



# ATRIUM PLACE



**DLF**  
OFFICES

Hines





THE NEW ADDRESS  
OF SUCCESS.



# Strategically located. Exceptionally designed.

Located in the heart of Gurugram's bustling commercial district, Atrium Place offers seamless connectivity to the national capital region.

Spanning over 12 acres, Atrium Place houses four office towers connected with a 25m high all-weather atrium that offers a unique mix of retail and amenities.

Beyond an office

Excellent connectivity

Flexible office configurations

Multi-level retail

Activated outdoors

LEED Platinum



Artistic Impression

View Of Atrium Ground Floor



CENTRALLY LOCATED.  
GLOBALLY CONNECTED.









→ Location map

→ Area map

→ Site map

# Connect to the city's best

Nestled within an existing hub of hospitality, leisure and entertainment, Atrium Place offers everything a business could desire.

## The neighborhood

A walk to the metro

Fortune 500 headquarters

Premium residences

Ample F&B offerings

Luxury hotels





- Location map
- Area map
- **Site map**

# A foundation for the future

Atrium Place is meticulously designed with strategic access points and thoughtful amenities to enhance the daily experience for tenants and visitors alike.





# BLUEPRINT OF INNOVATION.





# Ground floor: The foundation of excellence

## Efficient Access

- Multiple entry and exit points
- Dedicated tower drop-offs
- Double-height lobbies
- A grand arrival experience

## Pedestrian Friendly

- Walkable pathways
- Shaded areas
- Vehicular-free space
- Pleasant and secure environment for everyone





# First floor: Where work meets lifestyle

## Flexible Pods

The first floor features 'Pods'—modular workspaces designed for maximum creativity and collaboration.

## Retail & Amenities

A vibrant mix of retail options and essential amenities surrounds the Pods, offering everything from gourmet dining to leisure spaces,





# Typical floor: Unmatched flexibility

## Optimal Leasing Depth

- Virtually column-free floor plates with a leasing depth of 12-14m.

## Central Service Core

- For higher layout flexibility and efficient circulation.

