

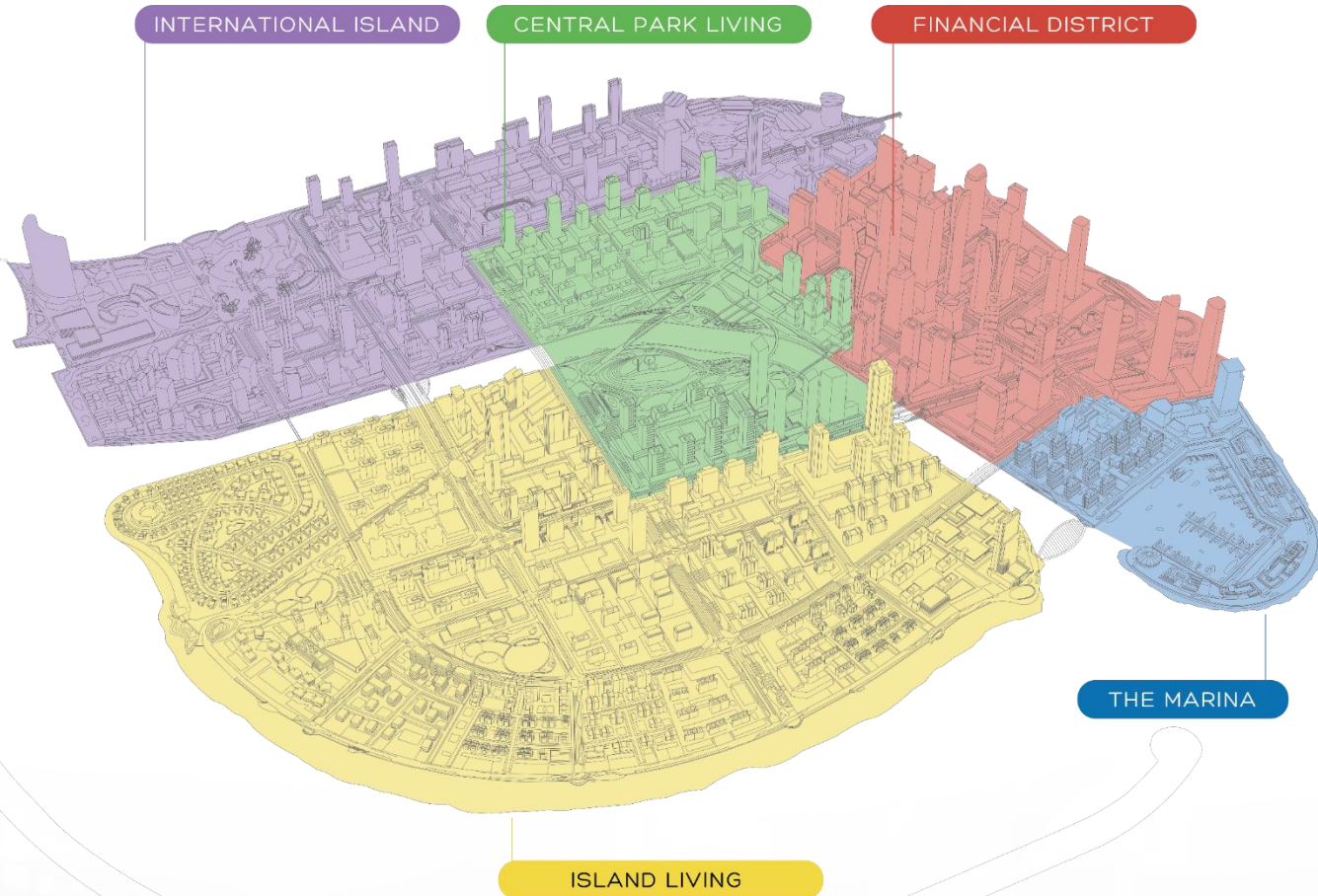


**BUSINESS
CENTER**

THE BUSINESS CENTER AT PORT CITY COLOMBO



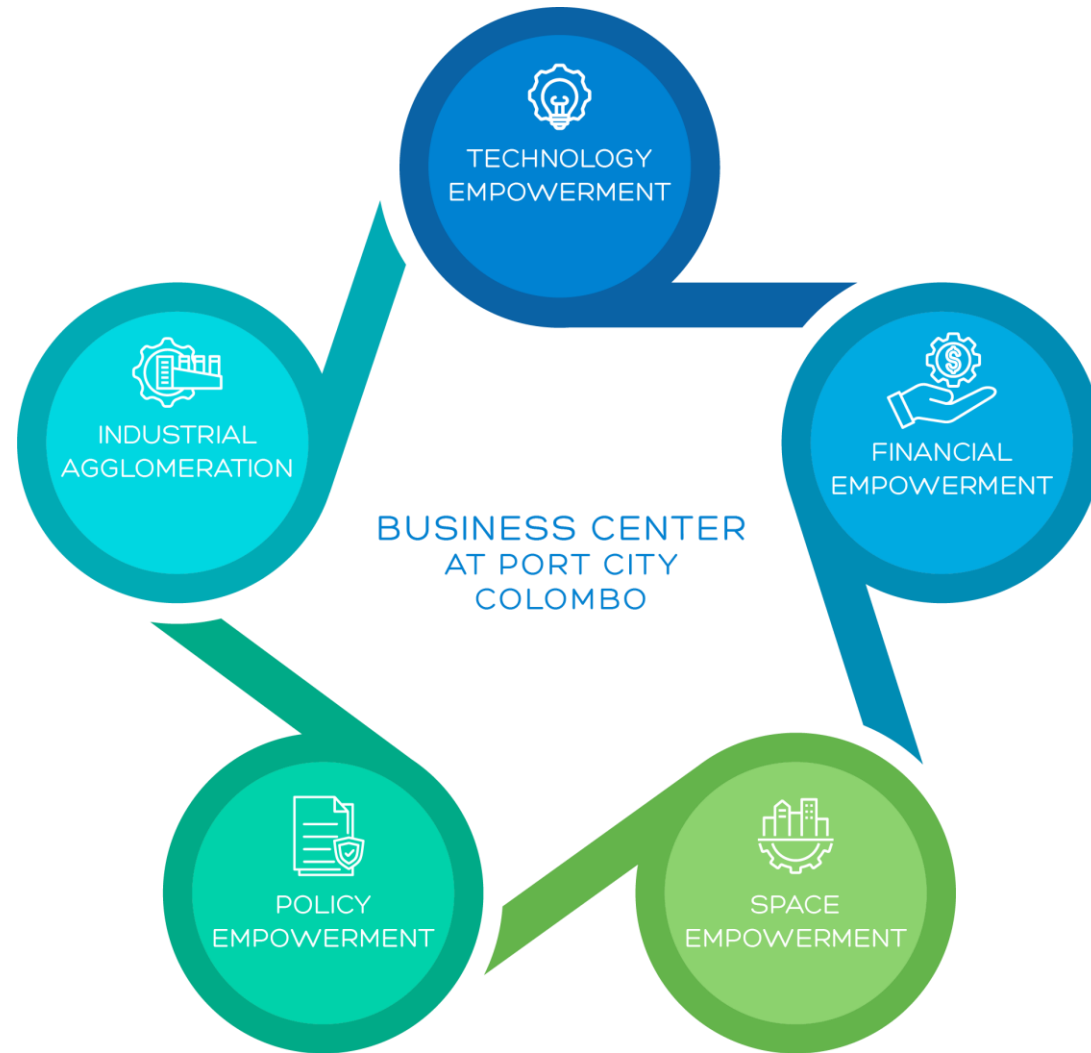
OVERVIEW OF THE BUSINESS CENTER AT PORT CITY COLOMBO



The Business Center at Port City Colombo to bring AI/Cloud Accelerators & Incubators in South Asia to Port City Special Economic Zone



THE BUSINESS CENTER AT PORT CITY COLOMBO IS A PLATFORM FOR INDUSTRIAL ENABLEMENT



The Business Center at Port City Colombo offers an **ideal ecosystem** for **Technology and Commercial** Businesses.



State-of-the-art infrastructure and **world-class amenities** facilitate productivity and innovation.



Businesses can **exchange knowledge and develop new advancements** within this supportive environment.



Policies in action support these opportunities for growth and development.



Block #1 Technology Hub

PURPOSE AND FOCUS



Block 1 caters to IT companies, offering tailored infrastructure for **software development, consulting, startups, and R&D.**

IT SPACE OVERVIEW



The IT space encompasses **approximately 67,200 square feet** of leasable area.

BUILDING DESIGN



The Technology Hub's layout prioritises both efficiency and staff comfort, maximising site use with **4 office buildings + a central courtyard** to enjoy some downtime, with a **circular driveway** at the main entrance of each building.

Block #2 Commercial Hub

PURPOSE AND FOCUS



