



## About Our Company

Realtors BD was founded with a single goal: to make real estate transactions simple, efficient, and affordable. We are passionate about helping people and organizations find their place in the city, and we approach every transaction as an opportunity to deliver a fulfilling and secure living or working experience. Through a strong network of trusted property owners, we offer a wide selection of safe, modern, and competitively priced residential and commercial spaces.

Our mission is to make access to quality real estate seamless—removing barriers that hinder a sustainable and inclusive real estate sector.

Realtors BD also serves as a dynamic ecosystem for the real estate industry—providing the right properties, the best prices, and full transparency from a single online platform. Whether for home-seekers or professional organizations, we combine innovation, accessibility, and integrity to meet the evolving needs of urban living and development.

More detail about us: <https://youtu.be/ySJFpilnkX4>



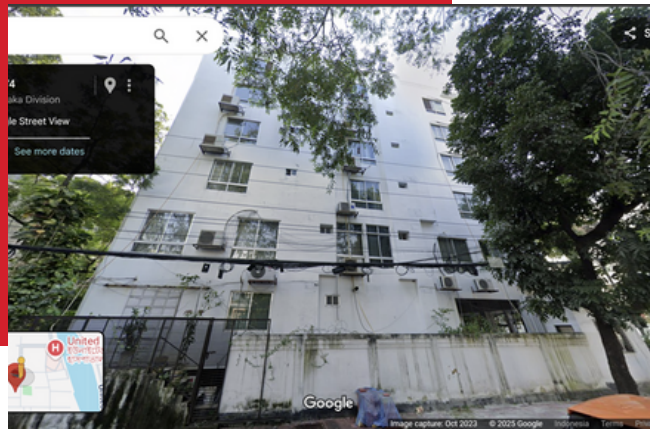
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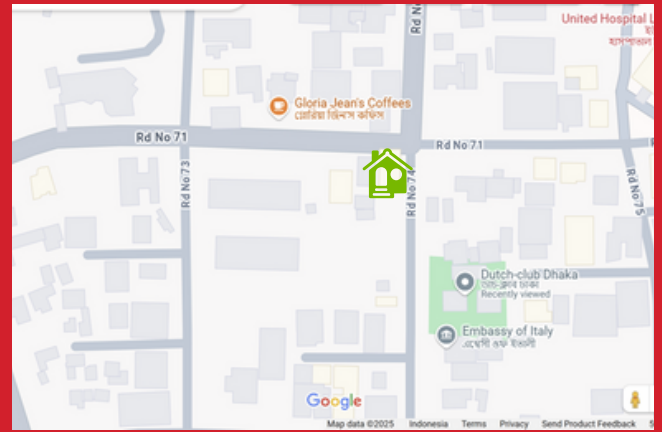


## Property Overview

Located at House 7/1, Road 74, Gulshan-2, this 3,000 sq. ft. third-floor office space offers a secure, functional, and strategically positioned workplace ideal for international and development sector organizations. The property situated directly across from the Dutch Club and steps from Gloria Jean's Coffee, and within close proximity to United Hospital. It is also just a 5-7 minute walk from the Delegation of the European Union in Dhaka, ensuring exceptional convenience for coordination and in-person engagement.

The office features 4 private rooms, a spacious meeting area, 4 washrooms, 2 dedicated parking spots, and 24/7 security. With both furnished and unfurnished options, full generator backup, air conditioning in all rooms, and readiness for occupancy by 1 August 2025, the space is well-equipped to support high-level operations and collaborative project implementation in Dhaka's most secure and accessible neighborhoods diplomatic zone.





## Location: House 7/1, Road 74, Gulshan-2

The proposed office space is located in the heart of Dhaka's diplomatic and commercial neighborhoods. Gulshan-2 is widely recognized as the most secure and strategically significant neighborhood in the city—home to embassies, international organizations, banks, hospitals, and leading development actors. Gulshan-2 is widely recognized as the most secure and strategically significant neighborhood in the city—home to embassies, international organizations, banks, hospitals, and leading development actors.

The office lies directly across from the Dutch Club, offering an added layer of security and convenience. It is also within walking distance of the Delegation of the European Union (approx. 5–7 minutes), providing exceptional ease of access for regular coordination, partner meetings, and high-level engagements. In addition, the property is located very close to United Hospital, ensuring access to high-quality emergency and outpatient medical care—an important consideration for staff safety and risk preparedness.

The surrounding area is dotted with a wide variety of restaurants and cafés popular with the international community, including: Gloria Jean's Coffees (just steps away), North End Coffee Roasters – Gulshan, the White Canary Café, Izumi (Japanese fine dining), Samdado (Korean BBQ), etc. These nearby venues offer a convenient setting for informal meetings, partner lunches, and staff breaks—contributing to an overall supportive and comfortable working environment.

