



**MARATHON**  
Futurex  
Lower Parel

# THE ADDRESS FOR YOUR BUSINESS

Marathon Futurex barely needs an introduction. An iconic, award-winning, commercial high-rise structure, in the heart of the business district of Lower Parel, Futurex stems from the seamless combination of design and innovation to offer spaces that are unmatched in the kind of flexibility they provide to businesses. Owing to the location that boasts incredible road and rail connectivity, fantastic social infrastructure around, and amenities in the tower that provide a brilliant ecosystem for offices, attracting the best workforce will be that much easier. Look no further - Futurex is THE address for your business.



5 Star rated Best  
Commercial High-rise  
Architecture, International  
Property Awards - 2017



Best Commercial  
High-rise Architecture,  
Asia Pacific - 2017



Best Commercial  
High-rise Development,  
Asia Pacific - 2017



Best Upcoming  
Green Project of the  
Year - 2015



Gold rated by IGBC for  
eco-friendly design  
and construction

More than 1 mn sq. ft.  
of operational business  
space

---

Incredibly flexible spaces  
starting 4500 sq. ft.

---

>2 lac sq ft of ready  
spaces available

OC received till 26<sup>th</sup> floor.  
Construction proposed up  
to 37 storeys

---

Commercial spaces  
above 29<sup>th</sup> storey

---

>7000 office-goers  
work at Futurex

“ Futurex is Marathon Group's flagship commercial project. We're extremely proud to have delivered such world-class office spaces that rival any major international projects. Years of planning and meticulous designing have resulted in an iconic structure that's sure to be a landmark for years to come. ”

**Mr. Mayur Shah**

Managing Director, Marathon Group



# PRIME LOCATION, FOR PREMIUM BUSINESSES

Futurex has a fantastic location and enjoys superb connectivity to all parts of the city via all major transport networks. Be it road, or rail, commute to and from Futurex is an absolute breeze.



Walking distance from Curry Road station on the Central Line, and Lower Parel station on the Western Line