## 3m Clear Ceiling

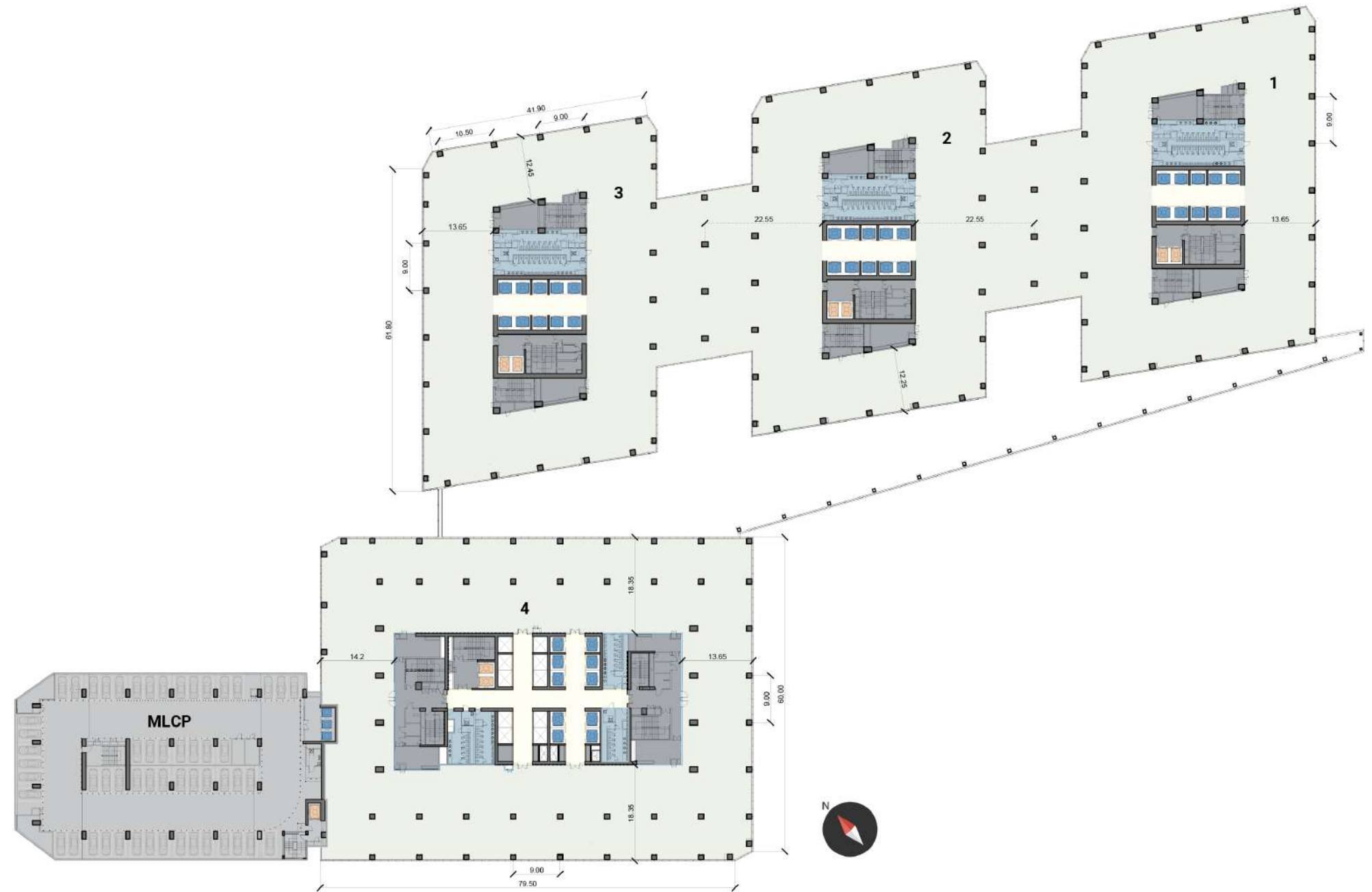
- Fostering an open, airy, well-lit work environment.

## Full Perimeter High-efficiency Facade

- High-performance energy efficient facade with enhanced daylight, superior noise and heat insulation.

## Contiguous Floor Plate

- Allows for both vertical & horizontal expansion.