Block 2 is dedicated to **Banking, Finance, and Other Admin & Trade Services** in the commercial hub.

COMMERCIAL SPACE OVERVIEW

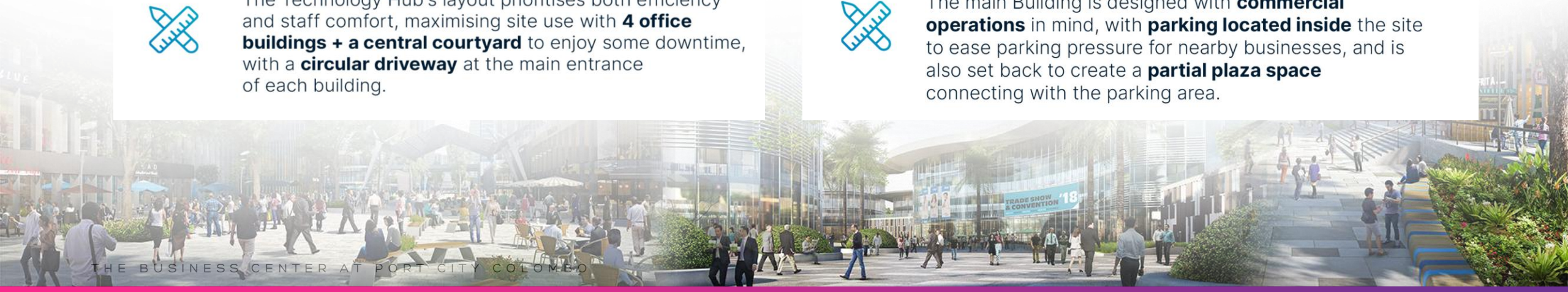


The commercial space covers **approximately 27,600 square feet** of leasable area.

BUILDING DESIGN



The main Building is designed with **commercial operations** in mind, with **parking located inside** the site to ease parking pressure for nearby businesses, and is also set back to create a **partial plaza space** connecting with the parking area.



THE BUSINESS CENTER AT PORT CITY COLOMBO OFFERS

Garden Office

Low-Density Office

Flexible Workplace

Co-working Spaces

One-Stop Services



THE BUSINESS CENTER AT PORT CITY COLOMBO



LEED Silver Certification



- 100% Backup Power
- 0.95-Second Power Switching



Smart Security: CCTV, Fire Alarm System



Free Parking with Ample Spaces



Dining Options Available



VRV Systems (A/C)



One-Stop Services



Disability-Friendly



Industry Concentration



Technology Empowerment



Fund Empowerment



EV charging

TIME LINE



March 2024
Groundbreaking
Ceremony

September 2024
Completion of the
Structures



March 2025
Ready to handover
for fitouts



February 2025
Completion of the
warm shell structure



GROUND-BREAKING CEREMONY OF THE BUSINESS CENTER AT PORT CITY COLOMBO



The ground-breaking ceremony of the Business Center at Port City Colombo took place on 12th March 2024



