

**Office Space
For Rent**



CBD

BUSINESS CENTRE

**41, Janadhipathi Mawatha,
Fort, Colombo 1**

Brand New Commercial building for Rent in the heart of Colombo's business district.

Consisting of 54,400 Sq.Ft of rentable office space spread over 11 floors.

Building Access from Hospital Street & Janadhipathi Mawatha.

Ready for Occupation now!

Contact: Sales (077) 774 0880 | Chamara (077) 999 3288 | Email: fm@cbd.lk

Opportunity: Cargo Boat Development Company PLC (CBD) is on the lookout for potential tenants to rent office space at their brand new Business Centre in Fort, Colombo 1.

The company: CBD specialises in property development and property rentals and has been operating in the industry for more than 40 years. It is an associate company of the Renuka Hotels Group and is led by several of the same executive directors.

Renovation project: The company has undertaken a full renovation in 2020 in order to give their existing office building a fresh look make it more efficient with modern facilities so that an improved offering can be provided to tenants.

Location: The CBD Business Centre is centrally located at 41, Janadhipathi Mawatha, Fort, Colombo 1. The building has access from both Hospital Street and Janadhipathi Mawatha. It is walking distance to WTC, with close Proximity to a vast number of prominent commercial and state enterprises, major roads, public transport, restaurants, banks and other conveniences.

Rentable floors: The building consists of 11 floors with a total of 54,400 Sq.Ft available as state-of-the-art rentable office space. Each floor is roughly 5,000 Sq.Ft.

The consultants: The renovation was conducted by C1 contractor Sanken Construction (Pvt) Ltd and the design was done by a dedicated team of consultants at Avant Garde Urban Design Partnership.

Car parks: Total 36, (12 in Basement Car Park & 24 in Ground Floor Car Park).



BUILDING DETAILS

Building: Office Complex

Address: No 41, Janadhipathi Mawatha,
Colombo 01

Land Extent: 28.56 perches

Total Rentable Area: 54,400 Sq.Ft

Number of Floors:
Basement +Ground Floor + 10 Levels

Facility/Function:
Basement: Car Park
Ground Floor: Main Lobby, Office Space &
Car Park
Level 1-10: Office Space

Total Number of Parking Slots: 36
12 in Basement & 24 in Ground Floor Car
Park

RENTABLE OFFICE SPACE

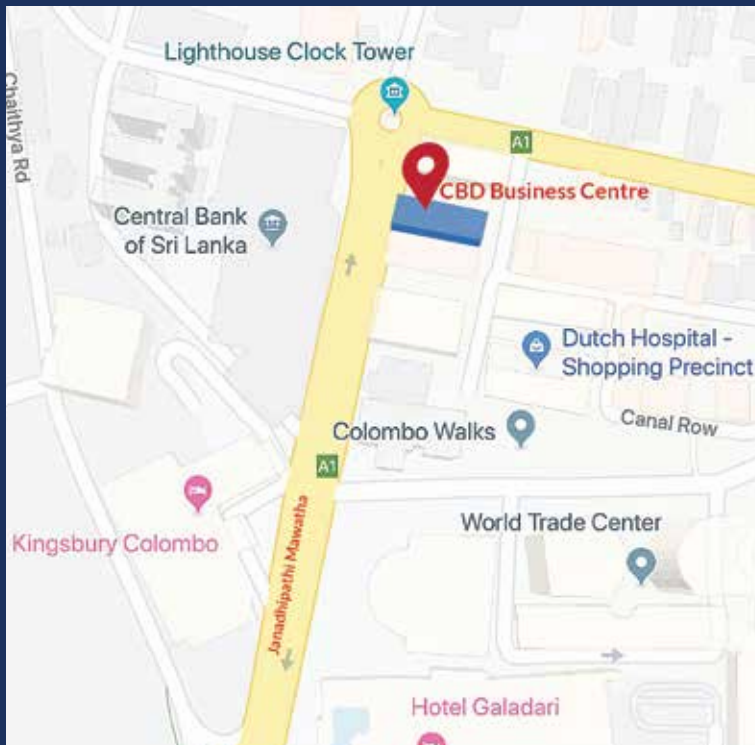
Level	Total Area	Office Type- A	Office Type- B	Rent per Sq.Ft
Ground Floor	3,720 Sq.Ft	-	-	Rs. 270 + taxes
First Floor	4,840 Sq.Ft	2,300 Sq.Ft	2,540 Sq.Ft	Rs. 290 + taxes
2nd to 9th Floor	5,740 Sq.Ft	2,800 Sq.Ft	2,940 Sq.Ft	Rs. 290 + taxes
Total	54,400 Sq.Ft	-	-	-