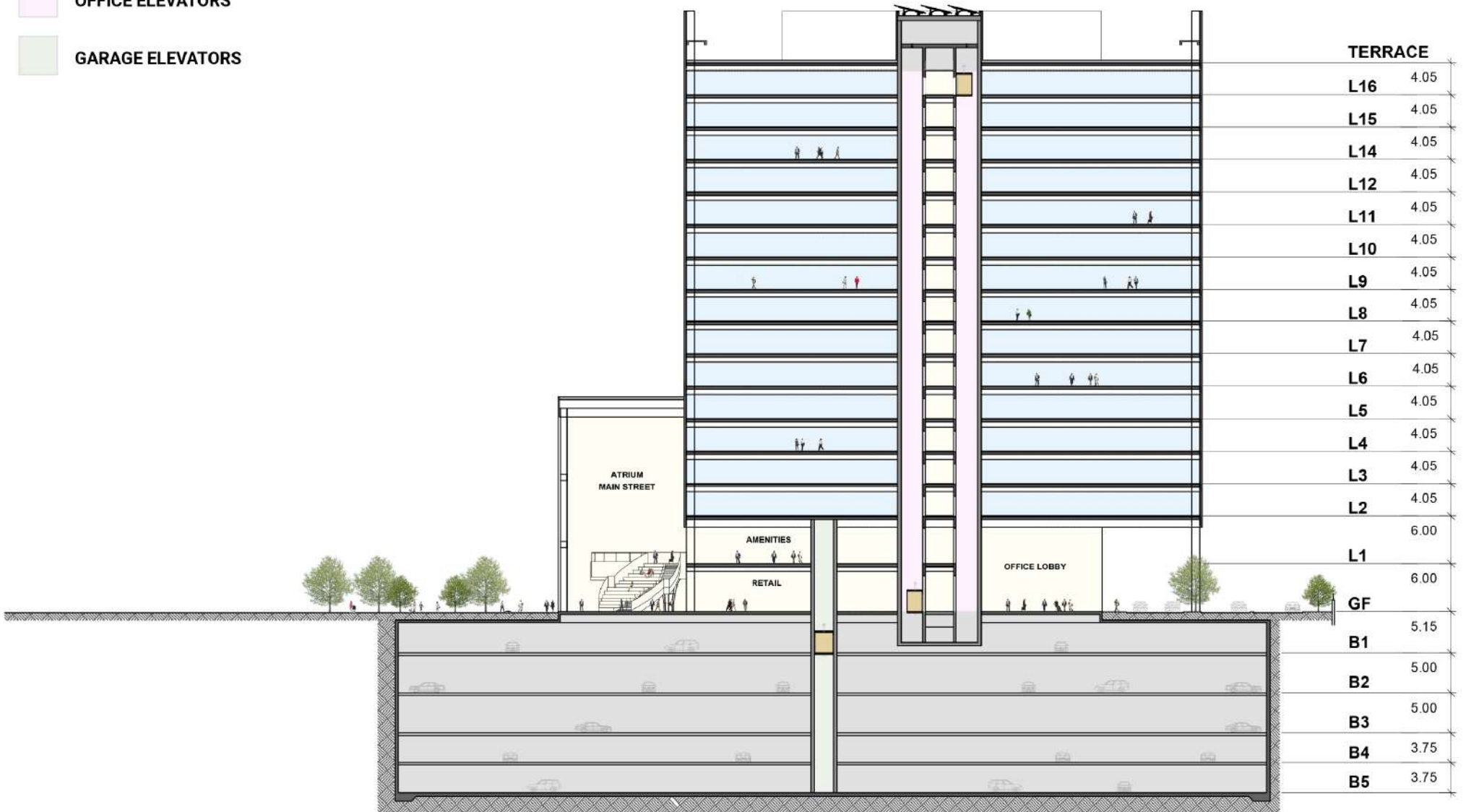




# Stacking plan

- Typical
- Towers 1, 2, 3
- Tower 4 & MLCP