Overview renders 2024

IT Hub



Commercial Hub



The super structure completed by September 2024

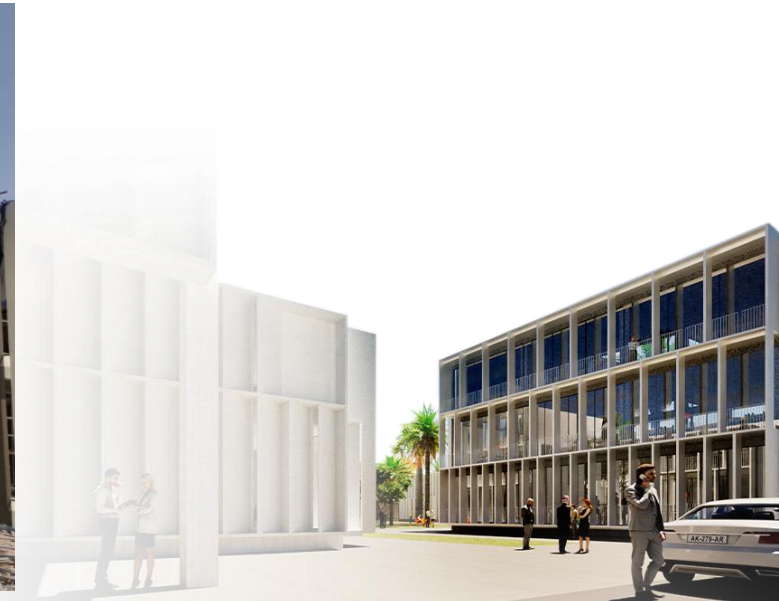
IT Hub



Commercial Hub



As of December 2024



Ready for occupancy by March 2025



THE BUSINESS CENTER AT PORT CITY COLOMBO



Ready for occupancy by March 2025



THE BUSINESS CENTER AT PORT CITY COLOMBO

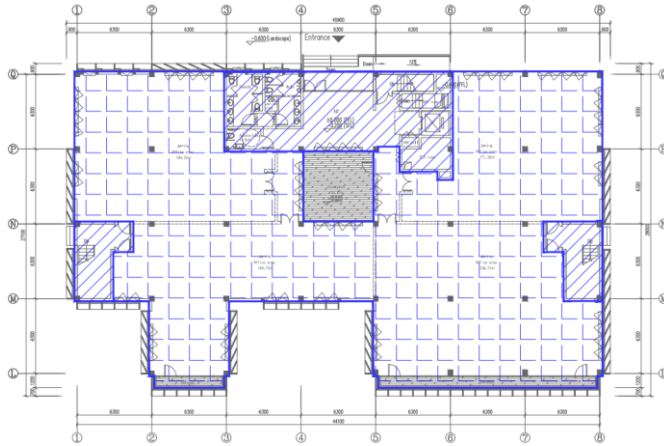
Ready for occupancy by March 2025



IT HUB - BUILDING

#A: 27,407.71 sqft

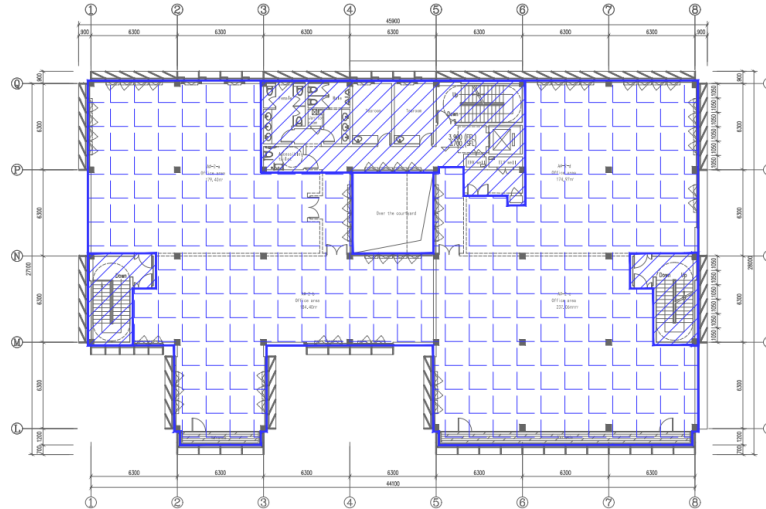
Ground Floor



Ground Floor	10,930.21 sqft
Leasable Area	8,886.03 sqft
Total GFA	10,930.21 sqft

Leased

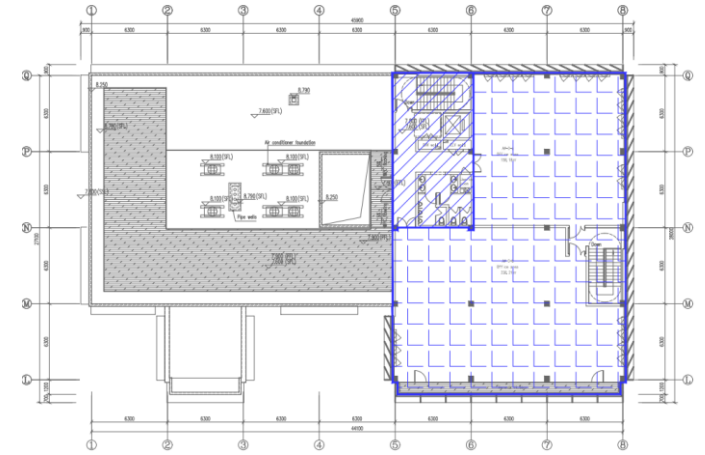
1st Floor



1st Floor	10,930.21 sqft
Leasable Area	8,886.03 sqft
Total GFA	10,930.21 sqft

Available for Leasing

2nd Floor



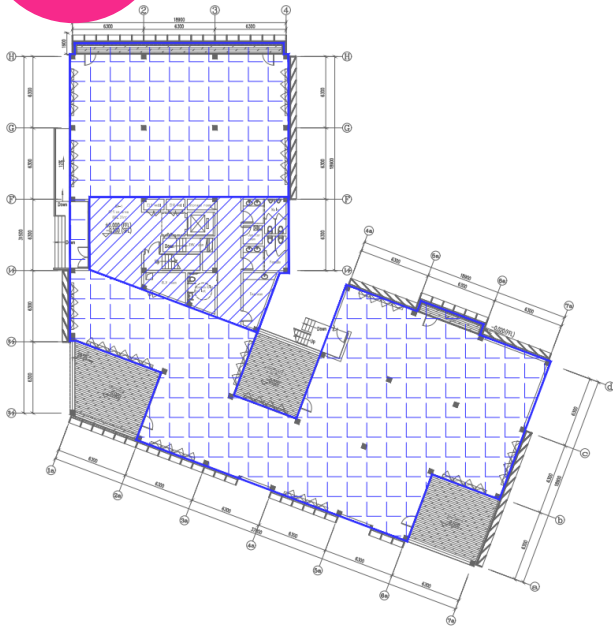
2nd Floor	5,536.52 sqft
Leasable Area	4,606.41 sqft
Total GFA	5,536.52 sqft

