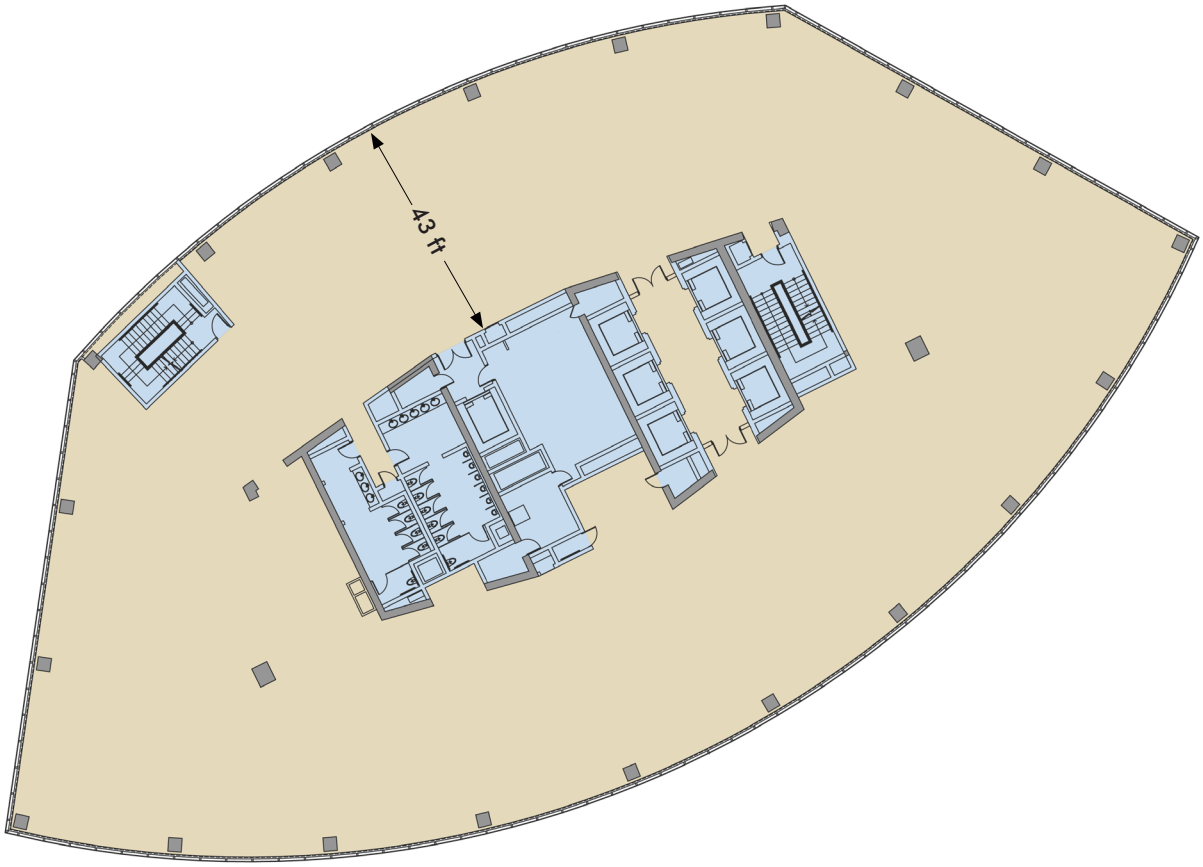

TYPICAL HIGH RISE FLOOR PLATE

- Floor 13 - 24
- 6 dedicated elevators
- Floor plate size: approximately 32,000 sf
- Column-free structure offers maximum layout flexibility
- 5 – foot mullion to mullion spacing offering ideal workstation / cabin fit – out flexibility
- 43 foot leasing depth; ideal for corporate settings

