

Q22
BUSINESS PARK

THE JEWEL OF WAGLE

It will illuminate
your future.

Welcome to O22 Business Park, where all your office dreams come true. Discover a remarkable office destination meticulously crafted to cater to your every corporate requirement. O22 is not just a workplace, it's a haven of convenience and comfort.

Located in the central suburbs of Thane Wagle Estate, O22 offers seamless accessibility and a delightful commute. O22 boasts a fully grown infrastructure designed to elevate productivity and inspire greatness.

Q22

BUSINESS PARK



AMENITIES DESIGNED FOR A HEALTHY WORKING ENVIRONMENT



13 High Speed
Elevators



2 Elevators For
Directors



8 Elevators For
General Public



1 Elevator For
Service



2 Elevators For
**Rooftop
Restaurant**



“ALL” Surface
Car Parking



100%
Power Backup



Electric Car
Charging Station



Separate Eating
Space For Staff



Double Height
Entrance Lobby



Cafeteria



Fresh Air
HVAC system



Podium & Roof
Top Restaurant



Firefighting
System



Double Glazed
Facade



24x7 Security with
CCTV Surveillance



CAFETERIA

Because good food
equals good mood.

A REMARK-
ABLE
ENTRANCE
LOBBY
EACH TIME
YOU ARRIVE

A magnified entrance lobby to welcome you. Its grand, huge, stylish and crafted to meet all your expectations.





Q22
BUSINESS PARK

Q22
LOBBY DROP OFF



SEPARATE LIFT & LOBBY FOR DIRECTORS

With personalized attention and a private lift exclusively for directors, we ensure that your time is valued and respected. Experience the privilege of seamless vertical transit, where each ride reflects your leadership.





Artistic Impression

THE BEST CORPORATE LOCATION

Say goodbye to traffic woes with easy connectivity to the eastern express highway and LBS Road. Our location acts as a magnet for top-tier talent, attracting professionals from various industries.

O22 Business Park offers a workplace that is simply commutable, comfortable and sited at the center of the Thane and Mumbai City.



ACCESS CONVENIENCE



Walkable
Commute



Transportation



Proposed
Metro



Bus Stop



Railway
Station



Hotels



Hospitals



Banks

ACCESS CONVENIENCE

Connectivity

- Proposed T.H.N. Metro Stn. 5 min
- Mulund Check Naka 5 min
- Eastern Express Highway 7 min
- Proposed Kopri Railway Stn. .. 7 min
- Thane & Mulund Railway Stn. . 15 min
- Ghodbunder Road 15 min
- Mumbai International Airport 45 min
- Mumbai Domestic Airport 50 min

