



URBANROCK ADVISORS

Built on trust. Driven By returns.

ABOUT US

Urbanrock Advisors is a trusted real estate consulting firm backed by over a decade of industry experience. With a strong foundation built on market expertise and client satisfaction, we have established ourselves as a reliable partner for businesses and investors seeking strategic real estate solutions.

We specialize in Retail Leasing, Commercial and Office Spaces, Hotel Brand Tie-ups & Management Contracts, Warehouse & Industrial Leasing, Pre-Leased Properties & Land Acquisition offering end-to-end consulting tailored to diverse requirements. Our deep understanding of market trends, location dynamics, and investment potential allows us to deliver solutions that are not only practical but also growth-oriented.

At Urbanrock Advisors, we follow a client-first approach, ensuring every recommendation aligns with the client's vision and long-term objectives. Our commitment to transparent communication, ethical practices, and strong industry partnerships enables us to facilitate seamless transactions and build lasting relationships.

Backed by 500+ successfully facilitated transactions and a portfolio of 100+ corporate clients, Urbanrock Advisors has established a trusted presence across Rajasthan and India, helping businesses and investors achieve their real estate goals with confidence.

Whether a business is searching for the ideal commercial space to expand operations or an investor is exploring high-potential Real Estate Opportunities, our team focuses on identifying properties that deliver value, sustainability, and long-term returns. We go beyond transactions—offering strategic guidance that supports informed decision making at every stage.

FROM THE LEADERS DESK

Arpit Yagnik

📞 +91-9636969646



Arpit Yagnik is a dynamic real estate professional and strategic advisor, leading Urbanrock Advisors with a strong focus on delivering high-value commercial real estate solutions. He specializes in Retail, Corporate Office & Warehouse Leasing, Hospitality projects, Land Acquisition, and Strategic Investments.

With a sharp understanding of market dynamics and client requirements, Arpit has built a reputation for structuring and closing complex real estate transactions while creating longterm value for clients. His approach combines on-ground execution with strategic insight, enabling brands, developers, landlords, and investors to make informed and profitable decisions.

Known for his relationship driven approach and deal making capabilities, Arpit actively works across key asset classes including Office, Retail, Industrial, and Hospitality. He is passionate about identifying growth opportunities, unlocking asset potential, and driving expansion strategies for businesses.

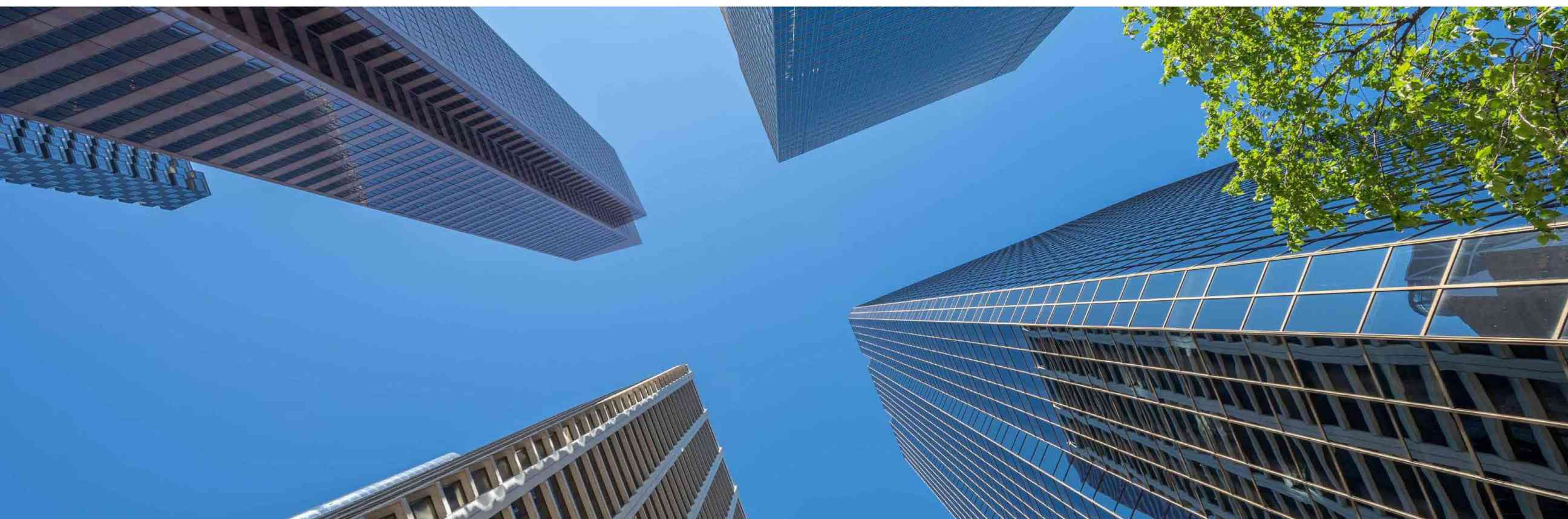
As a leader, he is committed to building a new age advisory platform that blends startup agility with professional discipline, fostering innovation, speed, and result oriented execution in the commercial real estate sector.