Leased

IT HUB - BUILDING

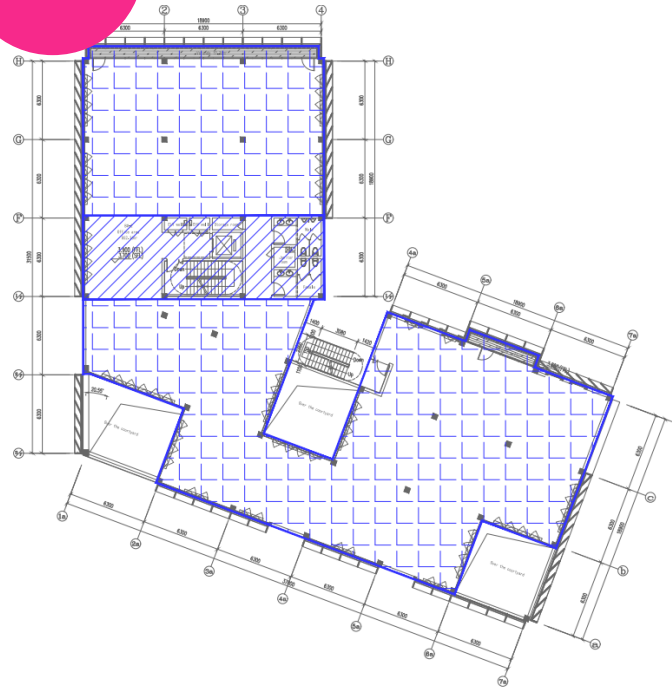
#B: 24,877.76 sqft

Ground Floor



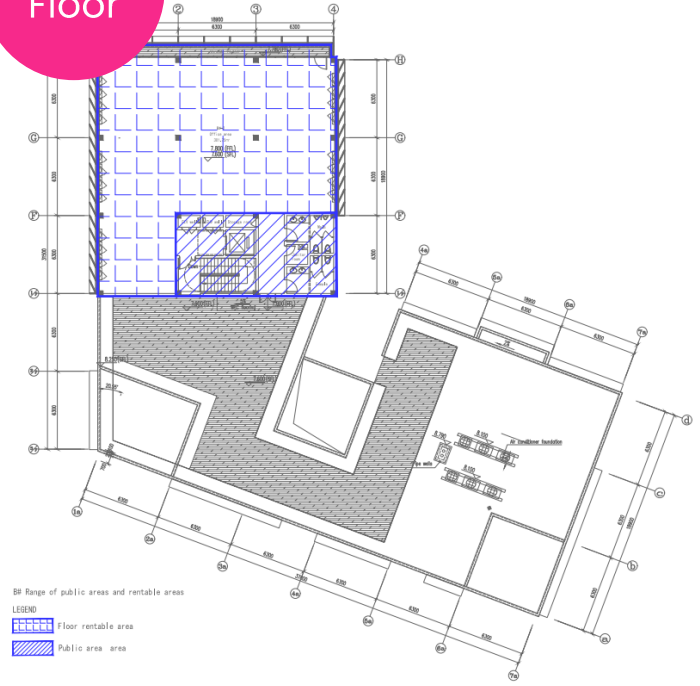
Ground Floor	10,326.68 sqft
Leasable Area	8,598.42 sqft
Total GFA	10,326.68 sqft

1st Floor



1st Floor	10,326.68 sqft
Leasable Area	8,925.97 sqft
Total GFA	10,326.68 sqft

2nd Floor



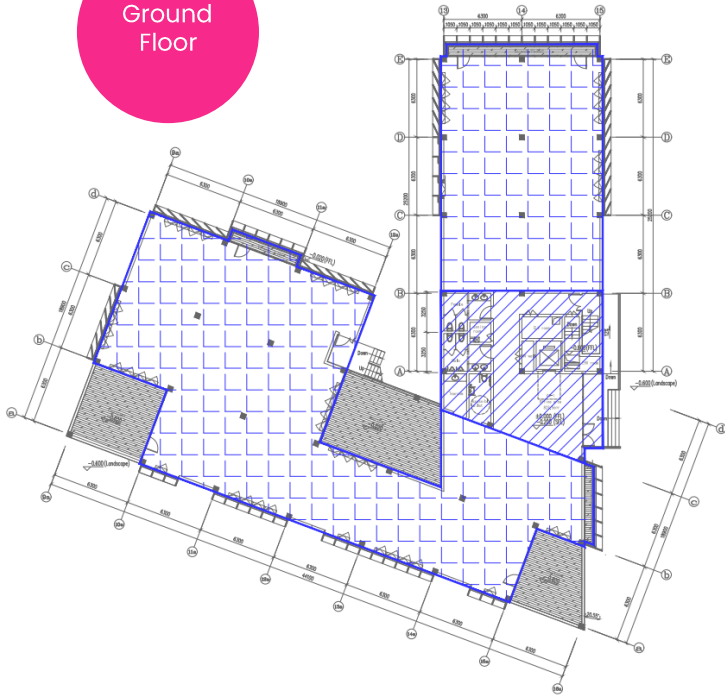
2nd Floor	4,224.40 sqft
Leasable Area	3,281.59 sqft
Total GFA	4,224.40 sqft