ACCESS CONVENIENCE

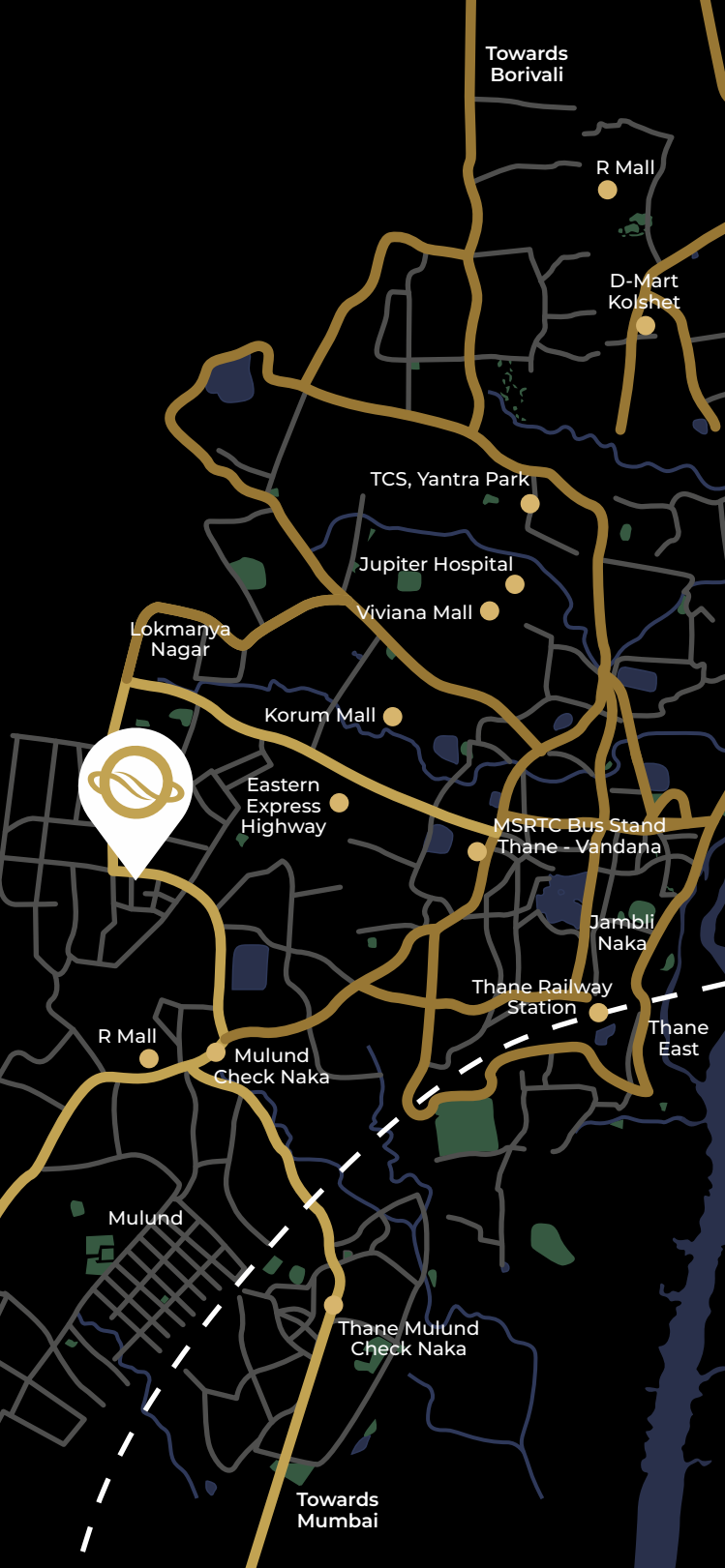
Shopping & Entertainment

- Eternity Mall 5 min
- R Mall, Mulund 7 min
- Korum Mall 8 min
- Viviana Mall 10 min
- Wonder Mall 15 min
- High Street Mall 17 min
- Big Bazaar 18 min
- Cinemax Wonder Mall 20 min

ACCESS CONVENIENCE

Wine & Dine

- Mitron 2 min
- Satkar Grande 4 min
- NXT-LVL 4 min
- Spotlight Skydeck 4 min
- Food Triangle 8 min
- Fusion Dhaba 6 min
- Tip Top Plaza 10 min
- Coffee By Di Bella 8 min
- Starbucks 10 min



