



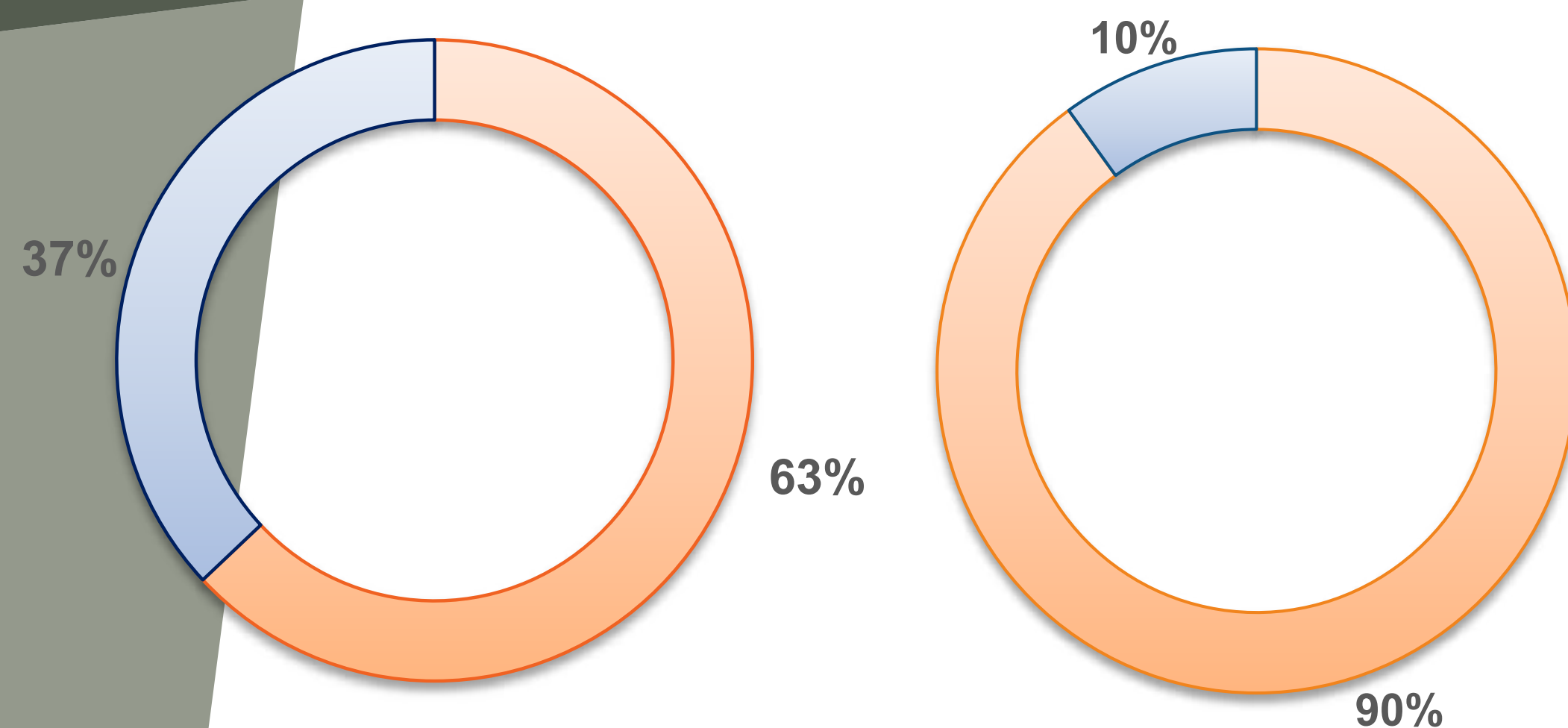
OFFICE SPACE FOR RENT



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