



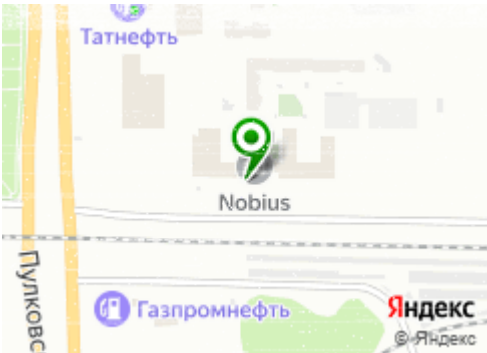
# OFFICE-CENTER NOBIUS

RENT • Class A • 205—1913 m<sup>2</sup>

CONTACT PERSON

Saint-Petersburg, Moskovsky district, 40, Pulkovskoe highway  
Zvezdnaya Moskovskaya ~ min walk

Office Real Estate Department  
T +7 (812) 346-59-00 E rent@maris-spb.ru



## 3 floor: 408 m<sup>2</sup>

Office-center NOBIUS • RENT

Area	408 m <sup>2</sup>
Building	II очередь
Floor	3
Layout	• Office-corridor planning
Finishing	• Fitted out
Open price	RUB 1,600 / m <sup>2</sup> / month
Rental rate includes	• utilities • OPEX
Rental rate does not include	• VAT • telecommunication • cleaning

Office-center NOBIUS • RENT

Area	444 m <sup>2</sup>
Floor	5
Layout	• Open-plan layout • Office-corridor planning
Finishing	• Fitted out
Open price	RUB 1,600 / m <sup>2</sup> / month
Rental rate includes	• utilities • OPEX



Rental rate does not include	<ul style="list-style-type: none"><li>• VAT</li><li>• telecommunication</li><li>• cleaning</li><li>• electricity</li><li>• parking</li><li>• garbage removal</li></ul>
------------------------------	--

Office-center NOBIUS • RENT

Area	556 m <sup>2</sup>
Building	A
Floor	2
Layout	<ul style="list-style-type: none"><li>• Open-plan layout</li></ul>
Finishing	<ul style="list-style-type: none"><li>• Fitted out</li></ul>
Open price	RUB 1,700 / m <sup>2</sup> / month
Rental rate includes	<ul style="list-style-type: none"><li>• OPEX</li></ul>
Rental rate does not include	<ul style="list-style-type: none"><li>• VAT</li><li>• cleaning</li><li>• parking</li><li>• garbage removal</li></ul>

Office-center NOBIUS • RENT

Area	205 m <sup>2</sup>
Building	D
Floor	5
Layout	<ul style="list-style-type: none"><li>• Open-plan layout</li><li>• Office-corridor planning</li></ul>
Finishing	<ul style="list-style-type: none"><li>• Fitted out</li></ul>
Open price	RUB 1,600 / m <sup>2</sup> / month
Rental rate includes	<ul style="list-style-type: none"><li>• OPEX</li></ul>
Rental rate does not include	<ul style="list-style-type: none"><li>• VAT</li><li>• telecommunication</li><li>• cleaning</li><li>• parking</li><li>• garbage removal</li></ul>

Office-center NOBIUS • RENT

Area	300 m <sup>2</sup>
Building	A
Floor	8
Layout	<ul style="list-style-type: none"><li>• Open-plan layout</li></ul>
Finishing	<ul style="list-style-type: none"><li>• Fitted out</li></ul>
Open price	RUB 1,600 / m <sup>2</sup> / month
Rental rate includes	<ul style="list-style-type: none"><li>• utilities</li><li>• OPEX</li></ul>
Rental rate does not include	<ul style="list-style-type: none"><li>• VAT</li><li>• cleaning</li><li>• parking</li><li>• garbage removal</li></ul>



MAIN CHARACTERISTICS, FACILITIES AND SERVICES

Office-center NOBIUS

Building status	Ready in 2013
Type of construction	New development
Total area	44700 m <sup>2</sup>
Number of storeys	8 — 9
Security	<ul style="list-style-type: none"><li>• 24/7 security</li><li>• Access control system</li><li>• CCTV</li><li>• Security alarm</li></ul>
Working hours	24/7
Ventilation system	<ul style="list-style-type: none"><li>• Central combined extract and input ventilation system</li></ul>
Air-condition system	<ul style="list-style-type: none"><li>• Central air conditioning system</li></ul>
Elevators	KONE lifts
Café	Yes
Parking	<ul style="list-style-type: none"><li>• Secured parking in the courtyard 4680 rub./place a place</li></ul>
Services	<ul style="list-style-type: none"><li>• Café</li><li>• Restaurant</li><li>• Conference-rooms</li><li>• Professional Building Management Company</li></ul>

LEASE DEPARTMENT: +7 (812) 346 5900

maris qr  
Scan this QR-code and our contact will be automatically  
created in your mobile. Please note that some mobile  
phones may require special software to be installed.