OFFICE ELEVATORS  
GARAGE ELEVATORS



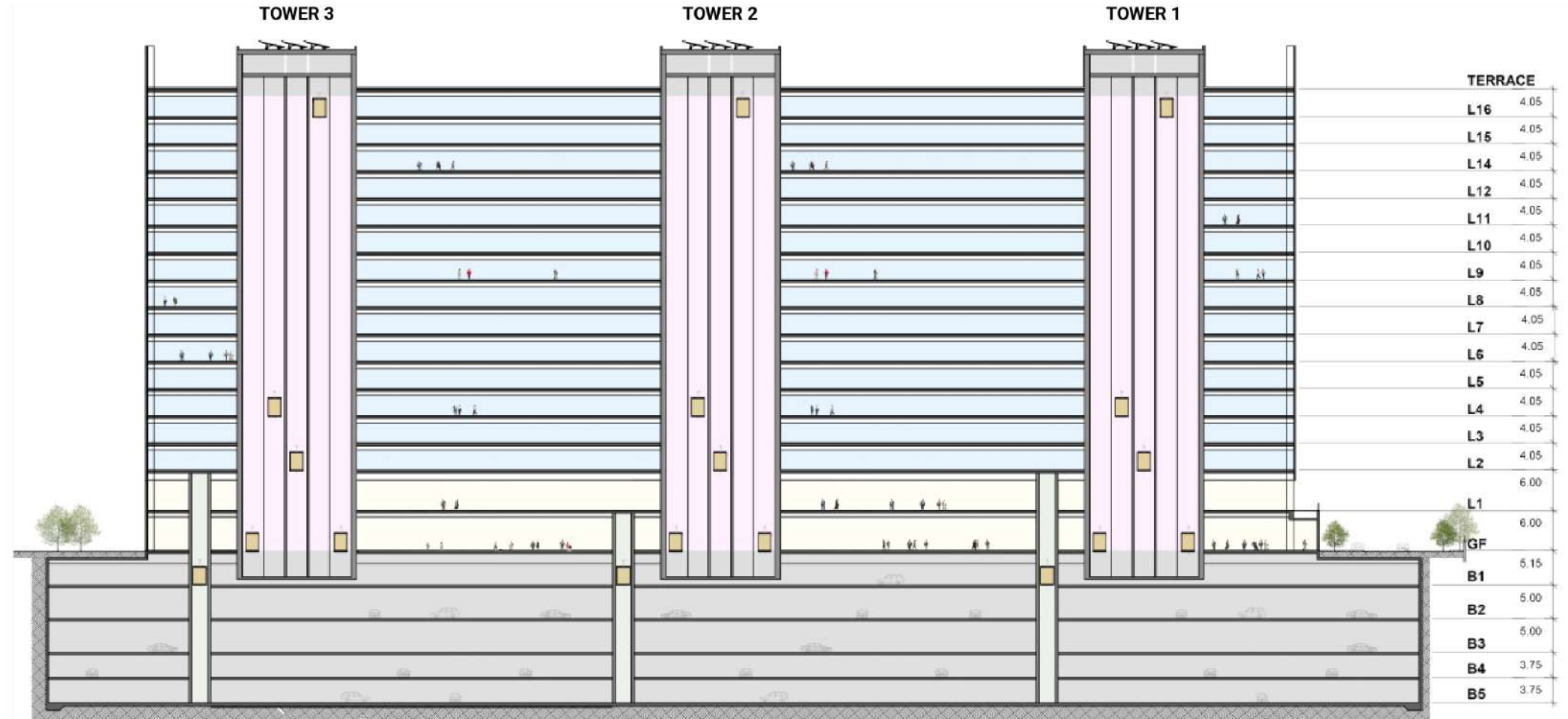
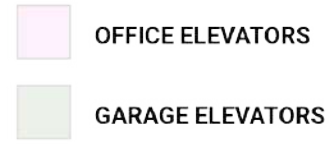