Under Negotiations

IT HUB - BUILDING

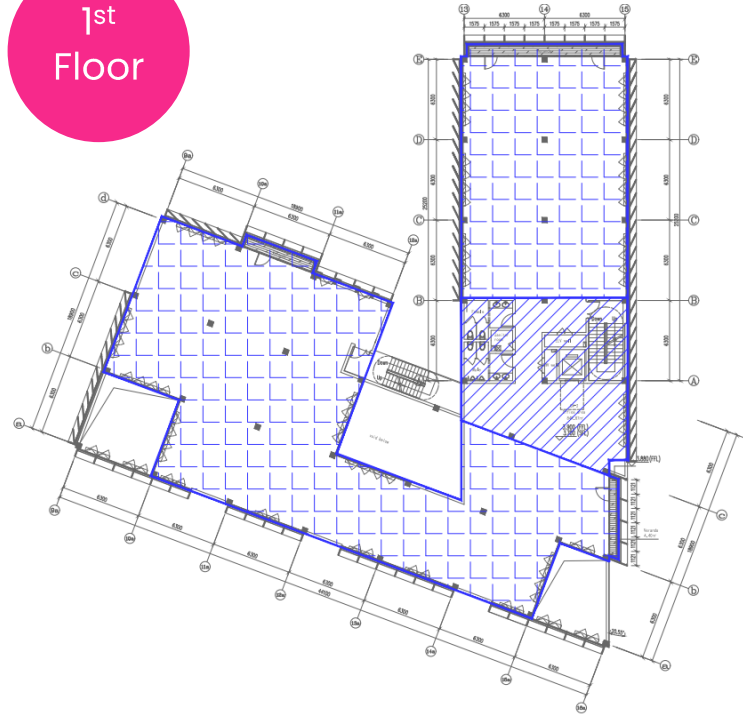
#C: 25,157.73 sqft

Ground Floor



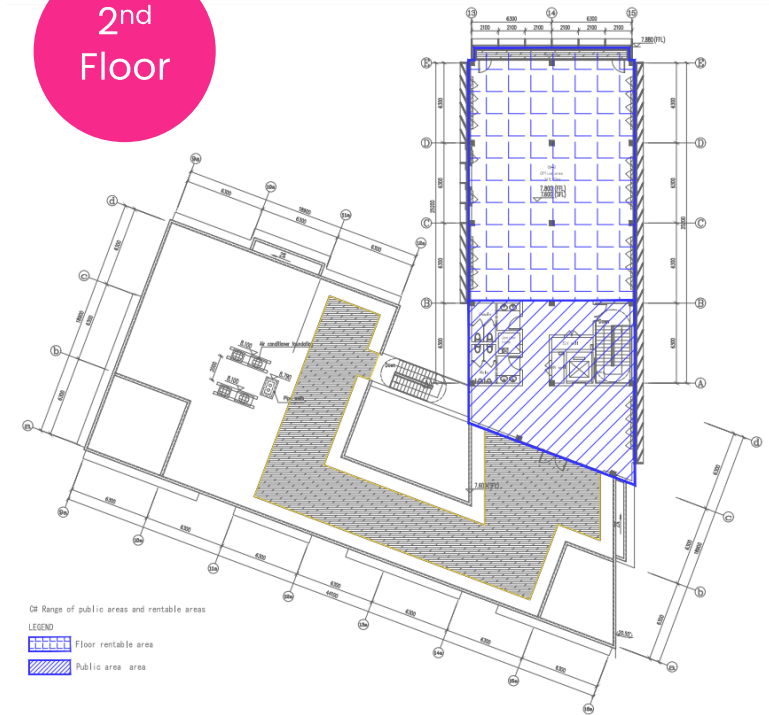
Ground Floor	10,338.19 sqft
Leasable Area	8,670.76 sqft
Total GFA	10,338.19sqft

1st Floor



1st Floor	10,338.19 sqft
Leasable Area	8,670.76 sqft
Total GFA	10,339.19 sqft

2nd Floor



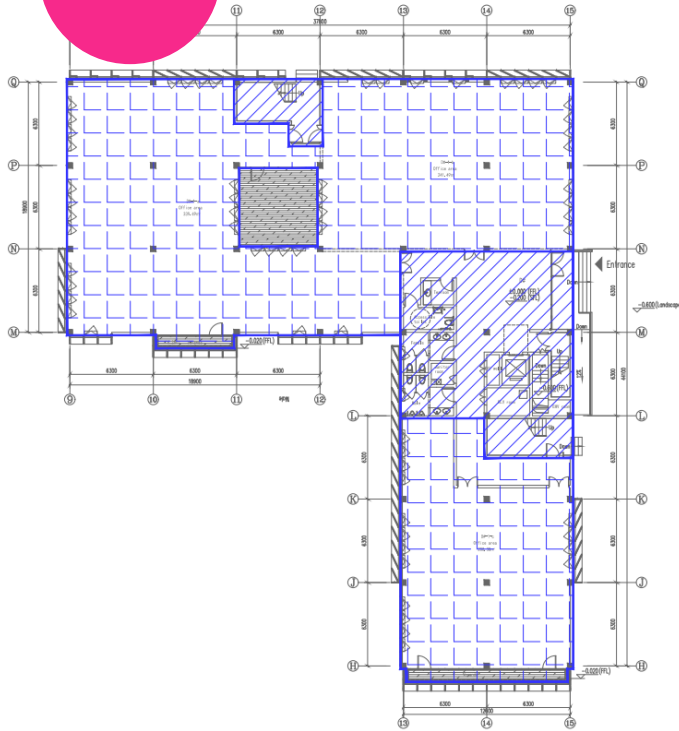
2nd Floor	4,481.33 sqft
Leasable Area	2,786.45 sqft
Total GFA	4,481.33 sqft