OUR APPROACH

Urbanrock Advisors is a trusted commercial real estate consulting firm with 10+ years of industry experience. We specialize in Retail Leasing, Corporate Leasing, Warehouse & Industrial Leasing, Hotel Management Contract & Brand Tie-ups, Land Acquisition, Pre-Leased Assets — delivering end-to-end advisory solutions tailored to the unique needs of every client.

Our deep understanding of market trends, location dynamics, and investment potential allows us to identify opportunities that are not only practical but also growth-oriented. Whether you are a brand seeking the perfect space, a developer planning your next project, or an investor exploring high-potential assets, Urbanrock Advisors brings the expertise, relationships, and strategic insight needed to make informed and profitable decisions.

Additionally, our strong industry network, market expertise, and strategic approach allow us to deliver seamless transactions and Long-Term Value for our clients. We focus on building lasting partnerships by offering transparent guidance, customized advisory solutions, and opportunities that align with evolving business and investment goals. Through a combination of research driven insights and practical execution, Urbanrock Advisors helps clients navigate the complexities of commercial real estate with confidence and clarity.



OUR SERVICES

Urbanrock Advisors delivers strategic commercial real estate solutions across retail, hospitality, office, warehouse/logistics, investment, and land transactions. With a strong understanding of market dynamics and business requirements, we help clients identify opportunities that support long-term growth, operational efficiency, and value creation.

We work closely with developers, investors, brands, and property owners to provide customized advisory services backed by industry expertise, market intelligence, and strong professional relationships.

From leasing and investment advisory to hospitality partnerships and land transactions, our focus remains on delivering practical, growth-oriented, and sustainable real estate solutions across India.



RETAIL LEASING



With India's retail sector expanding rapidly, the demand for flexible, high-visibility, and strategically located retail spaces continues to grow across emerging and established markets. Urbanrock Advisors provides prime retail locations and customized leasing solutions designed to meet the evolving requirements of modern retail businesses while ensuring secure, transparent, and growth-oriented agreements.



We work closely with brands, retailers, franchises, and developers to identify spaces that align with their target audience, customer footfall expectations, brand positioning, and long-term expansion strategy. From high-street retail and shopping mall spaces to standalone commercial units and mixed-use developments, our extensive property network across Rajasthan and major Indian cities allows us to deliver opportunities that support visibility, accessibility, and business growth.

Our team assists clients throughout the entire leasing process, including location analysis, property shortlisting, commercial negotiations, and transaction support. By combining strong market insights with deep industry relationships, Urbanrock Advisors helps businesses secure retail spaces that not only strengthen their market presence but also create long-term operational and commercial value.