# Stacking plan

→ Typical

→ **Towers 1, 2, 3**

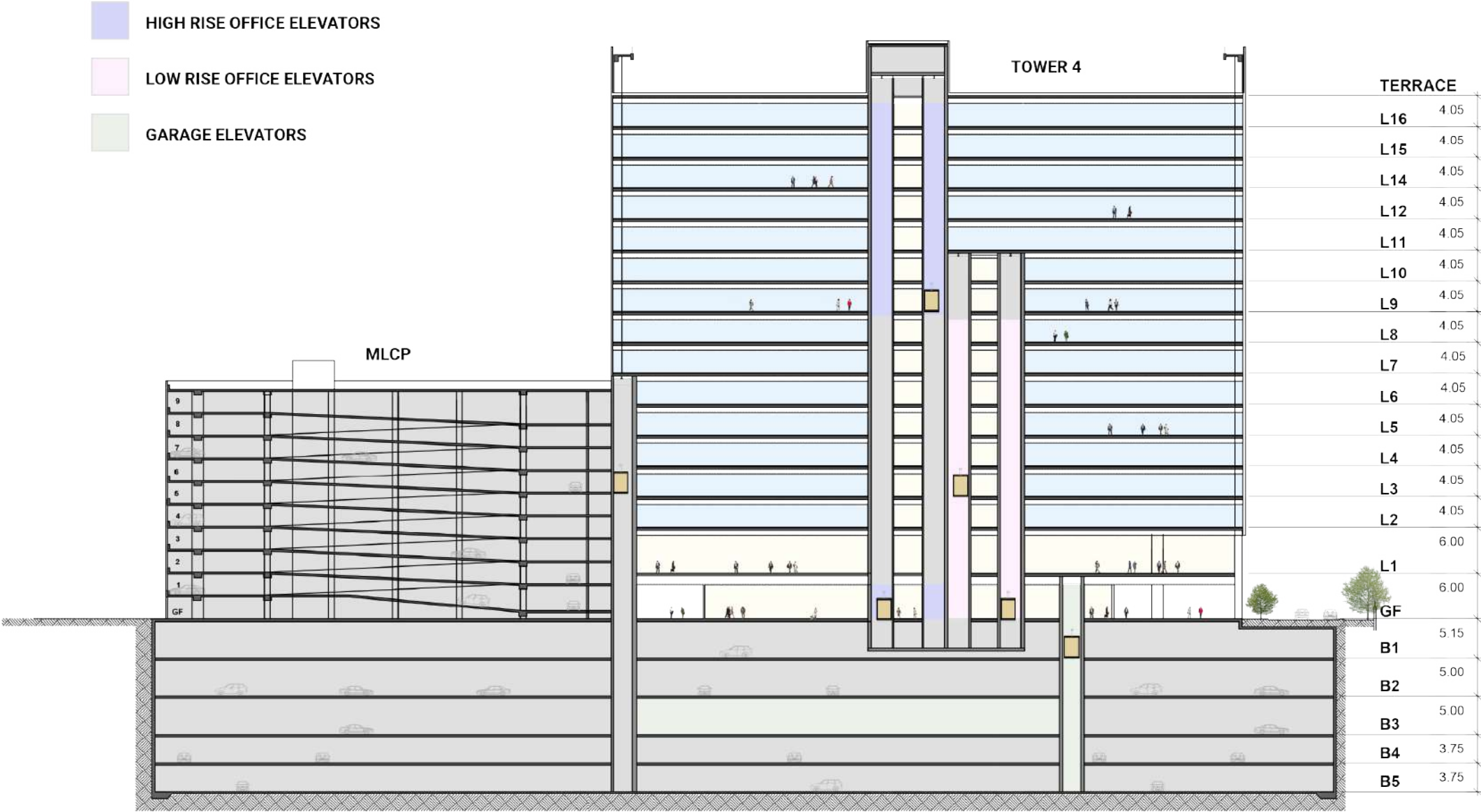
→ Tower 4 & MLCP





# Stacking plan

- Typical
- Towers 1, 2, 3
- **Tower 4 & MLCP**







CRAFTING SPACES.  
CONNECTING PEOPLE.



# The Atrium: Center of synergy

Immerse yourself in the brilliance of the atrium, featuring 25-meter-high ceilings that flood the space with natural light. Public levels of the atrium are surrounded by a variety of retail outlets, F&B selections and tenant amenities, with direct connections to the walkable outdoor gardens.

The atrium is the heart of collaboration, offering an environment perfectly suited for everything from intimate brainstorming sessions to expansive team meetings.

Connect,  
create,  
and unwind

25-meter-high ceiling

All-weather atrium

Abundant natural light

Ample co-working and  
breakout spaces

Interconnectedness of  
the towers

Seamless blend of work  
and leisure



Artistic Impression

View Of Atrium First Floor



# Placemaking: Places that connect

Step into Atrium Place, where the fusion of office and retail creates a vibrant hub of activity and engagement.

Inhale the inviting aroma of freshly brewed coffee and indulge in the eclectic dining options. Our outdoor plaza, adorned with alfresco seating and a beautifully landscaped amphitheatre, offers a serene retreat to unwind and savor the moment.

The vibrant energy of the atrium is unbounded by time; it's the heart of the city that never sleeps.

Building for  
people

Multi-use atrium

Multiple casual and  
fine dining options

Speciality retail

Social steps

Outdoor plaza

Alfresco seating

Landscaped  
amphitheatre



Artistic Impression

Activated Outdoors



# TECHNOLOGY AND INNOVATION.



ATRIUM PLACE



# Smart technology: Engineering efficiency

## Smart Building

Intelligent Building and Visitor Management System to enhance efficiency and optimize operating costs.

## Advanced Air Filtration

Dual filtration (MERV 8 and MERV 14) along with UV filtration to enhance indoor air quality for healthier workplaces.

## Destination Dispatch

Destination dispatch controllers reduce wait time and boost efficiency, streamlining movement throughout the building.

## Future-Proof Design

IoT and AI-backed intuitive control and monitoring systems for a user-friendly experience.

