

AIQUBE

SMART WORKSPACES

Your Own Office Space

Transaction Management Partner

Reimagining Enterprise Office Solutions Across India

9

Cities

5mn+

Sq.ft. Transacted

70+

Enterprise Clients

OUR VALUES

D · R · I · V · E

D

DRIVEN

We pursue excellence relentlessly in every transaction and client engagement.

R

RESILIENT

Built to adapt, navigate complexity, and deliver results through any challenge.

I

INCLUSIVE

Diverse perspectives, one shared mission — to find the right space for every client.

V

VISIONARY

We look beyond the immediate deal to unlock long-term real estate value.

E

ENTREPRENEURIAL

We think like owners, act decisively, and build lasting partnerships.

AIQUBE.WORK EDGE

Reimagining Office Spaces Across India



Transaction Management

Accelerate Growth

Channel essential resources toward business development rather than real estate complexity.



100% Compliant

Facilitate Efficiency

Grade A, fully-compliant offices in campuses built by institutionally backed developers.



Flexible Leases

Adapt Seamlessly

Shorter notices, flexible terms & offices that evolve with changing business needs.



Pan India Operations

Expand Efficiently

National vendor network enabling large projects at optimal costs and timelines.



Tech-Led Spaces

Technology Enabled

Smart offices with workforce & visitor management driving optimal utilisation.

SERVICES OFFERED

Comprehensive Office Transaction Solutions for Enterprise India

TENANT REPRESENTATION

Aligning Real Estate with Business Strategy

Our tenant representation experts align real estate needs with business strategy, financial goals and operational objectives. We look beyond the immediate transaction to find a big-picture solution — making real estate an asset that attracts top talent, promotes creativity, and supports the company mission.

- Occupier Advisory
- Portfolio Strategy
- Acquisitions & Dispositions
- Lease Renewals & Rent Reviews
- Lease Restructuring & Surrenders
- Transaction & Negotiation Planning

"Greater experience means more informed, creative solutions."



5 MSF

Real Estate Transactions



50+

GCC & MNC Brands Served in India



100+

Developer Relationships



Expert

Transaction Mgmt Professionals

LANDLORD REPRESENTATION

Maximising Asset Value & Occupancy

We represent developers and asset owners — positioning, marketing and leasing commercial assets to covenant-strength occupiers. We mobilise our occupier demand network to cut void periods and protect long-term value.

- Asset Positioning & Pricing Strategy
- Go-to-Market & Leasing Campaigns
- Tenant Sourcing & Demand Generation
- Lease Negotiation & Closure
- Occupier Covenant & Due Diligence
- Lease-Up & Portfolio Leasing Programmes

"The right tenant mix protects long-term asset value."



70+

Enterprise Occupiers in Network



100+

Developer & Landlord Relationships



5 MSF

Real Estate Transacted



9+

Cities of On-Ground Coverage

HOW WE WORK

A Proven 5-Step Process — From Brief to Keys in Hand

01

Discovery & Brief

Deep-dive into your business goals, headcount, timeline, budget, and preferred micro-markets.

02

Market Intelligence

We scan Grade A inventory, off-market options, and upcoming supply across target cities.

03

Shortlisting & Tours

Curated shortlist of best-fit spaces with site visits, floor plans, and fit-out assessments.

04

Negotiation & Term Sheet

Leverage our developer relationships to secure the best rent, TI, and lease flexibility for you.

05

Closure & Handover

End-to-end support through lease execution, fit-out coordination, and smooth occupation.

PAN-INDIA CITY FOOTPRINT

Deep local expertise across India's key commercial markets

Deep local expertise across India's key commercial markets, backed by 100+ developer relationships and a national execution network.



Delhi NCR

HQ Market — DLF, Emaar, TATA Realty



Mumbai

BKC, Powai, Thane — Tier 1 Demand



Bengaluru

GCC Capital — Whitefield, Outer Ring Rd



Hyderabad

HITEC City, Gachibowli — Fast Growth



Pune

Hinjewadi, Baner — IT & GCC Hub



Chennai

OMR, Sholinganallur — Manufacturing + IT



Kolkata

Salt Lake, New Town — Emerging Market



Ahmedabad

SBD, GIFT City — BFSI & Startups

9 Cities

5mn+ Sq.ft.