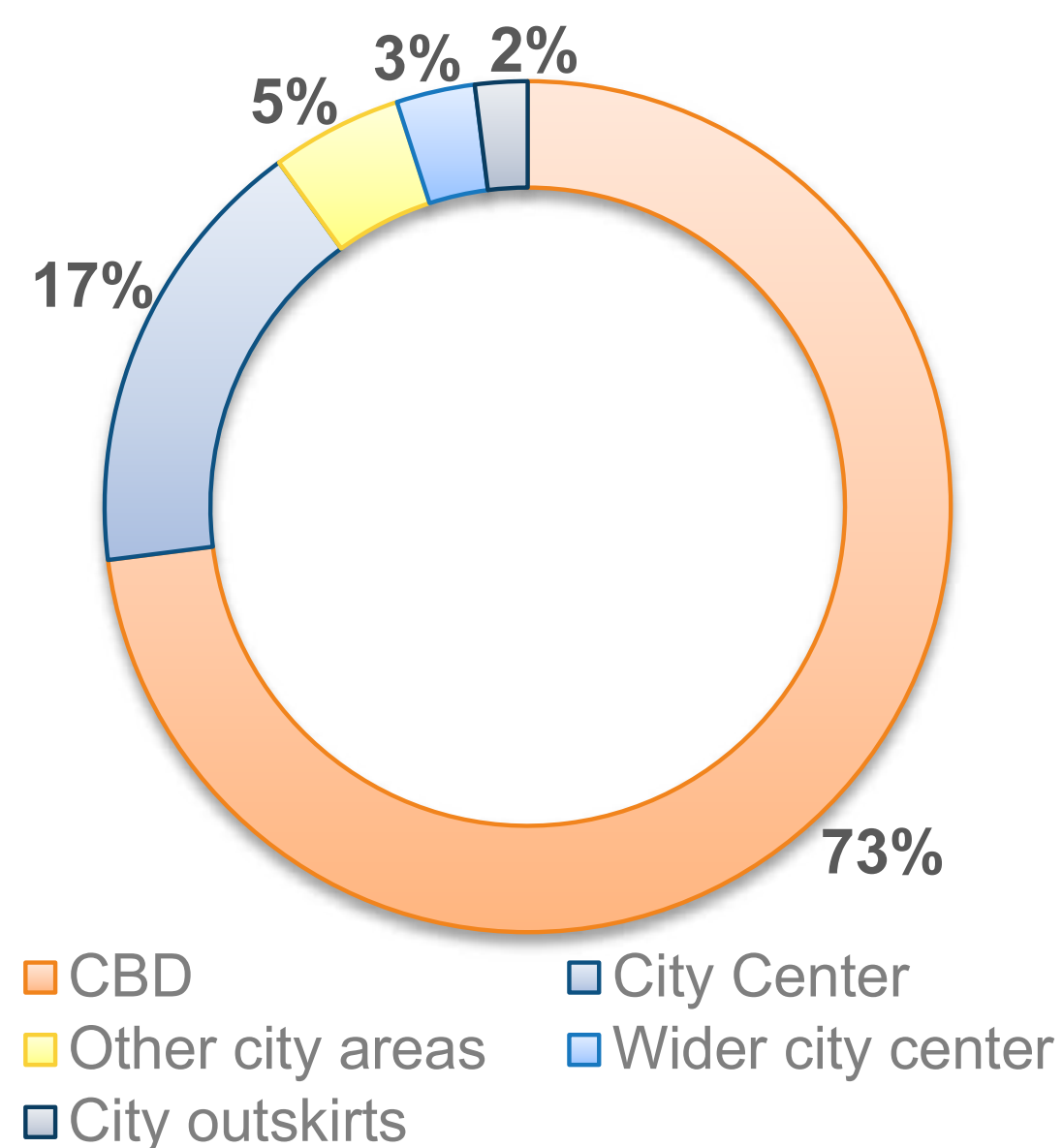
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Belgrade Office space overview