Towards
Borivali

R Mall

D-Mart
Kolshet

TCS, Yantra Park

Jupiter Hospital

Viviana Mall

Lokmanya
Nagar

Korum Mall

Eastern
Express
Highway

MSRTC Bus Stand
Thane - Vandana

Jambli
Naka

Thane Railway
Station

Thane
East

R Mall

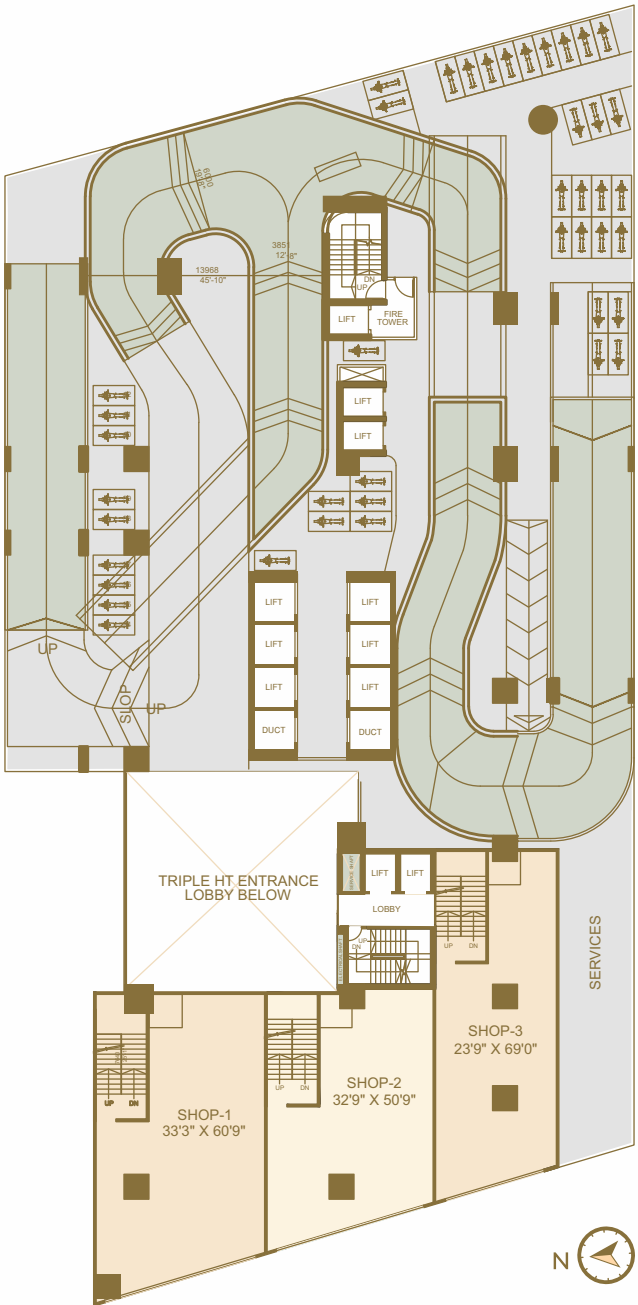
Mulund
Check Naka

Mulund

Thane Mulund
Check Naka

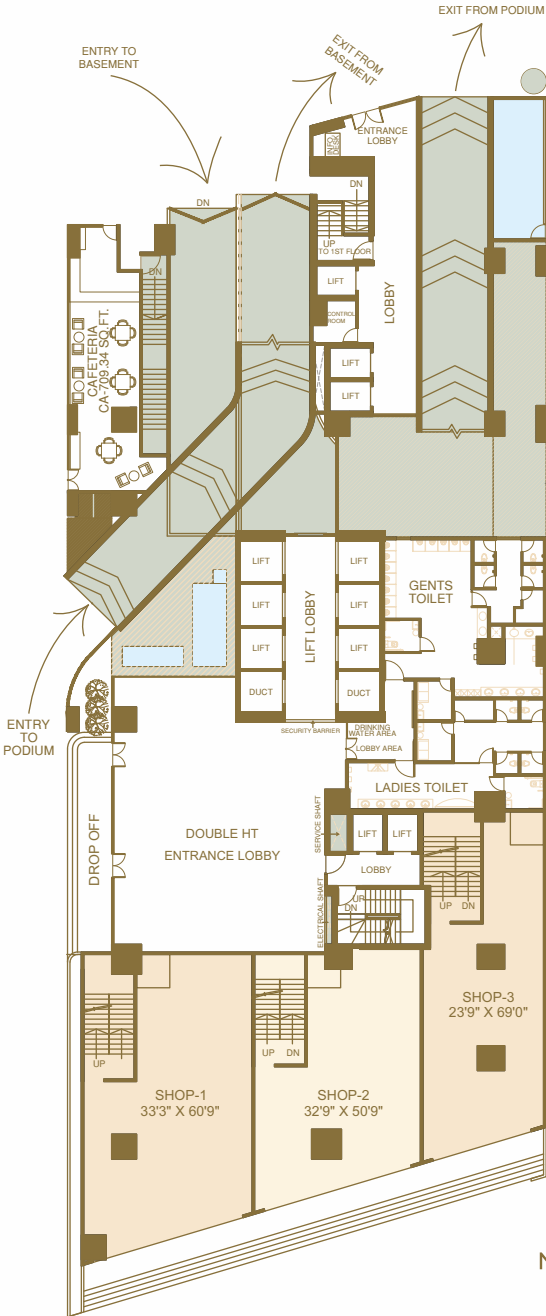
Towards
Mumbai

1ST PODIUM FLOOR PLAN



SHOP NO.	1	2	3	TOTAL
CA SQ.FT.	1601.14	1299.64	1304.27	4205.05

GROUND FLOOR PLAN



SHOP NO.	1	2	3	TOTAL
CA SQ.FT.	1869.92	1543.34	1550.98	4964.24

1ST OFFICE AND IT SS LEVEL PLAN

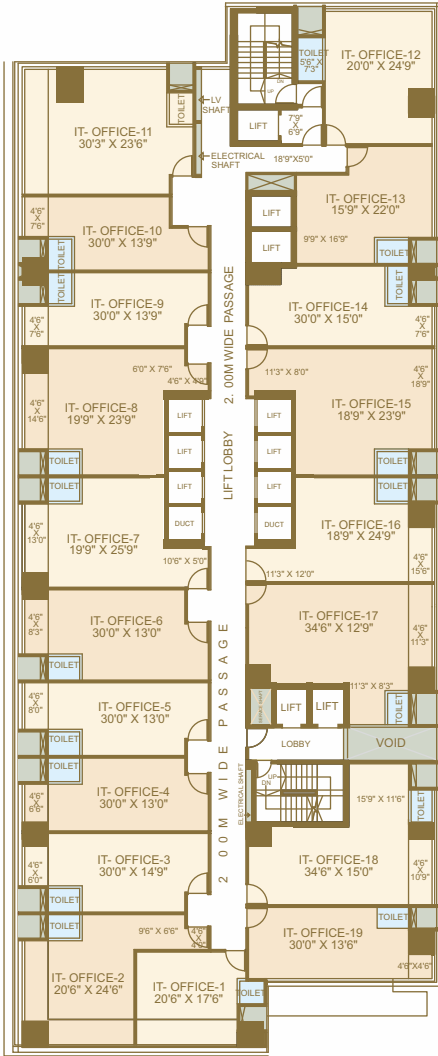


OFFICE NO.	1,2,3,4,5,18 & 19 (RESTAURANT)	6	7	8	9	10	11
RERA SQ.FT.	3010.04	367.26	558.54	533.67	398.05	364.68	567.69
