



## #46473, Rent - Office space, Belgrade, BEŽANIJSKA KOSA 1

TYPE OF OBJECT <b>COMMERCIAL BUILDING</b>	SURFACE AREA <b>440 m<sup>2</sup></b>	THE PRICE <b>€5,500</b>	UTILIZATION <b>AVAILABLE</b>
OFFICE <b>10</b>	THE BIGGEST OFFICE <b>250</b>	THE FLOOR <b>5</b>	

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Office building complex located along the E-75 highway, in the settlement of Bežanijska kosa, on the main the entrance into the city from the west. Attractive part of New Belgrade which has positioned itself as a central business capital zone. Only 8 km from Nikola airport Tesla and 5 km from the city center, the complex is esily accessible, while numerous stations for several public transportation lines is nearby. Business compex is well maintained, with security service, video surveillance, underground garage on two levels and parking place. The space is located on V, the last floor, and has its own terrace of 80 m<sup>2</sup>. It consists of two large offices, a smaller one for the director, which has its own toilet, two small offices and kitchennete.. The layout can be changed and quickly adapted to the needs of the future tenant. Belongs to the A category of "smart building" with card entry system. It spreads on 6 levels and has large number of offices. The unit is situated on the 5-th, last, retreated floor. Interior bright, air-conditioned, secured with alarm system. It has Internet connection, computer net. Modern ventilation, heating and cooling systems. Suspended ceiling in a combination of monolithic gypsum and mineral raster boards. Height (from the floor to the suspended ceiling) 2.80 m. Continuous glass facade surfaces with opening wings. High quality LED lighting 500 lux. High quality floor coverings. Fire protection system: sprinkler installation in the garage, hydrants, fire protection control panel with fire detectors, panic lights. Lighting with motion sensor in common areas. Access control: video surveillance, 24/7 reception. Central control and management system. All ISPs. 3 fast elevators. Professional maintenance of the facility. Along with the space, 6 garage spaces can be rented under the building, at a price of 80 eur + VAT per space, as well as 1 parking space in the outdoor parking lot.

at Tel: +381 11 329 3161 price of 50 eur + VAT, Reg. no. 301  
43 Takovska, 11000 Belgrade Mob: +381 60 329 3161 desk@eurorent.rs All rights reserved.