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FEATURES AND FACILITIES AVAILABLE

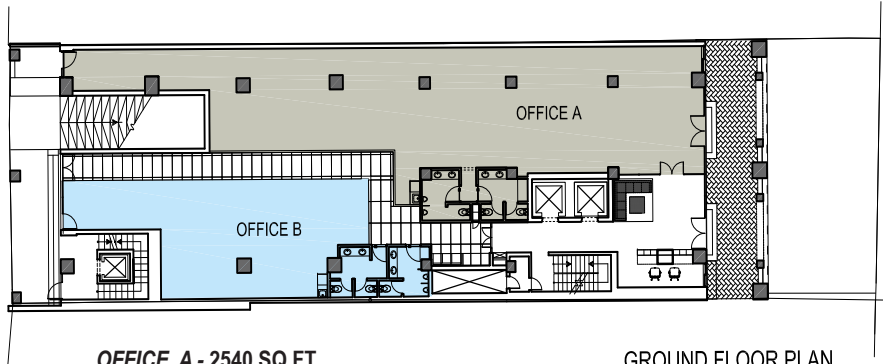
- ▼ Building access from both Janadhipathi Mawatha and Hospital Street.
- ▼ Entrance lobby with reception at ground floor level.
- ▼ Two passenger elevators and one service elevator, newly installed.
- ▼ All-new 100% backup generator.
- ▼ State of the art energy efficient central air conditioning system.
- ▼ New and improved LED energy saving lighting system.
- ▼ Separate electricity, water and BTU meters for each office.
- ▼ Each office floor can be subdivided into two office spaces.
- ▼ Each half floor contains 3 newly built sanitary facilities (gents, ladies and executive toilets) and a pantry area.
- ▼ Brand-new electrical and plumbing system.
- ▼ Fire detection and protection system.
- ▼ CCTV security system in the lobby and car park.
- ▼ On site building management service.
- ▼ 24 hour security.
- ▼ Glazed windows to provide ample daylight.
- ▼ Panoramic views of Colombo city, Colombo port city, Colombo harbour and ocean.
- ▼ SLT Fibre Internet connection on each floor

41, JANADHIPATHI MAWATHA, FORT, COLOMBO 1



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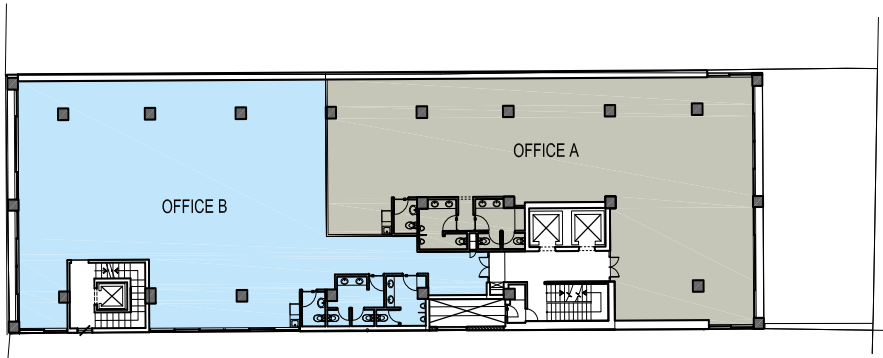
HOSPITAL STREET



OFFICE A - 2540 SQ.FT
 OFFICE B - 1180 SQ.FT

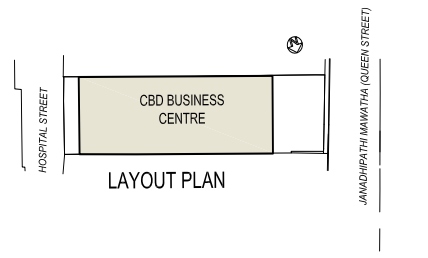
GROUND FLOOR PLAN

JANADHIPATHI MAWATHA (QUEEN STREET)



OFFICE A - 2800 SQ.FT
 OFFICE B - 2940 SQ.FT

2ND TO 9TH FLOOR PLAN



LAYOUT PLAN

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