

Employment

Innovation & R&D Centre

Offices & Co-working Space

Robotics & Technology Labs

Solar Powered Parking

Green Spaces & Recreation

M&NT TechPark

ICT Technology Park – Mlolongo

Investor & Funder Pitch

About M&NT TechPark

M&NT TechPark is a modern technology park on a 2-acre prime site along Mombasa Highway in Mlolongo. It brings together ICT infrastructure, skills development, innovation, enterprise services and technology-enabled employment to build a stronger, more inclusive digital economy for Kenya.



Strategic Location

Mombasa Highway, Mlolongo



2 Acres

Prime land with high visibility and accessibility



Sustainable Design

Green energy | Water management
Clean environment



The Vision

To be Kenya's leading ICT and innovation hub, empowering people and businesses through technology, skills and partnerships.

Our Focus Areas



ICT & Digital Infrastructure



Skills & Talent Development



Innovation & R&D



Enterprise & Business Support



Employment & Community Impact

Phased Development Plan

Phase 1 ICT Hub (Year 1–2)



- ICT Hub Building (3,000 m²)
- Training Centre
- DSSP Centre
- AI & Digital Innovation Lab
- Co-working Spaces
- Enterprise Services
- Conference Centre
- Technology Demonstration

Indicative Budget
KSh 350 Million

Phase 2 Data Centre (Year 2–3)



- Colocation
- Cloud Infrastructure
- AI Computing
- Cybersecurity
- Edge Computing
- Network Operations
- Disaster Recovery

Indicative Budget
KSh 200–300 Million

Phase 3 Innovation Campus (Year 3–5)



- Robotics Laboratory
- IoT Laboratory
- AI Innovation Centre
- Electronics & Embedded Systems
- Incubation & Startups
- Maker Space
- Research & Development
- Technology Workshops

Indicative Budget
KSh 200–300 Million

Phase 4 Enterprise Park (Year 5+)



- Additional Offices
- Technology Companies
- Startups & Investors
- Service Providers
- Research Facilities
- Conference & Events
- Commercial Facilities
- Accommodation (optional)

Indicative Budget
KSh 150–250 Million

Total Estimated Development (Excluding Land Value): KSh 815M – 1.225B

Why Invest in M&NT TechPark?

- ✓ Strategic location with high visibility
- ✓ Growing demand for ICT and digital services
- ✓ Strong government and industry support
- ✓ Scalable, phased development model
- ✓ Attractive returns and long-term value
- ✓ Positive social and economic impact

Key Investment Numbers

Phase 1 (Preliminary Budget)	KSh 350 Million
Total Development (Phases 1–4)	KSh 815M – 1.225B
Land Area	2 Acres
Phase 1 Building Size (approx.)	3,000 m ²



Let's Build the Future Together

Invest | Partner | Create Impact

The Vision

A technology and enterprise ecosystem on a strategic two-acre site

Create a modern ICT and technology park serving Nairobi, Machakos and the wider regional market.

Bring together digital infrastructure, skills, innovation, enterprise services and technology-enabled employment.

Provide a physical platform where people and organisations can learn, build, demonstrate, work and deliver solutions.

Develop the campus in phases so each investment stage creates an operating asset and supports the next.

The Opportunity

From technology skills to practical services, enterprise and economic opportunity

Demand for digital services increasingly requires practical environments for skills application and solution development.

M&NT TechPark will connect learning, technology infrastructure, innovation and enterprise activity.

The site's Mombasa Highway frontage supports visibility, access, conferences, demonstrations and corporate engagement.

The park is designed to serve technology professionals, startups, enterprises, institutions, partners and investors.

Concept Masterplan

Illustrative campus arrangement — subject to professional design and approvals



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- Incubation & Startups
- Maker Space
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- Technology Workshops

Indicative Budget
KSh 200–300 Million

Phase 4 Enterprise Park (Year 5+)



- Additional Offices
- Technology Companies
- Startups & Investors
- Service Providers
- Research Facilities
- Conference & Events
- Commercial Facilities
- Accommodation (optional)

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Total Estimated Development (Excluding Land Value): KSh 815M – 1.225B

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M&NT TechPark — Technology Today. Opportunities Tomorrow.

Illustrative architectural visualization | Not a construction drawing

Phase I – Core ICT Technology Hub

Indicative 3,000 m² gross floor area; final size subject to master plan

Main ICT Hub, reception and technology demonstration centre

Training laboratories and classrooms

DSSP onboarding, project and co-working spaces

AI, data and digital innovation laboratory

Conference, meeting and event facilities

Enterprise service and partner offices

Initial network, security, server and power infrastructure

Parking, circulation, landscaping and controlled site access

Phase I Preliminary Budget

Planning-level envelope for investor discussions

Component	Allowance
Main ICT Hub building	KSh 200M
External works, roads & parking	KSh 30M
Landscaping & public plaza	KSh 10M
Solar/power/backup	KSh 20M
ICT/network infrastructure	KSh 25M
Security/CCTV/access	KSh 8M
Furniture & equipment	KSh 12M
Professional fees/approvals	KSh 15M
Contingency	KSh 25M
Total planning estimate	KSh 345M
Funding envelope for pitch	KSh 350M

Proposed Investment Structure

Separate the existing land contribution from new Phase I capital

Land contribution: approximately two acres at Mlolongo, subject to independent valuation and legal due diligence.

External Phase I capital sought: approximately KSh 350 million.

Capital may be structured through strategic investment, development finance, commercial finance, grants for qualifying components, technology partnerships or blended finance.

Final ownership, returns, security and governance arrangements should follow the completed feasibility study and financial model.

Operating & Revenue Logic

The park is intended to operate as an enterprise platform

Workspace and office services

Conference, meeting and event facilities

ICT, AI, data and digital solution services

Training and professional development programmes

Incubation and enterprise-support services

Technology demonstrations and partner programmes

Managed digital and selected infrastructure services

Future data-centre and advanced technology services

Four-Phase Development Roadmap

Grow the park as operational capacity and investment support become available

PHASE 1 Core ICT Hub

Years 1–2 | ~KSh 350M

PHASE 2 Data Centre & Digital Infrastructure

Years 2–3 | KSh 200–300M

PHASE 3 Innovation Campus

Years 3–5 | KSh 150–250M

PHASE 4 Technology Enterprise Park

Year 5+ | KSh 150–250M

Implementation Roadmap

From concept to investment-ready project

1. Land, legal and development due diligence
2. Market assessment and feasibility study
3. Master plan and professional design
4. Quantity Surveyor cost plan and detailed BoQ
5. Financial model and investment structure
6. Investor/funder engagement and financial close
7. Construction, technology fit-out and commissioning
8. Launch Phase I operations and prepare Phase II

The Investor / Funder Proposition

A phased project with a tangible first asset and a scalable long-term vision

Strategic land contribution provides the project with a foundational physical asset.

Phase I concentrates capital on an operational technology and enterprise hub.

Later phases can be financed from a combination of operating performance, strategic partners and new investment.

The project combines commercial potential with skills, innovation and technology-development outcomes.

Immediate funding conversation: approximately KSh 350 million for Phase I.

M&NT TechPark

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Phase I Funding Requirement: approximately KSh 350 Million

Mlolongo • Mombasa Highway • Kenya
Invest • Partner • Build • Create Impact