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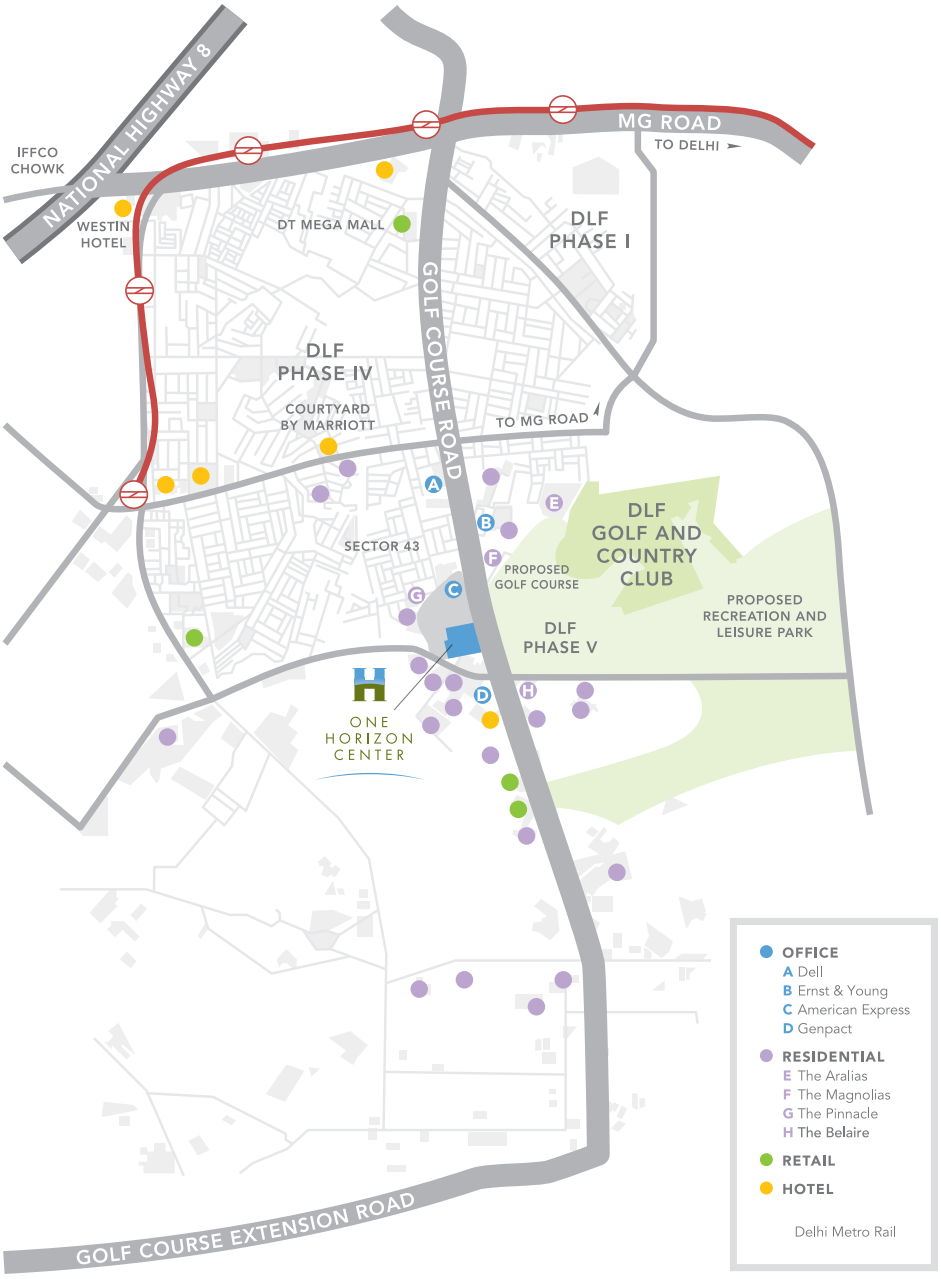