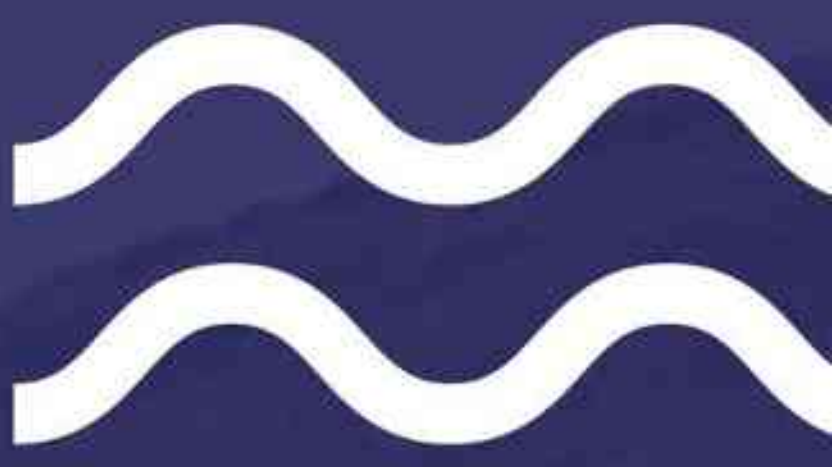
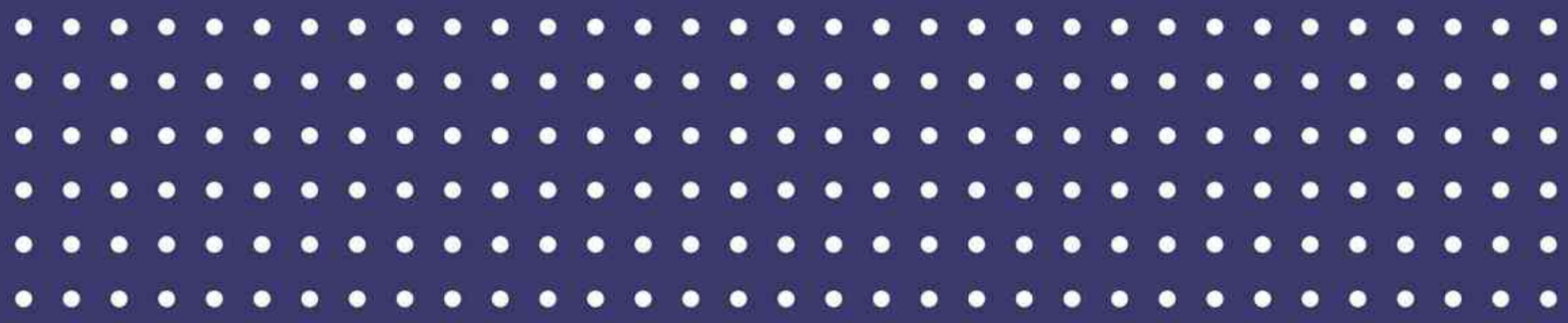
CORPORATE OFFICES

With businesses increasingly seeking modern, flexible, and dynamic work environments, the demand for innovative commercial spaces continues to grow rapidly across major business hubs. Urbanrock Advisors provides a carefully curated portfolio of premium office and commercial workspaces, supported by transparent processes, strategic advisory, and secure transactions that align with your brand identity, operational goals, and long-term ambitions.

We understand that a workplace is far more than just a physical space — it reflects a company's culture, values, productivity, and future vision. Whether you are a growing startup searching for your first office, an established corporation planning expansion, or a business relocating to a more strategic location, our team identifies workspaces that match your operational requirements, workforce needs, and growth strategy.

From Grade-A office spaces and corporate hubs to co-working environments and commercial developments, we offer solutions designed to support productivity, accessibility, collaboration, and brand positioning. Our expertise includes location analysis, property evaluation, lease negotiations, and transaction management, ensuring a smooth and efficient leasing process from start to finish.





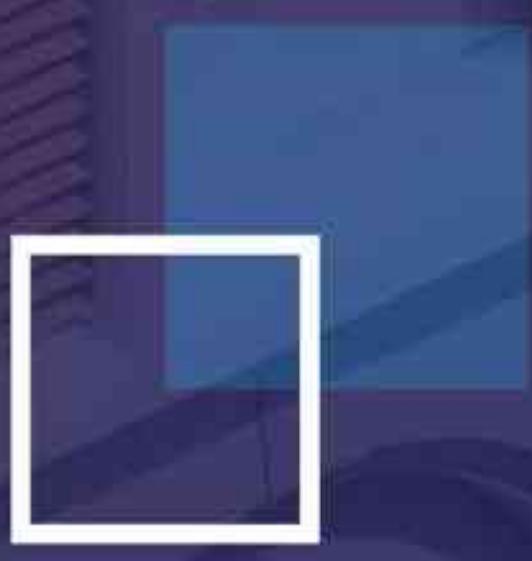
HOTEL BRAND TIE-UPS & MANAGEMENT CONTRACTS

Hotel Brand Partnerships

With a client-focused and research-driven approach, Urbanrock Advisors works closely with property owners, developers, and investors to create strategies that align with both short-term goals and long-term vision. Our team understands that every hospitality project is unique, which is why we provide customized advisory solutions based on market demand, target audience, location potential, and operational efficiency. Our core services include Hotel Brand Tie-Ups, Management Contracts, Franchise Agreements, Feasibility Studies, Asset Management, and Resort & Heritage Hotel Advisory, enabling clients to make informed decisions at every stage of the hospitality lifecycle.

