

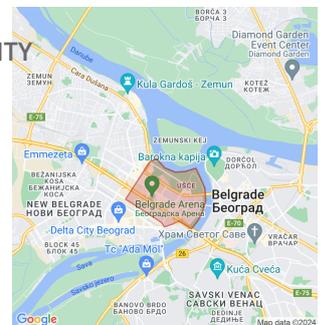


#36495, Rent - Office space, Belgrade, BLOK 43

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| TYPE OF OBJECT MULTIPURPOSE | SURFACE AREA 672 m² | THE PRICE €6,100 | UTILIZATION CHECK AVAILABILITY |
|---------------------------------------|--|----------------------------|--|

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| OFFICE 6 | THE BIGGEST OFFICE 420 | THE FLOOR GROUND FLOOR |
|--------------------|----------------------------------|----------------------------------|

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|---------|---------|-----|---|---|---|---|-----|----|----|----|
| UNFURNI | CITY CE | YES | 0 | 2 | 0 | 6 | YES | NO | NO | 10 |
|---------|---------|-----|---|---|---|---|-----|----|----|----|



Office premises, placed on a busy location in business zone of New Belgrade. Well connected to the rest of the city through wide boulevards and highway, with easy access to the Bridge over Ada. Space is situated in the ground floor of a smaller office building. It consists of a larger open space which occupies 420 m², with inner stairs leading to the first floor. Upper floor consists of an office space divided into four offices, an admittance area, a kitchenette and a restroom, it occupies 130m². In ground floor area, there is also a storarge/warehouse which occupies 130m² and has ceiling height of 6m. This space is connected to 420m² open space but it can also be separated because it has it's own entrance. Ground floor open space is currently functioning as show room/sales space, but it can be divided into a number of offices by partitions. It is filled with natural light, has vinyl on the floors. Additional equipment includes halogen lighting, alarm and fire protection system, as well as video surveillance. In front of the building there is a nicely arranged green surface, while at the back there is a public parking lot with ten marked parking spaces available for the lessee. Well organised, adaptable space, placed on an excellent location. Suitable for IT companies, foreign barnches, health institutions or show rooms.