5 mins from the Eastern Express Highway



15 mins from the Eastern Freeway



20 mins from the Bandra-Worli Sea Link/Western Express Highway



3 kms from the proposed Mumbai Trans Harbor Sea Link



Premium malls, 5 star hotels and the best restaurants, all in the vicinity

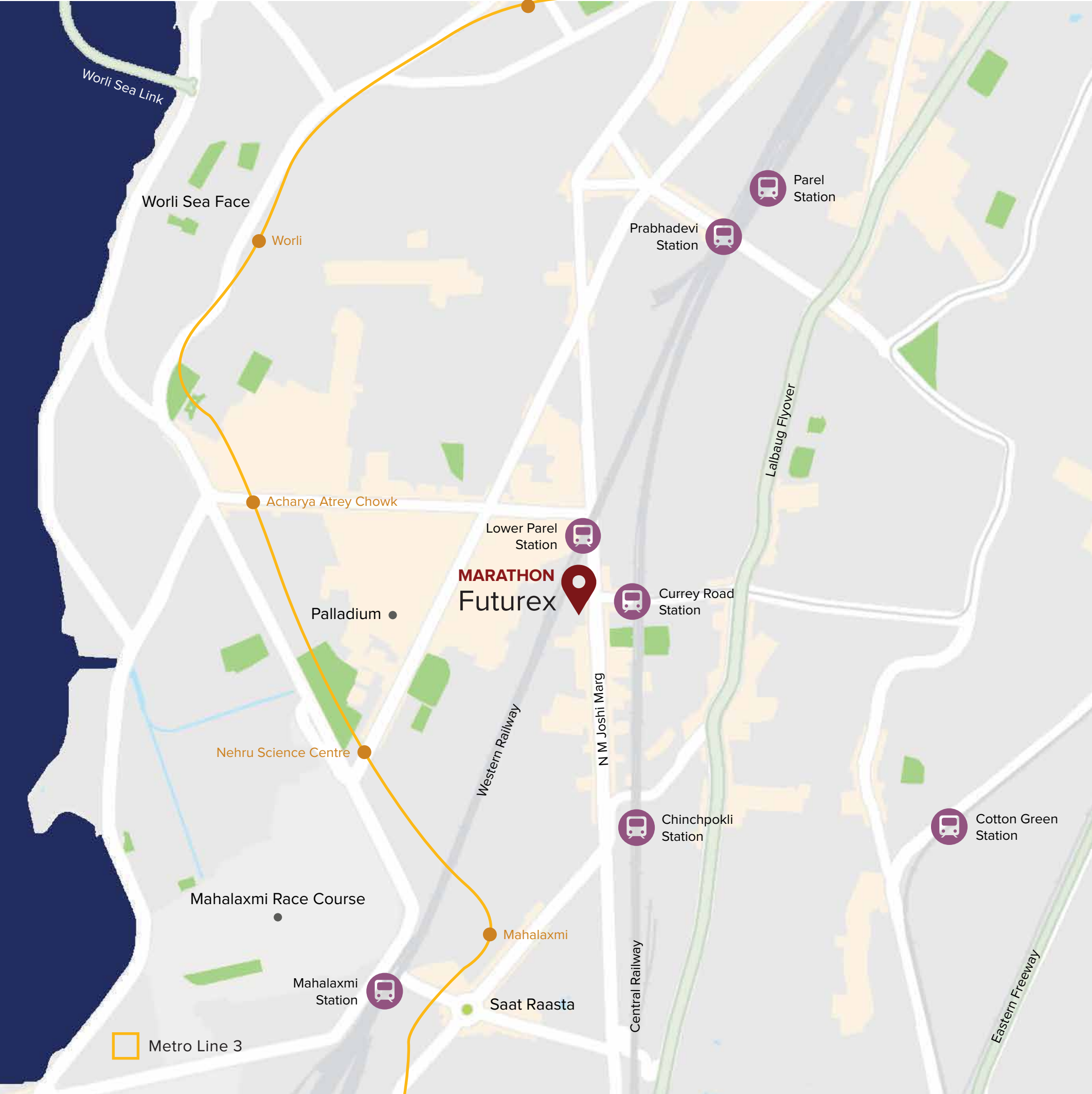


Upcoming 'Mahalaxmi' metro line 3 station just minutes away

Unmatched last mile connectivity



Proposed Monorail station is right outside



Worli Sea Link

Worli Sea Face

Worli

Acharya Atrey Chowk

Palladium

Nehru Science Centre

Mahalaxmi Race Course

Mahalaxmi Station

Mahalaxmi

Saat Raasta

**MARATHON**  
Futurex

Lower Parel Station

Prabhadevi Station

Parel Station

Currey Road Station

Chinchpokli Station

Cotton Green Station

Western Railway

N M Joshi Marg

Lalbaug Flyover

Central Railway

Eastern Freeway

Metro Line 3

# THE **FUTUREX** ADVANTAGE

## FLEXIBLE AND EFFICIENT OFFICE LAYOUTS

---

Futurex offers spaces ranging from 4500 sq.ft. to an enormous 2 mn+ sq.ft., with upto 55,000 sq.ft. on a single floor! Find the right fit for your business.

---

Large column-free spaces of upto 52 ft. allow for maximum utilisation per square foot. Your office at Futurex can be hyper-efficient while at the same time giving plenty of room and privacy for your employees to thrive.

---

Futurex can comfortably accommodate as many as 120 employees per 10,000 sq.ft. because of its large column spans. A single floor can accommodate upto 800 workstations.



Actual Photo



# LOWER YOUR OPERATIONAL COSTS

---

## Reduced energy costs

Futurex is Gold rated by IGBC for eco-friendly design and construction.

The cutting edge Variable Refrigerant Volume system for air-conditioning at Futurex results in major cost savings of upto 55%<sup>a</sup>, while ridding the external facade of typical outdoor units

Large double-glazed windows help keep interiors relatively cool and allow natural light to flood the space, reducing the need for artificial lighting and air-conditioning.

Extensive solar studies were conducted to identify the most heated parts of the building, and sky gardens and break off areas were introduced offset the heating.

<sup>a</sup>As per US Federal Government General Services Administration Report

## Advanced BMS controlled building

Futurex has an advanced Building Management System (BMS) which allows our security and facilities teams to monitor and control the entire building from the control centre. Cutting-edge air-conditioning, fire safety, electrical safety and lift safety systems have been deployed at Futurex.