AREA MAP

- Located on Golf Course Road, opposite the DLF Golf & Country Club
- Walking distance from various residential high and medium end options
- Corner site: Connectivity from Golf Course Road and sector road

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MASTER PLAN

- Over 2 million square feet of mixed use development:
Office, Retail, High-Street Retail,Muliplex, Fine Dining
- 4 level basement
- Traffic free plaza level

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SITE PLAN

- Access from Golf Course Road
- Over 2 acres of central landscaped plaza
- Multiple facility access and entry points
- Separation of pedestrian and vehicular traffic for safety and smooth flow
- Multiple lane drive aisles and drop off areas
- Over 140 meter site frontage

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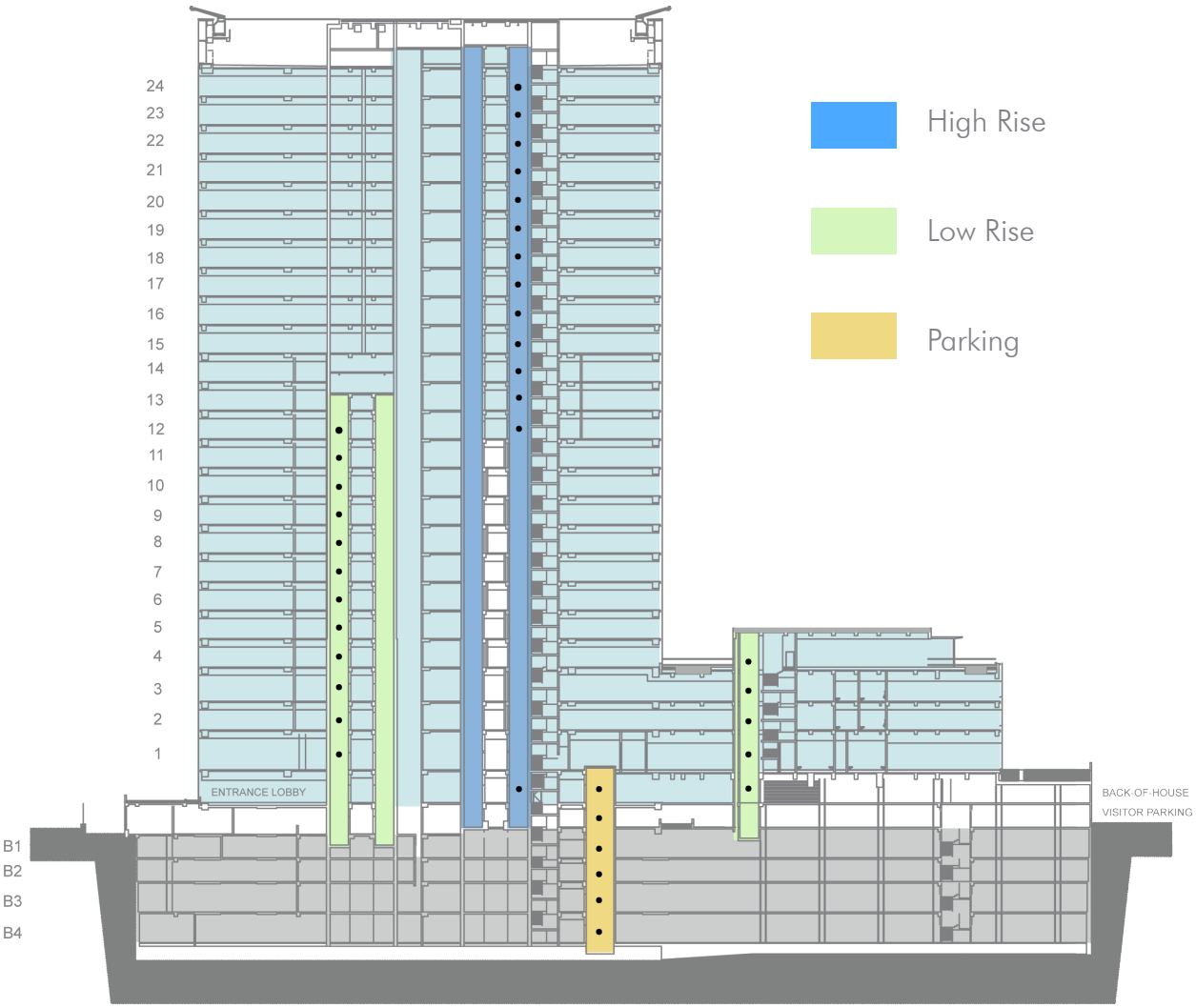