USABLE SQ.FT.	3856.3	430.97	665.52	632.16	457.68	424.31	746.80

OFFICE NO.	12	13	14	15	16	17	TOTAL
RERA SQ.FT.	360.8	413.22	450.68	536.15	513.33	479.96	8554.07
USABLE SQ.FT.	615.58	526.66	510.31	659.39	617.41	561.44	10704.53

TYPICAL FLOOR PLAN

3RD TO 5TH, 7TH TO 9TH, 11TH TO 13TH,
15TH & 17TH, 19TH TO 21TH, 23RD TO 25TH
& 27TH FLOOR PLAN



OFFICE NO.	1	2	3	4	5	6	7	8	9	10
RERA SQ.FT.	227.92	404.94	429.48	382.66	375.87	467.26	558.54	533.67	398.05	364.68
USABLE SQ.FT.	401.27	597.18	481.57	437.00	438.39	430.97	665.52	632.16	457.68	424.31
OFFICE NO.	11	12	13	14	15	16	17	18	19	TOTAL
RERA SQ.FT.	567.69	360.8	413.22	450.68	536.15	513.33	479.96	556.92	271.89	8243.71
USABLE SQ.FT.	746.80	615.58	526.66	510.31	659.39	617.42	561.44	667.79	483.61	10355.05

