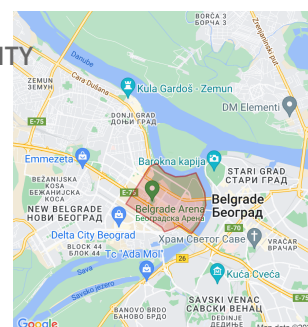




#35040, Rent - Office space, Belgrade, BLOK 41A

| TYPE OF OBJECT | SURFACE AREA | THE PRICE | UTILIZATION |
|---|--------------------|--------------|--------------------|
| COMMERCIAL | 190 m ² | €3,230 | CHECK AVAILABILITY |
| OFFICE | THE BIGGEST OFFICE | THE FLOOR | |
| 5 | 60 | GROUND FLOOR | |
| UNFURNI CITY CE YES 0 2 0 10 YES YES NO 5 | | | |



New and modern office building with modern dynamic image. Flexible floor plates for both open plan and cellular offices, with expansion opportunity for tenants. Ample guarded surface parking and 120 secured underground parking places with visitor parking in front of the building. Easily accessible by car and by public transportation. Reception service at the entrance in the building, 24 hour security service, in-house cafeteria, fit-out according to tenant's requirements. Proximity card access control system to all office units and to the garage. Proximity card operated turnstiles in the main elevator lobby with 5 modern, high-speed elevators. Raised floors in the offices for added cabling flexibility and individually controlled 4 pipe fan-coil heating/cooling system. Sound insulated gypsum partition walls and wooden doors with steel frames and side glass panels. Fluorescent lighting with parabolic mirrors, kitchenettes and equipped WC facilities. Openable windows with exterior sun blinds.