SECTION

- 25 floors
- 6 dedicated high-rise elevators
- 6 dedicated low-rise elevators
- 3 dedicated parking elevators
- 1 retail elevator
- 4 level basement with 1,700 car parking bays

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VIEW FROM GOLF COURSE ROAD

- 109 meter high, 25 floors office tower
- Increased natural light penetration
- Custom façade design to provide natural daylight throughout tenant spaces
- Solar heat gain through façade and windows shall be limited

ONE HORIZON CENTER

VIEW FROM GOLF COURSE ROAD

ONE HORIZON CENTER

PLAZA BUILDING

• Rentable Area - 106,000 sf • Floor Size - 53,000 sf • Number of Floors - 2

• Unique branding / signage opportunity

• Ability to work as an independent building due to the availability of:

- Independent Drop off, Lobby and Elevators

- Large Floor Plates

- Excellent views of landscaped plaza and retail area

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ONE HORIZON CENTER

LOBBY

- 56 ft high lobby
- Superior/International quality finishes
- Separate High-rise and Low-rise elevator banks
- Multiple retail options
- International security standards

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GRAND ENTRANCE ATRIUM

- 69 foot high entrance atrium
- Superior/International quality finishes
- Grand staircase leading to Plaza

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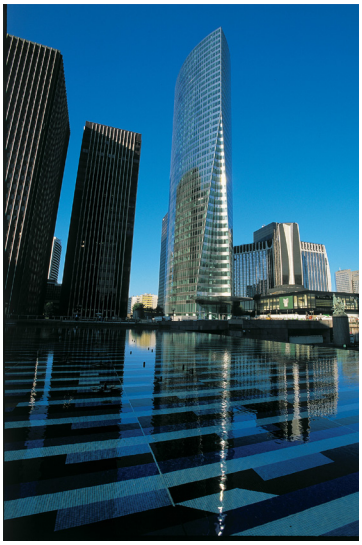
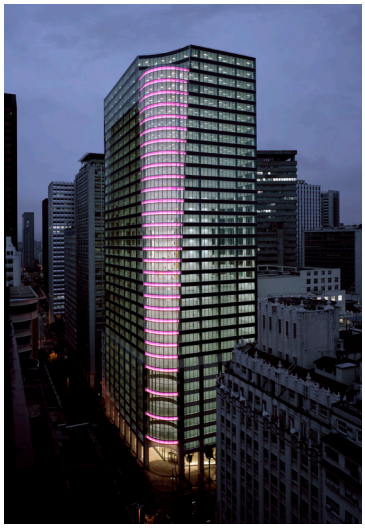
WILLIAMS TOWER - Houston TX
1,476,973 square feet



EDF TOWER - Paris, France
616,772 square feet



TORRE ALMIRANTE - Rio de Jainero, Brazil
448,900 square feet

383 MADISON AVE - New York, NY
1,197,175 square feet

DEVELOPER OF ONE HORIZON CENTER

- Founded in 1957 by Gerald D. Hines
- Operational in 17 countries and over 106 cities around the world
- 1,126 properties representing over 459 million square feet
- Assets Under Management: 36 billion USD
- Over 100 million square feet of LEED® development
- Award Winning Property Manager
- More than 2,000 active tenant relations

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