Leased

IT HUB - BUILDING

#D: 27,259.81 sqft

Ground Floor

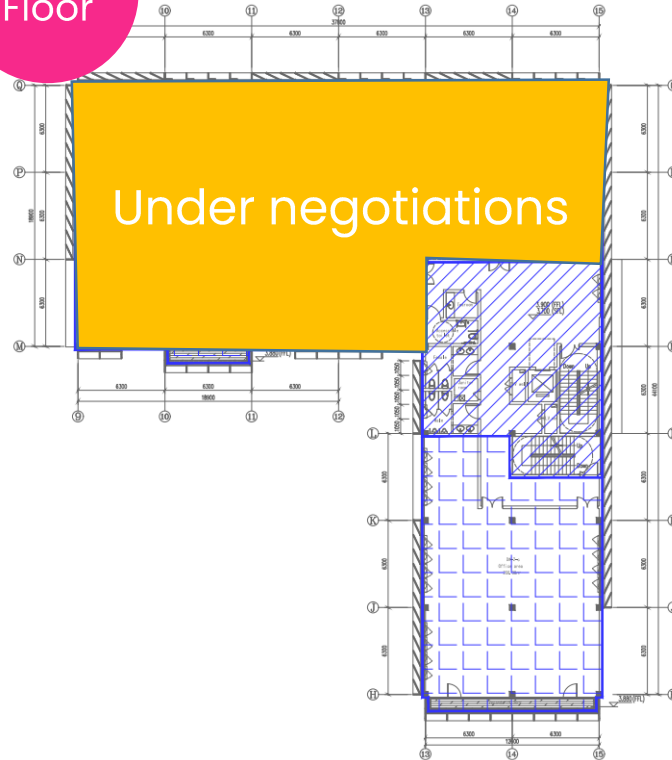


Ground Floor 11,321.91 sqft

Leasable Area 9,044.59 sqft

Total GFA 11,321.91 sqft

1st Floor

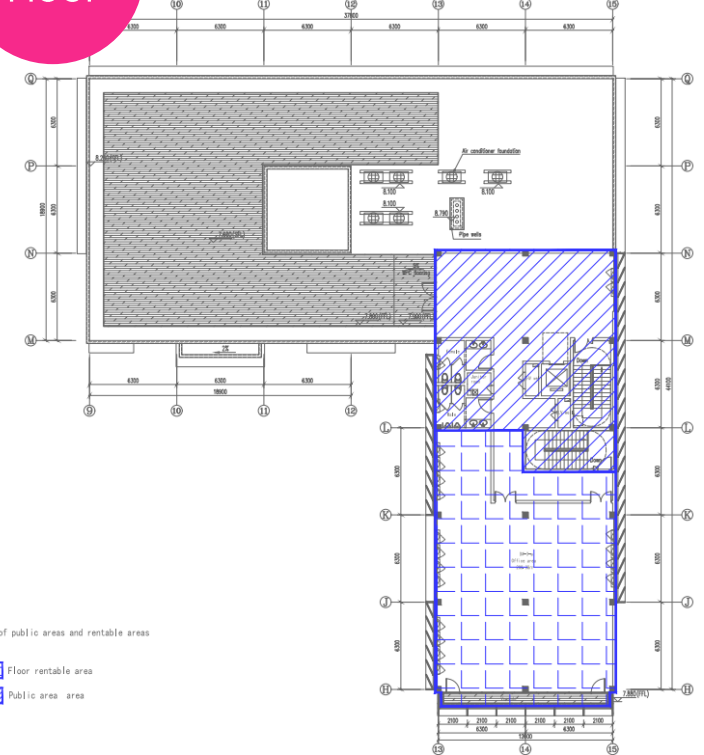


1st Floor 11,321.91 sqft

Leasable Area 2,044.59 sqft

Total GFA 11321.91 sqft

2nd Floor



DB Range of public areas and rentable areas
LEGEND
Floor rentable area
Public area area