## Intelligent design

Smart Building Management

Dual Air Filtration

Energy-Saving Systems

Efficient Visitor Management

IoT and AI Integration



Artistic Impression

Elevator Bank



An artistic rendering of a modern, multi-story glass skyscraper. The building features a prominent glass facade that reflects the sky and surrounding environment. In the foreground, there is a landscaped plaza with a paved area, trees, and flower beds. A drop-off area is visible with a few cars and people. The overall scene is bright and clear, suggesting a sunny day.

# SHAPING A SUSTAINABLE LEGACY.



# Sustainability, connectivity and smart technology at the core

Our certifications reflect our commitment to building a sustainable future.

We're also aiming for WELL certification, ensuring our tenants thrive in a healthy, environmentally responsible space.



LEED Platinum  
Pre-certified



WiredScore Platinum  
Pre-certified



SmartScore Platinum  
Pre-certified

USGBC LEED: August 2023  
WiredScore: May 2024  
SmartScore: July 2024





→ **Environment**

→ **Social**

→ **Governance**

# Our green blueprint

Every element of our built environment underscores our promise to the planet; from significant carbon reduction to embracing biodiversity within our urban ecosystem.

## <sup>1</sup>Energy Efficient Design

reduces consumption by ~19%.

## <sup>2</sup>Carbon Reduction

of 5,487 MT CO<sub>2</sub> through energy-saving initiatives.

## Green Power targets

Net Zero with 100% renewable energy.

## <sup>3</sup>Natural Daylight

in 82% of office spaces for enhanced wellbeing.

## <sup>4</sup>Water Conservation

via onsite recycling saves 41,115,854 liters annually.

## Biodiversity Boost

with Miyawaki forest enhancing urban ecology.

<sup>1</sup>Aecom 2019

<sup>2</sup>Aecom 2022

<sup>3</sup>Aecom 2020

<sup>4</sup>Aecom 2022





→ Environment

→ **Social**

→ Governance

# Fostering community

Our commitment extends beyond buildings to the people who bring them to life. We foster an inclusive environment and focus on the holistic wellbeing of our workforce, industry, and communities.

## Community Building

Engaging local communities for growth and development.

## Diverse Suppliers

Inclusivity through diverse procurement practices.

## Health and Wellness

Prioritizing wellbeing with dedicated spaces and programs.

## DEI

Diversity, Equity and Inclusion through enhanced people practices.



Artistic Impression

Outdoor Seating



→ Environment

→ Social

→ **Governance**

## Setting standards

Excellence, integrity, and trust are at the core of everything we do at Atrium Place. We operate with the highest level of ethical standards, with governance in place to ensure that these standards are followed.

### GRESB

Committed to Global Real Estate Sustainability Benchmark standards.

### Data Management

Robust infrastructure with advanced analytics for informed decision-making.

### Industry Best Practices

Adhering to best practices for a resilient future.





# ABOUT US





# DLF: Pioneering real estate excellence

With over 75 years of experience, DLF stands as a beacon of real estate development in India. Spanning 24 cities across 15 states, DLF's legacy is built on world-class commercial, residential, and retail properties. The company's portfolio boasts over 42 million sq. ft. of Grade-A commercial and IT workspaces, reflecting a commitment to premier engineering, development, and sustainability.

As the preferred choice for Fortune 500 and top IT & ITES companies, DLF has established itself as a leader in creating IT SEZs and workspaces that resonate with global standards. DLF's dedication to sustainable development is evident in every project, ensuring a greener future for all.





# Hines: Shaping global skylines

Hines is a global real estate investment, development and property manager. The firm was founded by Gerald D. Hines in 1957 and now operates in 30 countries. Hines manages a \$93.2B<sup>1</sup> in high-performing assets across residential, logistics, retail, office, and mixed-use strategies.

Hines has developed, redeveloped or acquired approximately 1,700 properties, totaling over 576.6 million square feet, with another 177 projects totaling more than 82.1 million square feet currently in design or under construction.

Hines has long been a leader in sustainable design and in promoting sustainability programs around the world and is committed to a net zero carbon target by 2040 without buying offsets.