We assist clients in evaluating emerging hospitality trends, identifying high-growth opportunities, and selecting brand partnerships that complement the identity and potential of each property. By combining industry expertise with strategic planning, we help hotels improve market positioning, optimize financial performance, and build stronger competitive advantages within the hospitality sector.

Urbanrock Advisors helps clients maximize property value through strategic planning, asset optimization, and data-driven advisory, delivering sustainable growth and measurable results.



WAREHOUSE LEASING

Our warehousing solutions are strategically located to support smooth supply chain operations, faster distribution, and improved logistics efficiency. With a strong focus on scalability, accessibility, and operational performance, Urbanrock Advisors helps businesses identify warehouse spaces that align with their storage requirements, business goals, and long-term growth plans.



WAREHOUSE OPTIONS WE OFFER:

- Built-to-Suit Warehouses
- Ready-to-Occupy Warehouses
- Multi-Client Warehousing Facilities
- Dedicated Warehousing Solutions
- Cold Storage Warehouses

INDUSTRIAL LEASING

As industries continue to grow, the demand for specialized industrial spaces is rising rapidly. Urbanrock Advisors delivers reliable industrial leasing solutions tailored to the dynamic needs of manufacturing and logistics sectors, ensuring a smooth, secure, and transparent transaction process.

We understand that industrial real estate decisions go far beyond square footage. Factors like proximity to highways, power supply, floor load capacity, ceiling height, and zoning compliance play a critical role in operational efficiency and long-term profitability. Our team evaluates every requirement in detail — ensuring the space we recommend is not just available, but truly fit for purpose.

We help businesses find strategic industrial spaces that support growth, productivity, and smooth operations — aligned with their goals and future expansion plans.



LAND ACQUISITION

With businesses and investors increasingly focusing on expansion and long-term growth, the demand for strategic land acquisition is rapidly rising. Urbanrock Advisors offers a carefully curated portfolio of land parcels across prime and emerging locations, tailored to suit industrial, commercial, and investment needs.



PRE-LEASED ASSETS

With a growing focus on passive income and secure investments, pre-leased assets have become a preferred choice for modern investors. Urbanrock Advisors brings you a refined selection of high quality, income generating properties backed by strong tenant profiles and long-term lease agreements. Each asset is carefully evaluated for rental stability, location strength, and appreciation potential ensuring you invest in opportunities that deliver both consistent returns and lasting value.

OUR DEAL CLOSER PROCESS



01

UNDERSTAND YOUR NEEDS

We start by understanding your business goals, space requirements, budget and timelines.



02

MARKET RESEARCH & SHORTLISTING

Our market experts research the best options and present a curated shortlist aligned with your objectives.



03

SITE VISITS & EVALUATION

We arrange and accompany you on site visits, evaluating options on location, infrastructure, compliance and value.



04

STRUCTURING THE DEAL

We structure the most commercially favorable terms and lease conditions for you.



05

NEGOTIATION & FINALIZATION

Our negotiation experts work to secure the best terms and finalize the deal in your favor.



06

DOCUMENTATION & DUE DILIGENCE

We ensure complete due diligence and documentation for a secure and compliant transaction.



07

CLOSURE

We manage the entire closing process smoothly, ensuring timely execution.



08

POST-DEAL SUPPORT

Our relationship continues beyond the deal with ongoing support for any future needs.



OUR CLIENTS



WHY WORK WITH US?

Leading real estate solutions across Rajasthan and beyond.

- Extensive Inventory: Warehouses and industrial plots across key locations.
- Diverse Property Access: Retail, corporate, and commercial spaces.
- Strong Landowner Network: Enabling faster and more efficient closures.
- Legal Expertise: Skilled legal support for smooth transactions.
- Client-First Approach: Dedicated postsales support and long-term relationships.
- At Urbanrock Advisors, we don't just close deals--we build long-term partnerships that create sustainable value for businesses, investors, and developers.





URBAN ROCK
ADVISORS

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