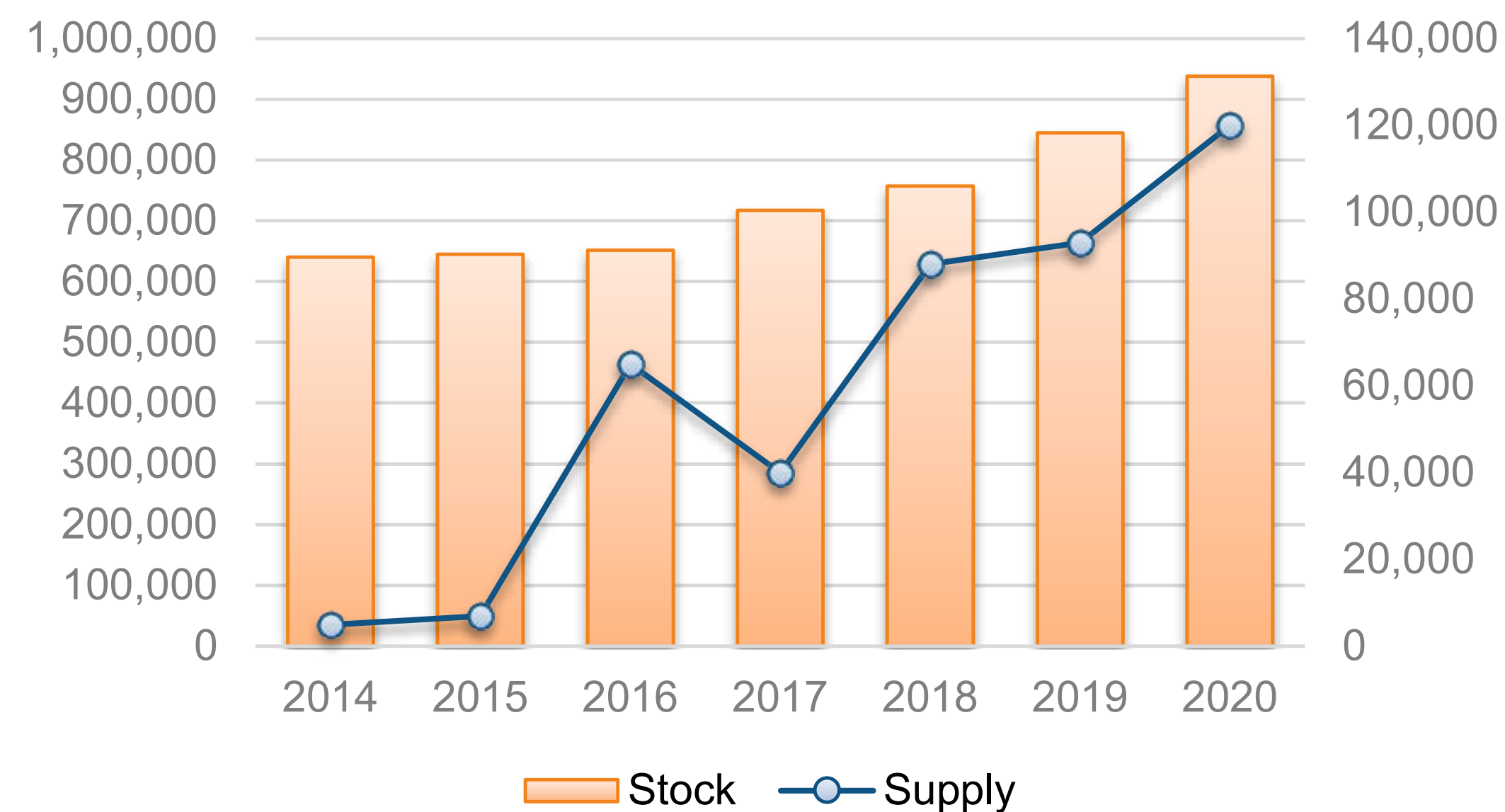
Class A Class B

CBD City Center



CBD City Center
Other city areas Wider city center
City outskirts

- Total stock (Class A & B): 940,000 sqm
- Vacancy rate (Class A & B): 6.5% - 7.0%
- Prime yield: 8.50% - 8.75%
- Pipeline projects under construction: 130,000 sqm
- Main demand sectors: IT, consumer goods, pharmaceutical and professional services



General Information about investor



GRANIT INVEST investor is a company with a rich tradition in the construction industry of Serbia and the wider environment. During more than 40 years of business, it has developed into a successful business system that has designed and implemented numerous residential, residential-office and office projects.



