



## #39058, Rent - Office space, Belgrade, BLOK 43

TYPE OF OBJECT <b>MULTIPURPOSE</b>	SURFACE AREA <b>935 m<sup>2</sup></b>	THE PRICE <b>€16,740</b>	UTILIZATION <b>AVAILABLE</b>
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OFFICE <b>18</b>	THE BIGGEST OFFICE <b>0</b>	THE FLOOR <b>1</b>
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UNFURNI	INDEPEN	YES	0	5	0	1	NO	YES	NO	10
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Office building located in business zone of New Belgrade, in near vicinity of the Gazela inclusion. It represents one storey building with half-buried garage. The structure is reinforced - concrete, skeletal. External walls are of imported clinker bricks, while facade carpentry is made of coarse aluminum profiles with thermal break. Appropriate thermal insulation is incorporated into the entire building. Heating of the building is conducted through geothermal energy - groundwater, with four heat pumps supplied through two pumping booms. Floor heating and cooling is available and if necessary, it could be conducted through the ceiling rails. This mode of heating and cooling provides multiple energy savings. Lighting in the whole facility is with LED lighting bodies. The floors are covered with carpet and epoxy, while staircase and toilets floors are covered in ceramics. The building has two staircases, each with an elevator leading from the garage to the first floor. The surface of the first floor is 935 m<sup>2</sup>. The whole space is divided (by removable walls) into offices of different sizes, from 8 m<sup>2</sup> to 150 m<sup>2</sup>. This level contains eight toilets and server room as well. There is also a half-buried garage with a capacity of around 15 garage spaces, and half of it is reserved for the future tenant. In front of the building there is a public parking with about 20 places.