## Dedicated facilities team and shared amenities

An in-house facilities team is in-charge of complete building management, and maintaining all common areas and amenities in superb condition. Plenty of dining options within Futurex and in the vicinity means you can cut down cafeteria costs as well.



Actual Photo



Actual Photo





Actual Photo

# ATTRACT AND RETAIN THE BEST TALENT

---

## **Incredible last mile connectivity**

Superb last mile connectivity with major transport networks means that commuting to your office from any part of the city is a breeze. At Futurex you will be able to attract the best talent from across the entire city.

## **A workplace that'll truly be appreciated**

Futurex boasts of supremely spacious and well-lit offices, with incredible views all around.

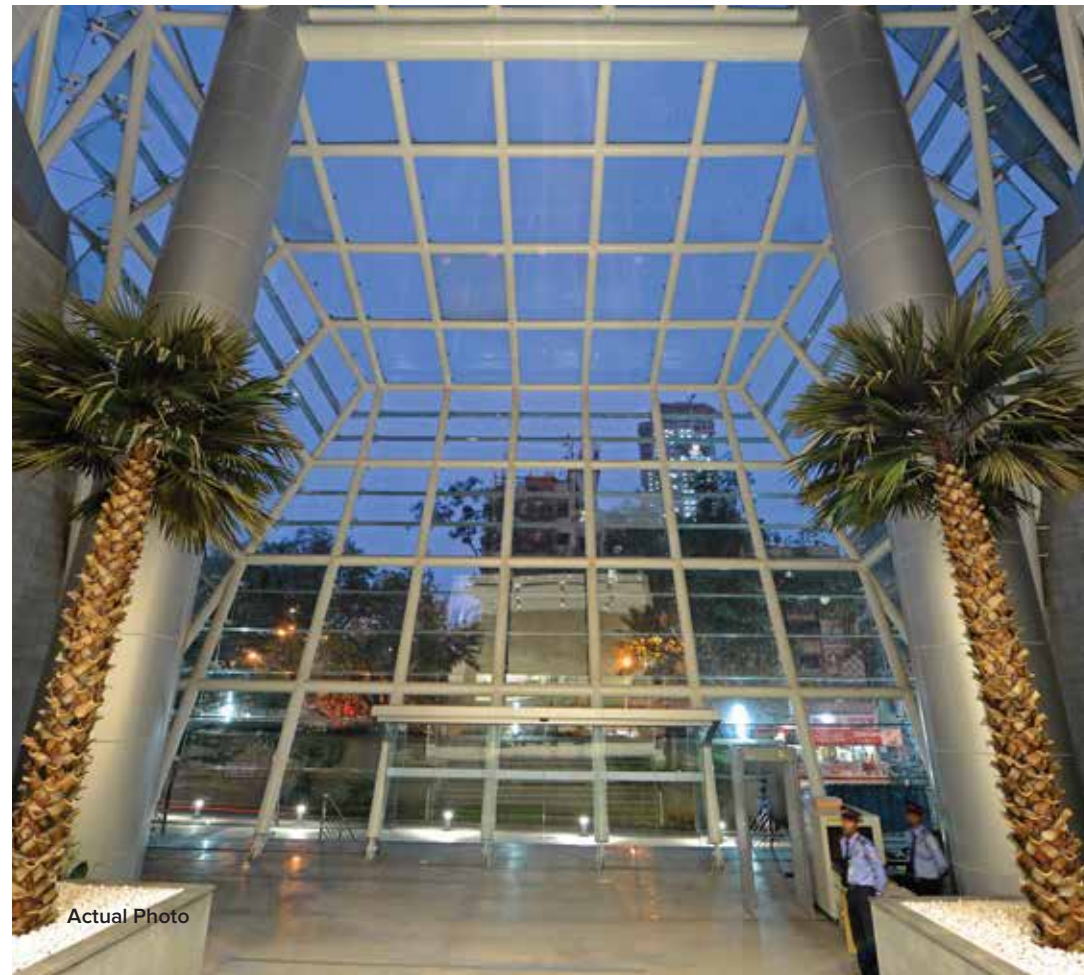
Massive windows along with a floor-to-ceiling height of more than 13.5 ft. ensures that there is plenty of natural light, and studies have shown that this helps improve moods and productivity tremendously.