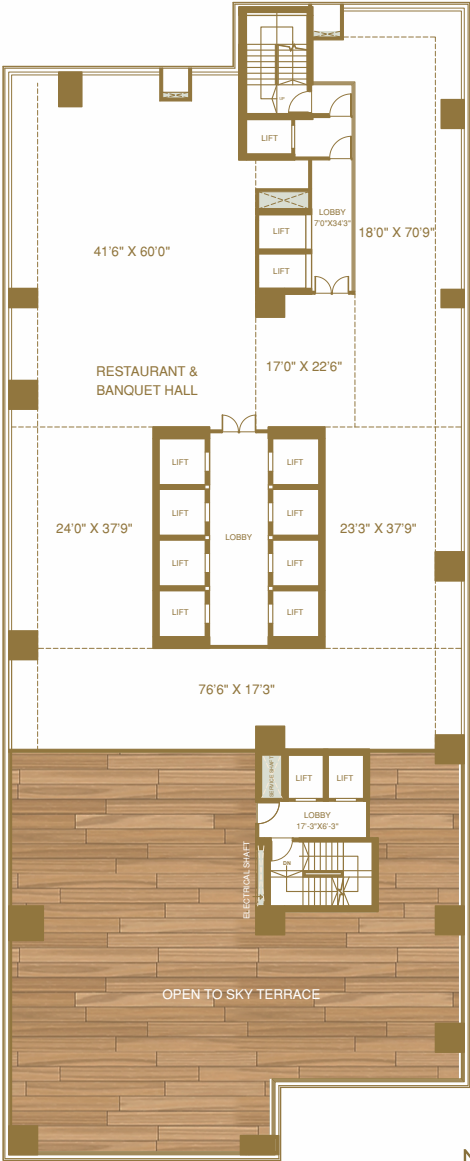
REFUGE FLOOR PLAN

2ND, 6TH, 10TH, 14TH, 18TH, 22ND & 26TH



OFFICE NO.	1	2	3	4	5	6	7	8	9	10
RERA SQ.FT.	227.92	404.94	429.83	382.66	375.87	467.26	558.54	533.67	398.05	364.68
USABLE SQ.FT.	401.27	597.18	481.57	437.00	438.39	430.97	665.52	632.16	457.68	424.31
OFFICE NO.	11	REFUG E	PANTR Y	12	13	14	15	16	17	TOTAL
RERA SQ.FT.	567.69		134.55	729.36	536.15	513.33	479.96	556.92	271.89	7882.92
USABLE SQ.FT.	746.80		183.74	850.66	659.39	617.41	561.44	667.79	483.61	9736.89

28TH FLOOR TERRACE WITH RESTAURANT PLAN



15TH TERRACE WITH RESTAURANT FLOOR		
FLOOR	CARPET (SQ.FT.)	USABLE (SQ.FT.)
RESTAURANT	6170.57	7672.56

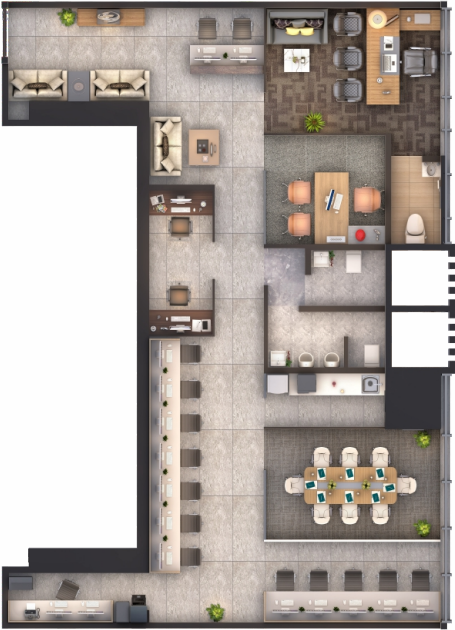
SMALL OFFICE

(IT - OFFICE-10)



2 OFFICES COMBINED

(IT - OFFICE - 15 & 16)



4 OFFICES COMBINED

(IT - OFFICE - 3,4,5 & 6)



Project by



PARMAR GROUP

Architect

Alpine Architects

MEP Consultant

Envirocon Consultants

RCC Consultant

Ajay Mahale

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 conversation ratio of 1sq.mt. = 10.764 sq.ft. and 1 meter = 3.28 ft. This project has been registered under MahaRERA Registration.



8874 022 022



Site Address:

O22 Business Park, B36,
Road No. 22, Next to SBI Bank,
Wagle Estate, Thane (W)
400 604.



Office Address:

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



sales@o22.com



www.o22.com

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