2nd Floor 4,615.99 sqft

Leasable Area 2,569.45 sqft

Total GFA 4,615.99 sqft

Available for Leasing

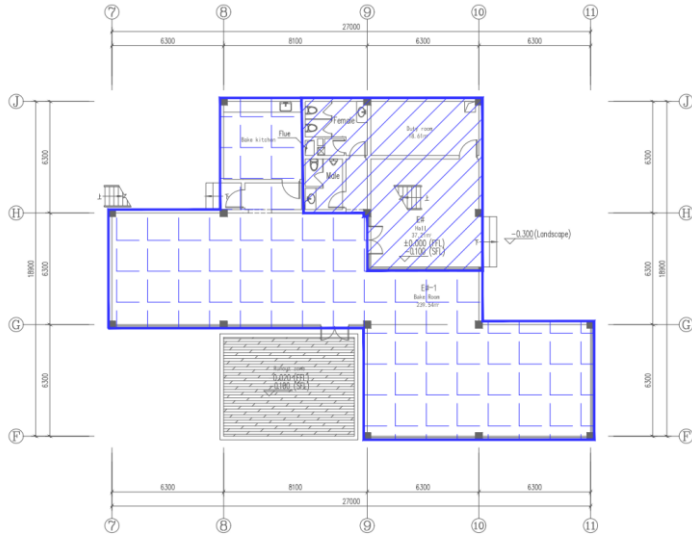
Available for Leasing

Under Negotiations

IT HUB - BUILDING

#E: 5,738.99 sqft

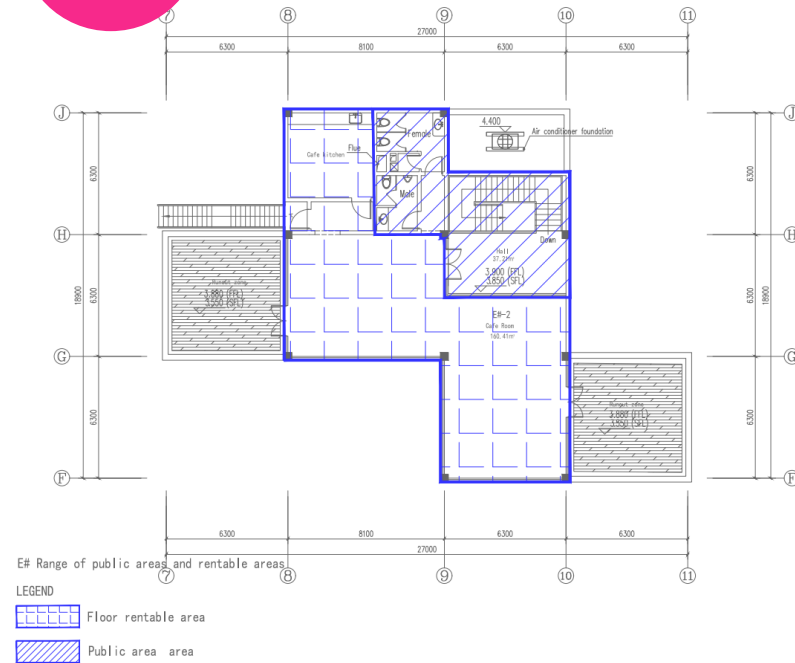
Ground Floor



Ground Floor	3,434.01 sqft
Leasable Area	2,495.93 sqft

Under Negotiations

1st Floor



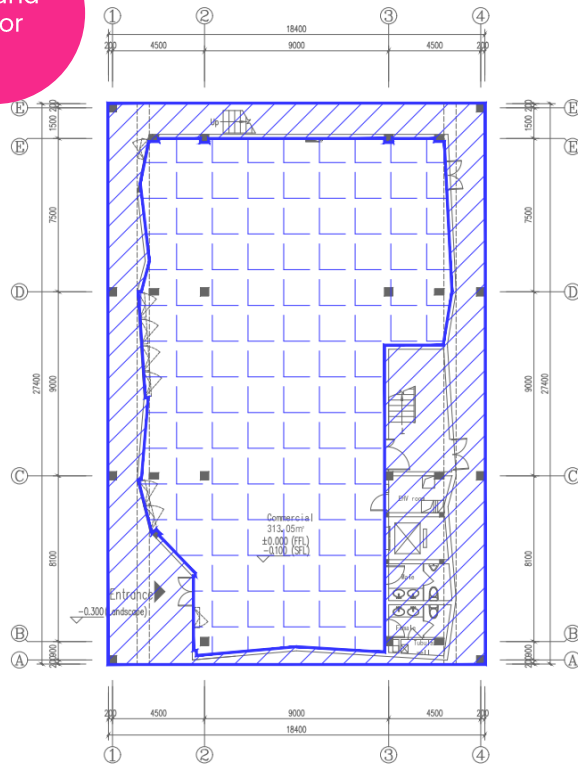
1st Floor	2,304.98 sqft
Leasable Area	1,587.24 sqft

Leased

COMMERCIAL HUB - BUILDING

#2 : 9827.55 sqft

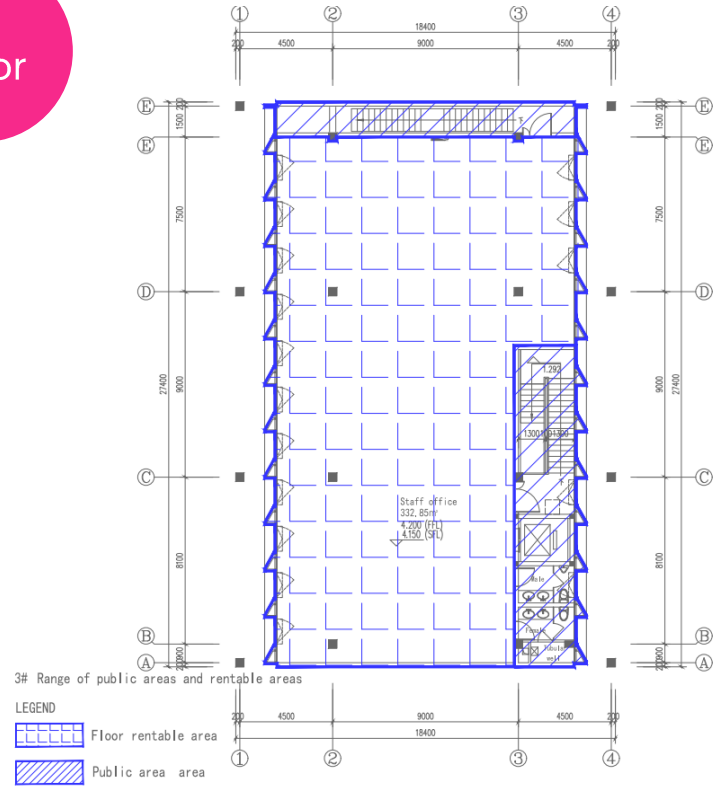
Ground Floor



Ground Floor	5,451.38 sqft
Leasable Area	3,369.64 sqft
Total GFA	5,451.38 sqft

Leased

1st Floor



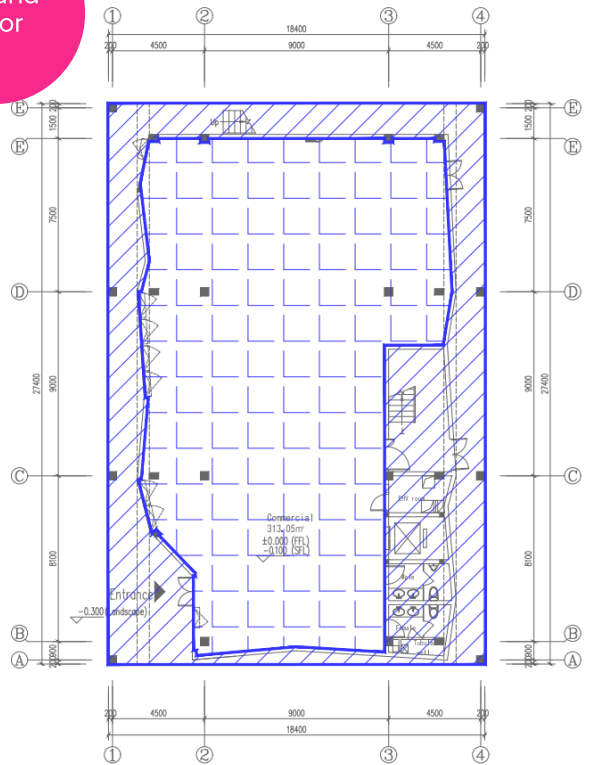
1st Floor	4,376.17 sqft
Leasable Area	3,582.76 sqft
Total GFA	4,376.17 sqft