References, luxury office space in the heart of the city such as:



• Mia Dorcol



• Green-Square (Vracar)

Project Revolucija Office Building - General Information



- ♦ "Revolucija" - brand new office building/space in Belgrade
- ♦ Location: Vracar municipality, prime location in old part of the city center
- ♦ GLA 9.870 sqm of built-up area
- ♦ Development standards A+ class, luxury equipped by all latest trends in construction and interior design
- ♦ Also, the building will have nature conservation standards as well as COVID-19 prevention elements, like outdoor air in conference rooms as well as "no touch" toilet equipment and doors

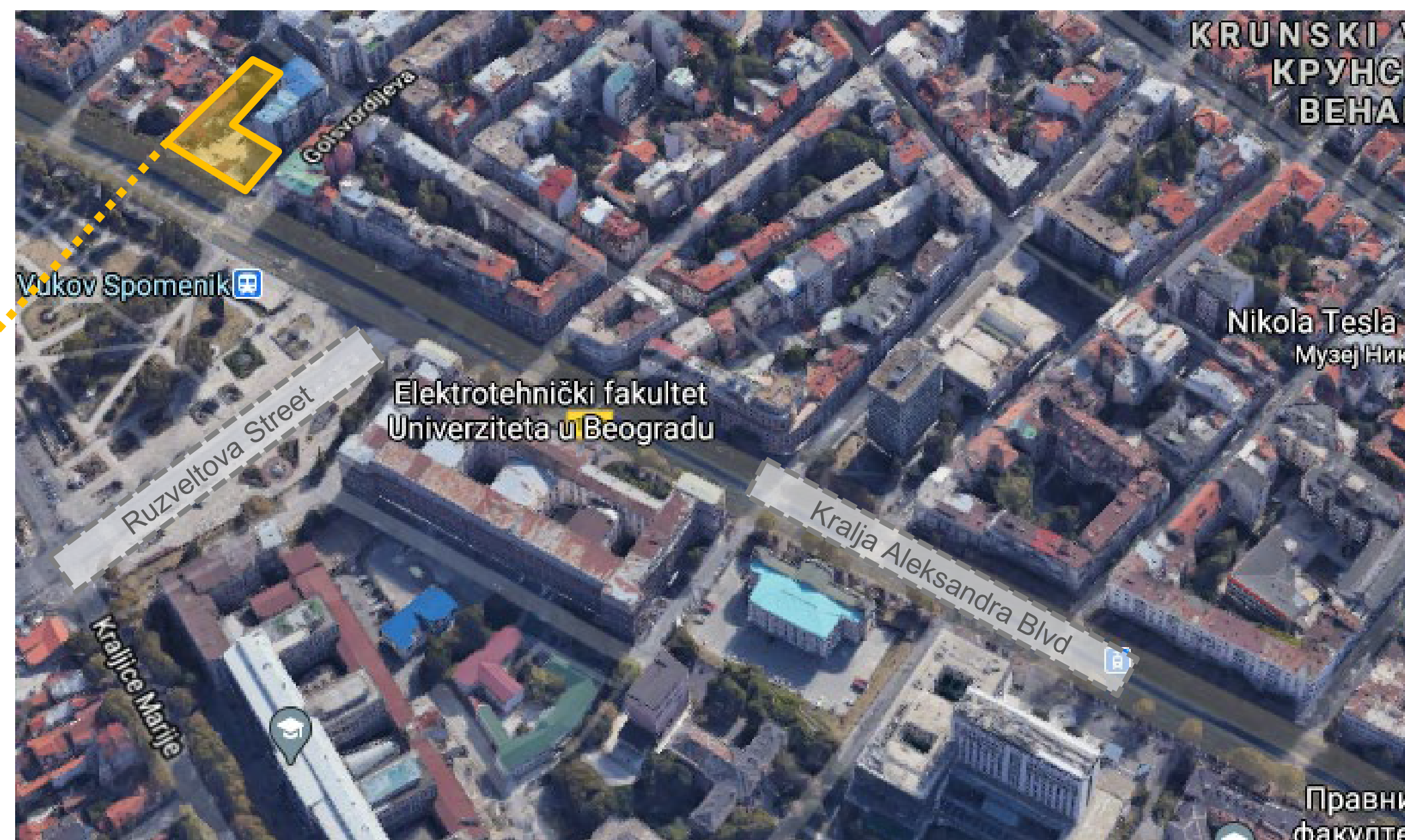


Project Revolucija Office Building - location & general info



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РЕВОЛУЦИЈА
ACHTUNG
OFFICE SPACE