100+ Developers

EMERGING TIER 2 MARKETS

Capturing India's Next Wave of Enterprise Office Demand

India's Tier 2 cities are rapidly emerging as cost-efficient, talent-rich alternatives for enterprise expansion and GCC setups. AIQUBE brings the same institutional rigour to these fast-growing markets.

Coimbatore Manufacturing & IT Emerging GCC hub with strong engineering talent pool and Grade A supply.	Ahmedabad BFSI & Startups GIFT City & SBD driving Grade A demand; strong BFSI, fintech and startup activity.	Jaipur BFSI & Tech SITC & Mahindra World City as anchor zones; growing startup ecosystem.
Chandigarh IT & Shared Services North India's emerging services hub with skilled talent and low attrition.	Nagpur Logistics & BFSI Central India logistics gateway; MIHAN SEZ driving enterprise interest.	Indore IT & Manufacturing MP's fastest growing IT corridor; competitive rentals & improving infra.

Cost Savings of 30–50% vs Metro Markets | Faster Lease Cycles | Deep Developer Network in Every Market

MANAGED OFFICES

Plug-and-Play Enterprise Workspaces — Ready When You Are

For enterprises that need speed-to-market, operational flexibility, or a satellite presence, our Managed Office solutions deliver fully-fitted, branded workspaces with zero capital outlay. We source, negotiate, and manage — you simply move in.



Zero Capex Setup

Move into a ready office with furniture, tech & branding included.



Flexible Tenures

From 12-month pilots to multi-year enterprise contracts.



Operator-Neutral

We work across all major operators — no bias, only best fit.



Cost Transparent

All-inclusive pricing with no hidden escalations or surprises.

WHAT'S INCLUDED

- Fully furnished & tech-enabled workstations
- High-speed internet & IT infrastructure
- 24x7 security & access management
- Meeting rooms & collaboration zones
- Reception, cafeteria & concierge services
- Custom branding & fit-out as per identity
- Scalable seat count — expand as you grow
- Pan-India presence across 9 cities

Ideal for: GCC Setups | Sales Offices | Remote Teams | Business Continuity Sites | Pilot Projects

OUR CLIENTELE

Expectations Designed and Delivered

Trusted by India's most reputed enterprises, MNCs, GCCs & Fortune 500 companies across 9 cities

VERINT.

Cybersecurity & Analytics

BDO

Audit & Consulting

//CARIOt
INTERNET OF THINGS

IoT Platform

Cognyte

Security Intelligence

INDIQUBE
GROW YOUR BUSINESS

Managed Workspaces

dentsu
AEGIS network

Global Advertising

GAZPROM

Energy & Gas

redseer
Strategy Consultants

Strategy Consulting

YANMAR

Industrial Engineering

THE WEEK

Media & Publishing

DAIKIN

HVAC Solutions

ELP

Legal Services

SIG Combibloc

Sustainable Packaging

carzonrent
WE TAKE YOU PLACES

Mobility Services

G4S

Security Services

RELIGARE
Values that bind

Financial Services

sarens
group

Heavy Lifting

HATCH

Engineering

DLI DISTRIBUTION LOGISTICS
INFRASTRUCTURE

Distribution Logistics

Admitad
a Mitgo company

Affiliate Marketing

lightstorm

Entertainment

abacus

Technology Solutions

ReLIANCE Capital
Anil Dhirubhai Ambani Group

Financial Services

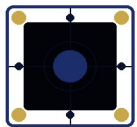
Aon

Risk & Insurance

9 Cities

5mn+ Sq.ft. Transacted

70+ Enterprise Clients



AIQUBE

SMART WORKSPACES

Find Your Perfect

Office Space Across India

AIQUBE.WORK is India's trusted Transaction Management partner for enterprise occupiers. We handle every dimension of your real estate decision — so your leadership can stay focused on growth.

9

Cities

5mn+

Sq. Ft.

70+

Clients

CONNECT WITH US



Kamal Khurana

Director — Leasing & Alliances

25+ years experience

5mn+ sq.ft. transacted | 70+ enterprise mandates



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