Leased

COMMERCIAL HUB - BUILDING

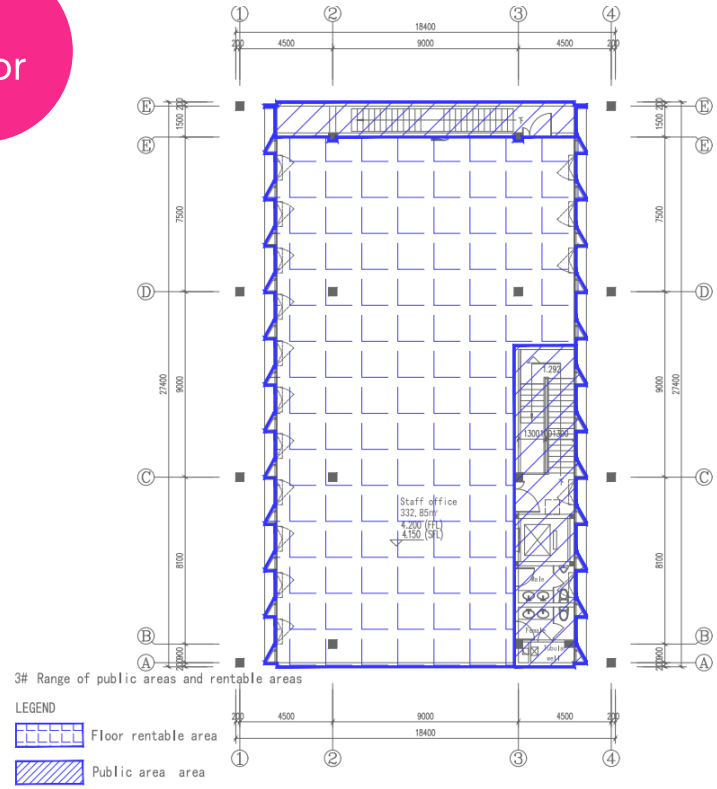
#3 : 9827.55 sqft

Ground Floor



Ground Floor	5,451.38 sqft
Leasable Area	3,369.64 sqft
Total GFA	5,451.38 sqft

1st Floor



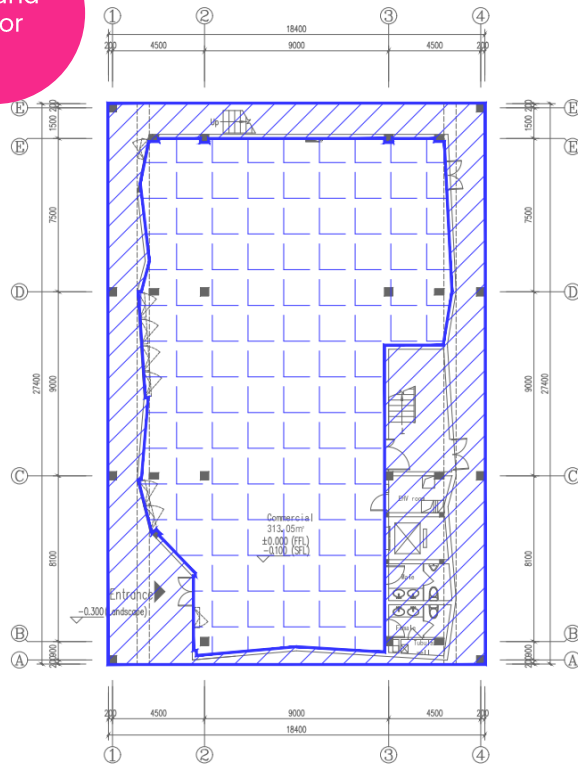
1st Floor	4,376.17 sqft
Leasable Area	3,582.76 sqft
Total GFA	4,376.17 sqft

Leased

COMMERCIAL HUB - BUILDING

#4 : 9827.55 sqft

Ground Floor



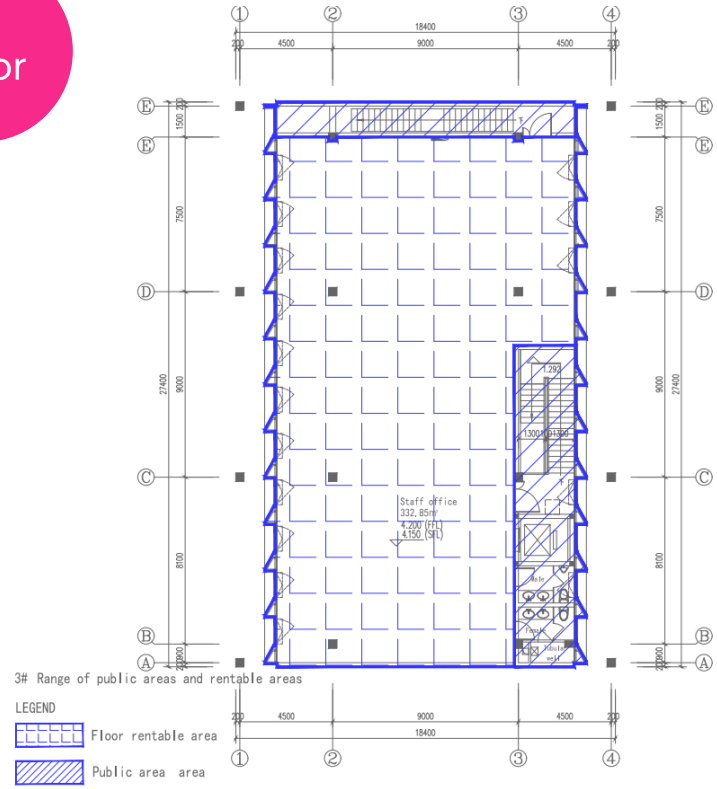
Ground Floor 5,451.38 sqft

Leasable Area 3,369.64 sqft

Total GFA 5,451.38 sqft

Leased

1st Floor



1st Floor 4,376.17 sqft

Leasable Area 3,582.76 sqft

Total GFA 4,376.17 sqft

Leased

SERVICE PROVIDERS





**BUSINESS
CENTER**

BUSINESS CENTER AT PORT CITY COLOMBO

An Opportunity to Shape Your Own
Business and Lifestyle in a Master
Planned New City



PORT CITY
COLOMBO

REGULATORY AUTHORITY		PRIMARY DEVELOPER
Colombo Port City Economic Commission		CHEC Port City Colombo (Pvt) Ltd

BRIDGING BOUNDARIES LIMITLESS POSSIBILITIES

Scan for more information



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