- ♦ Location: on the corner of Kralja Aleksandra Blvd and Golsvordijeva St.
- ♦ Projected GBA: 9,870 sqm
- ♦ Building height: GF+4 to GF+8+IF
- ♦ Garage with 88 parking spaces
- ♦ Ground floor: retail unit (c. 530sqm + 200sqm gallery)
- ♦ Remaining area projected as Class A office space
- ♦ A space for events and conferences is planned on the roof of the building (level IF)

- ♦ The area of the plot on which the building will be built is 1,088 m², and it belongs to the block between Golsvordijeva St. and the newly planned regulation of Trnska St.
 - ♦ The lower parts of the building (GF+4) represent connections with neighboring buildings, while the accentuated corner towards Trnska St. rises to a crown height of 32 meters (GF+8+IF)
 - ♦ In addition to the building and the new road, the formation of a small plateau is planned, which will be located on the corner of Trnska and Kralja Aleksandra Blvd
 - ♦ Easily accessible by car or the public transportation, 18 different lines, connecting all parts of Belgrade

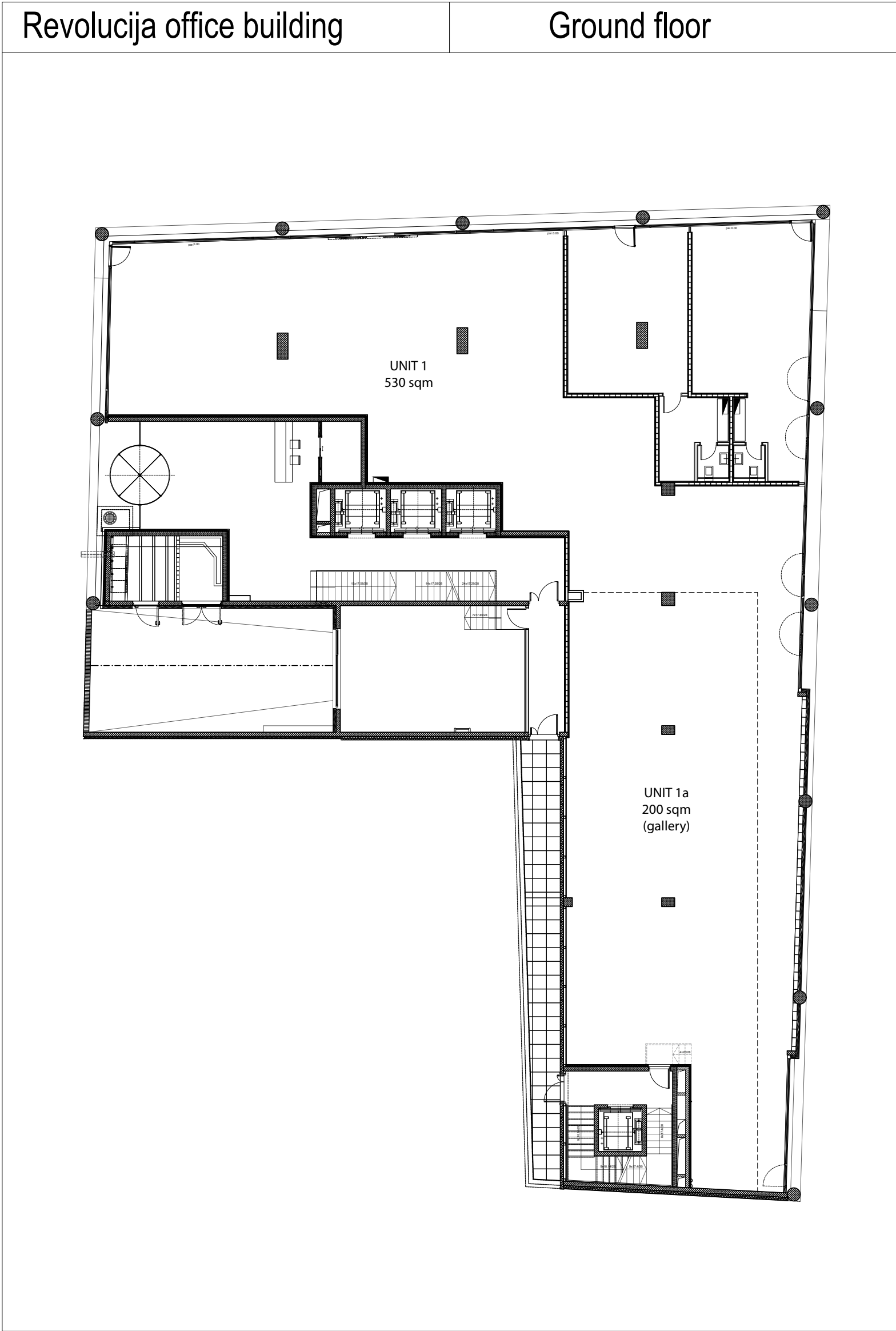
Revolucija Office Building



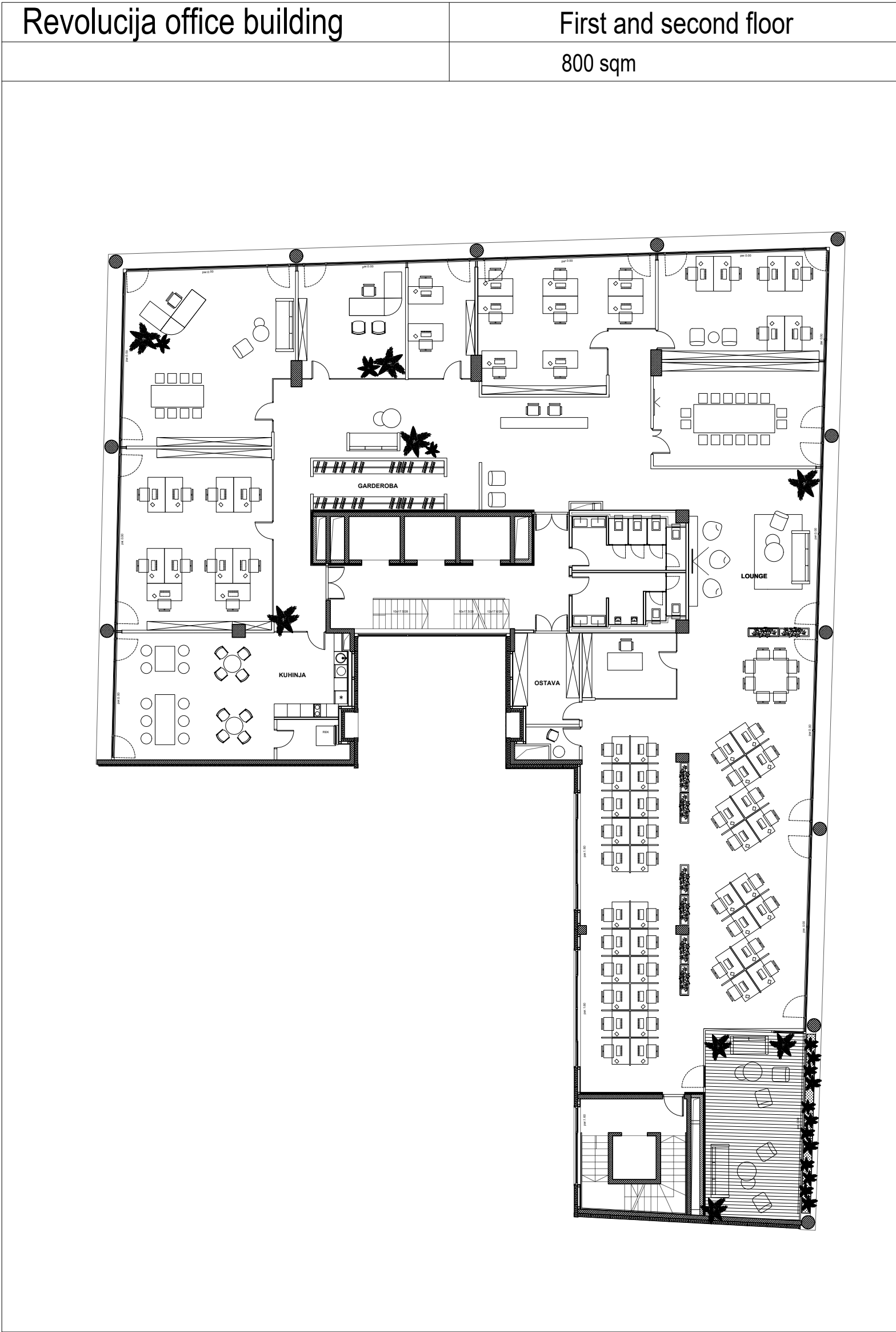
Revolucija Office Building