Restaurant, cafe, ATM, and more - a plethora of amenities for the convenience of your employees.

Futurex has 15 sky gardens where your employees can take a stroll and enjoy their breaks.



Actual Photo



Actual Photo

# CREATE A GREAT FIRST IMPRESSION

---

## Stunning facade

Futurex's stunning glass facade stands out from miles away, and the building is already a major landmark in the area.

## Grand triple-height lobby

The way in to Futurex is the massive triple-height lobby with a glass box entrance. With resplendent marble flooring and the choicest of finishes, it's an excellent welcome sight even before your clients step into your office.

## Facilities for purpose

Futurex offers plenty of parking for two-wheelers and four-wheelers, and multiple banks of high-speed elevators.

# CUTTING EDGE CONSTRUCTION

---

PERI, MIVAN and STEN technology used in construction to maintain highest possible standards.

More than 1 mn sq. ft. of natural Italian marble has been used for paving of the floors commercial tower.

58,500 sq. mts. of double-glazed and laminated glass has been utilised. The benefits are its high-safety performance, excellent sound insulation, water-pressure resistance. It also prevents UV radiation and excess heat from sunlight - this helps keep the overall temperature in the tower lower.



TO BUILD THE BEST,  
WE PARTNERED WITH THE BEST.

---



Principal Architect  
**ADA**

**HBO+EMTB**

Interiors Consultant  
**HBO + EMTB, Australia**



Landscape Consultant  
**Site Concepts International PTE, Singapore**



Facade Consultant  
**MFT, Australia**



Green Building Consultant  
**Ernst & Young**

# SEAMLESS TRANSACTION AND SUPPORT

With Marathon, rest assured you're in great hands - we are absolutely transparent with our pricing and paperwork, you will have a dedicated account manager, and we strive to offer you a hassle-free sale or lease process. We also provide a rent-free fit-out period and the convenience of single invoicing for lease maintenance and tax.

Join the likes of Fortune 500 companies, leading banks and large PSUs at Futurex.



L'ORÉAL®

DIAGEO





We have a rich history of innovation, quality and transparency.

MORE THAN

**50 YEARS**

OF REAL ESTATE EXPERIENCE

MORE THAN

**80 PROJECTS**

COMPLETED

**2 MILLION SQ. FT.**

OF BUSINESS SPACES UNDER DEVELOPMENT

**18 MILLION SQ. FT.**

OF LAND UNDER DEVELOPMENT

OVER

**15,000 HOMES**

TO BE DELIVERED IN NEXT 5 YEARS

PLANNING OF OVER

**100,000 HOMES**

UNDERWAY

# ONGOING PROJECTS

We are currently building several townships in the fastest growing neighborhoods, affordable housing projects, ultra-luxury skyscrapers, small offices and large business centers, with projects spread across the Mumbai Metropolitan Region (MMR).



**Monte South**, Byculla



**Monte Carlo**, Mulund (W)



**Emblem**, Mulund (W)



**Nexzone**, Panvel



**Nexworld**, Dombivali (E)



**Nextown**, Kalyan-Shill Road



**Eminence**, Mulund (W)



**Nagari-NX**, Badlapur (E)



**Icon**, Lower Parel



Disclaimer:

The specifications, images and other details herein are only indicative and the Developer reserves the right to change any or all of these in the interest of the development. This printed material does not constitute an offer and/or contract of any type between the Developer and the recipient. Any purchase / Lessee of this development shall be governed by the terms and conditions of the agreement for sale/lease entered into between the parties and no details mentioned in this material shall in any way govern such transactions.

Project funded by Kotak Mahindra Investments Ltd and STCI Finance Ltd.



**Site and Sales Office:** Marathon Futurex, Mafatlal Mills Compound, N M Joshi Marg, Lower Parel, Mumbai - 400 013

**Tel:** 76 71 900 900 • **Website:** [www.marathon.in/futurex](http://www.marathon.in/futurex) • **Email:** [sales@marathonrealty.com](mailto:sales@marathonrealty.com)