Tucked away on a quiet, low-traffic road with high diplomatic visibility, the property strikes the ideal balance between accessibility, discretion, and prestige. Its location ensures ease of mobility, security, and access to essential services, making it exceptionally well-suited as the operational base for the AHEAD Bangladesh Electoral Support Facility.





## Space Specifications

- Size : 3,000 Square feet
- Floor : 3rd
- Completion year : 2008
- Rooms : Four (4) private rooms. Suitable working space for 7 staff members in both private room and common space
- Meeting room : One (1) meeting room for at least 10-15 people
- Washroom : Four (4)
- Balcony : 2
- Lift : Yes
- Parking spaces : Two (2) spaces



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# Four enclosed rooms



Each room features:

- Large windows with security grills, allowing abundant natural light while ensuring safety. The greenery visible through most windows creates a calming, professional environment ideal for focused work
- Air conditioning units already installed in each room to ensure all day comfort
- Built in wardrobes and cabinet in two rooms, which can be repurposed as secure filing cabinets, storage for office supplies, or utilities
- Parquet flooring is easy to maintain, clean, and professional



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## Meeting room

The property includes a spacious central living area that can be easily adapted into a fully functional meeting or conference room, making it ideal for project coordination, partner briefings, or internal planning sessions.

With ample floor space and multiple large windows providing natural light and ventilation, the room comfortably accommodates up to 15 people in a formal seated arrangement. The layout is well-suited for roundtable discussions, U-shaped setups, or theatre-style seating, depending on the meeting format.

To enhance functionality and privacy, the landlord has granted permission to install temporary glass partitions, similar to those shown in the reference photo. This flexibility allows the tenant to create a semi-enclosed or acoustically isolated meeting space without altering the structural integrity of the property.



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## Infrastructure

### Power supply & backup

- The building is supported by a dedicated 24/7 generator, ensuring continuous electricity even during national grid outages. This is essential for maintaining productivity during election periods, weekends, or crisis situations.
- Multiple electrical sockets and outlets are available throughout the rooms, supporting workstations, printers, routers, and other essential office equipment without the need for additional rewiring.

### Climate Control & Ventilation

- All enclosed rooms and the central lounge/meeting area are fitted with split-type air conditioning units, ensuring a comfortable indoor environment year-round.

### Lighting & Ceiling Fixtures

- The property features modern ceiling lighting in all rooms, corridors, and shared areas. Rooms include strip lights offering sufficient illumination for focused work and meetings.





### **Connectivity**

- The premises are ready for high-speed fiber internet installation, with existing ports and conduits in place. Internet service providers such as Link3, Carnival, and BDCOM are already available in the area.
- The layout is conducive to installing a local network hub, ensuring smooth internal connectivity for shared drives, VoIP systems, or secure server access if required.

### **Water Supply & Plumbing**

- Reliable and continuous water supply is available through the building's private reserve tank system.
- Washrooms and pantry plumbing are fully functional and well-maintained, with hot/cold tap options in place.

### **Elevator & Accessibility**

- The property is accessible via an elevator, ensuring ease of access to the third-floor unit for staff and guests.



# Security

## Building-Level Security

- The premises are protected by 24/7 on-site security personnel, stationed at the building entrance, with regular patrols during both day and night.
- The entrance to the property is gated and monitored, with controlled access for visitors and service personnel. All visitors are required to sign in and state their purpose before entry.
- Security grills are installed on all external windows, providing an added layer of protection while allowing natural light and airflow.
- All rooms are fitted with lockable wooden doors, and the main unit has secure front and back entry points.
- Fire extinguishers are installed near the pantry and corridor areas, with provisions for additional equipment based on tenant requirements.

## Neighborhood & External Security

- The property is located on a low-traffic, high-surveillance street, directly across from the Dutch Club and in close proximity to multiple embassies, which contributes to the overall safety of the area.
- Gulshan-2 benefits from enhanced security presence by the Dhaka Metropolitan Police (DMP) and diplomatic zone patrols, especially during major events or politically sensitive periods.

## Tenant Support & Risk Mitigation

- The landlord is cooperative and experienced in hosting INGO tenants, and is open to working with tenants to enhance security protocols as needed.
- The building has undergone a structural and fire safety inspection, and documentation can be provided upon confirmation of tenancy.



## Reference and Track Record

The property currently offered has a strong precedent of international tenancy:

- The unit was previously leased by Chemonics International, a USAID implementing partner, for one of their donor-funded programs in Bangladesh.
- Malteser International, a respected German humanitarian and development organization, currently occupies another floor in the same building, demonstrating the building's suitability and compliance with international institutional requirements.

Realtors Bangladesh has a proven history of serving international organizations, embassies, INGOs, and development partners with integrity, efficiency, and full transparency. We understand the standards and operational expectations of globally funded projects and are committed to delivering secure, compliant, and ready-to-use office spaces tailored to their needs.



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End Of Proposal

# Thank You



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