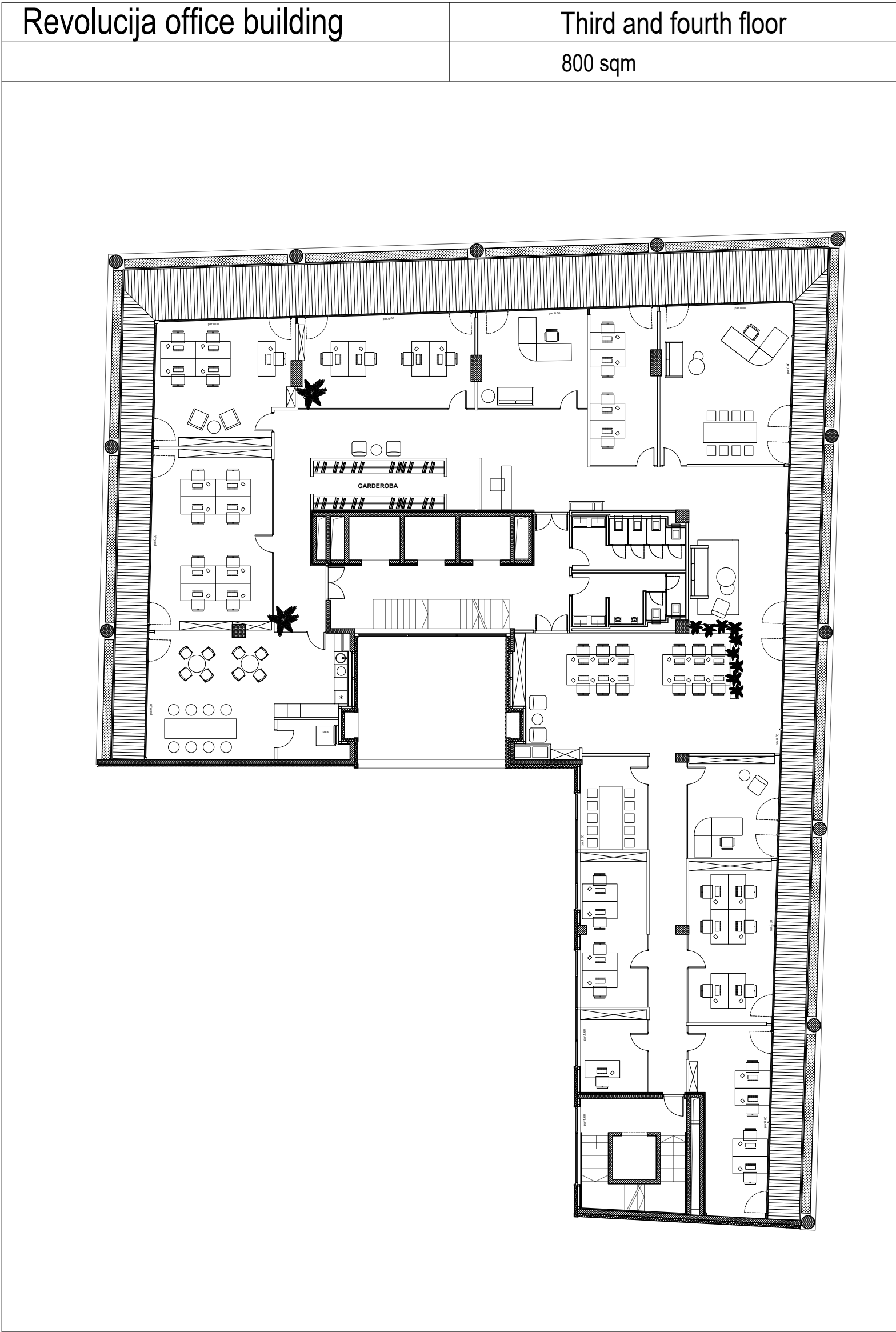
Revolucija Office Building Layout



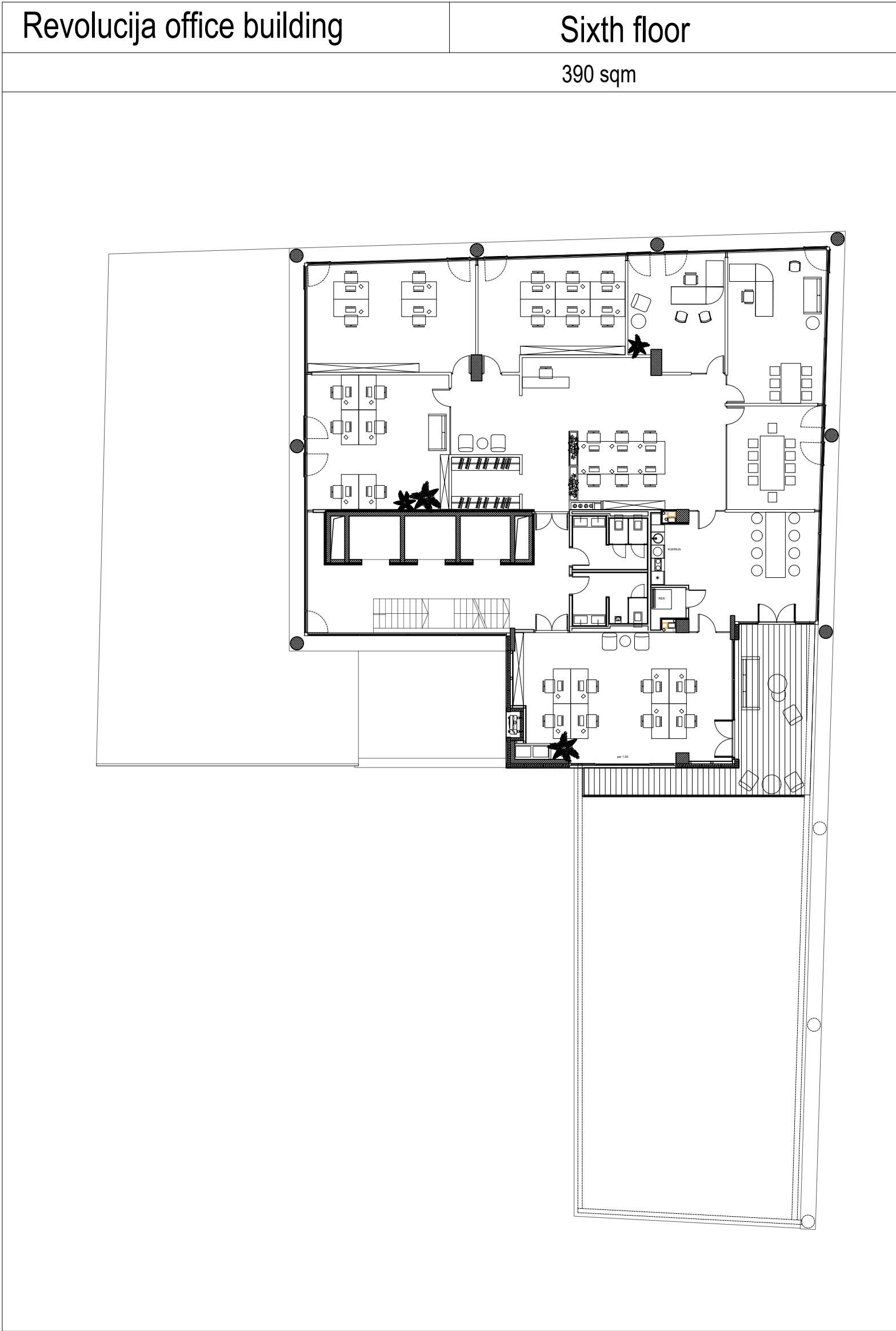
Revolucija Office Building Layout



Revolucija Office Building Layout



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Revolucija Office Building Layout



Revolucija office building	Seventh and eight floor
	390 sqm





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