<sup>1</sup>Includes both the global Hines organization and RIA AUM as of December 31, 2023.





# A collaboration that redefines excellence

DLF and Hines, two titans in the real estate sector, have come together to create landmarks that are not just structures but symbols of innovation and excellence. Their partnership, which began with the successful launch of One Horizon Center, is a testament to their shared vision of redefining the commercial real estate landscape.

Building on this legacy, DLF and Hines have embarked on their next venture, Atrium Place. Situated in the heart of Gurugram, Atrium Place is poised to be more than just a commercial space; it's envisioned as a holistic ecosystem that blends work, wellness, and lifestyle seamlessly.





# Pelli Clarke & Partners: Architects of transformation

Pelli Clarke & Partners, since its inception in 1977, has been at the forefront of transformative architecture. With offices in New Haven and New York City, the firm leads global teams in creating buildings that inspire and transform communities.

Founded by Cesar Pelli, the firm is driven by creativity, innovation, and a deep engagement with the unique aspects of each project. Pelli Clarke & Partners' approach to architecture goes beyond aesthetics, focusing on embodying the core values of clients and expanding possibilities in living, working, and learning environments.







# FACT SHEET: A DETAILED OVERVIEW



Feature	Details
<b>Design Architect</b>	Pelli Clarke & Partners
<b>NRA</b>	3.07M SF- Total NRA 2.92M SF- Office NRA 0.15M SF- Amenity and retail NRA
<b>No. of Floors</b>	G+15 floors with 5 levels of integrated basements
<b>Certifications</b>	USGBC LEED Platinum (C&S) pre-certified WiredScore Platinum Pre-certified SmartScore Platinum Pre-certified GRESB rated
<b>Parking</b>	1: 860 SF
<b>Elevators</b>	Destination dispatch system High speed passenger elevators 10 nos. in Tower 1,2,3 & 20 nos. in Tower 4 (segregated into low rise and high rise) Dedicated garage elevators in each tower 2 nos. dedicated service elevators in each tower
<b>Typical Floor Plate</b>	~44K SF to ~71K SF NRA
<b>Efficient Layouts &amp; Flexible Floors</b>	Central core Column free flexible floor plate Optimal leasing depth of 12m – 14m Spaces expandable from 11K SF to 135K SF
<b>Floor to Floor Height</b>	Floor to floor height - 4.05 m The typical floor allows for ~ 3 m finished ceiling height

Feature	Details
<b>Superior Fire and Life Safety Features</b>	Structure designed for Seismic Zone V Design and materials to cater to higher fire survival standards
<b>Future-proof technologies</b>	Fully integrated intelligent building management system State-of-the-art perimeter and internal security IoT and AI-backed control and monitoring systems
<b>Indoor air quality</b>	Dual filtration with MERV-8 and MERV-14 filters UV Filtration 100% treated fresh air in the atrium Carbon filters used for odour-free indoor air
<b>High-Performance façade</b>	High performance glass façade DGUs with superior VLT High U value, Low E façade
<b>Common Amenities</b>	Double height entrance lobbies All-weather expansive and lively 25m high air-conditioned atrium space Activated outdoors with themed landscape and al-fresco seating Amenities and retail programme include: managed offices, wellness centre, fine dining, F&B outlets including QSRs and medical center, creche/day care, outdoor amphitheater and break out areas, ATM/Digi banks, EV charging stations
<b>Power back-up</b>	100% power backup through captive DG plant
<b>Efficient ventilation system</b>	Demand Control Ventilation (DCV) system with CO <sub>2</sub> sensors Direct Digital Control (DDC) controlled AHUs with Variable Frequency Drives (VFD)





DLF Gateway Tower, 10th Floor,  
DLF Phase 3, Gurugram, Haryana, India

**Hines**

12th Floor, One Horizon Center, Golf Course Road,  
Gurugram, Haryana

**Contact Us:**

[www.dlf.in/offices/gurugram/atriumplace/](http://www.dlf.in/offices/gurugram/atriumplace/)

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