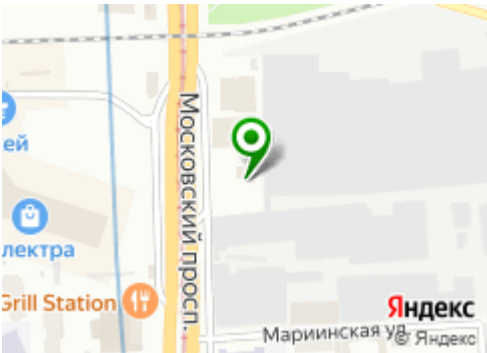




# OFFICE-CENTER

RENT • Class A • 169—1663 m<sup>2</sup>

Saint-Petersburg, Moskovsky district, 156, Moskovskiy pr.  
Elektrosila ~ 5 min walk



## Office-center • RENT

Area	169 m <sup>2</sup>
Floor	1
Layout	• Open-plan layout
Finishing	• Fitted out
Open price	RUB 5,500 / m <sup>2</sup> / month
Rental rate includes	• OPEX
Rental rate does not include	• VAT • utilities • telecommunication • cleaning • parking

## Office-center • RENT

Area	355 m <sup>2</sup>
Floor	1
Layout	• Open-plan layout
Finishing	• Fitted out
Open price	RUB 3,000 / m <sup>2</sup> / month
Rental rate includes	• OPEX



Rental rate does not include	<ul style="list-style-type: none"><li>• VAT</li><li>• utilities</li><li>• telecommunication</li><li>• cleaning</li><li>• parking</li></ul>
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Office-center • RENT

Area	1567 m <sup>2</sup>
Floor	3
Layout	<ul style="list-style-type: none"><li>• Open-plan layout</li><li>• Office-corridor planning</li><li>• Office redesign is possible</li></ul>
Finishing	<ul style="list-style-type: none"><li>• Fitted out</li></ul>
Open price	RUB 3,000 / m <sup>2</sup> / month
NO VAT	<ul style="list-style-type: none"><li>• Yes</li></ul>
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>• utilities</li><li>• telecommunication</li><li>• cleaning</li><li>• parking</li></ul>

Office-center • RENT

Area	1655 m <sup>2</sup>
Floor	4
Layout	<ul style="list-style-type: none"><li>• Open-plan layout</li><li>• Office-corridor planning</li><li>• Office redesign is possible</li></ul>
Finishing	<ul style="list-style-type: none"><li>• Fitted out</li></ul>
Open price	RUB 3,100 / 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>• utilities</li><li>• telecommunication</li><li>• cleaning</li><li>• parking</li></ul>

Office-center • RENT

Area	1663 m <sup>2</sup>
Floor	5
Layout	<ul style="list-style-type: none"><li>• Open-plan layout</li><li>• Office-corridor planning</li><li>• Office redesign is possible</li></ul>
Finishing	<ul style="list-style-type: none"><li>• Fitted out</li></ul>
Open price	RUB 3,700 / 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>• utilities</li><li>• telecommunication</li><li>• cleaning</li><li>• parking</li></ul>
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Office-center • RENT

Area	1621 m <sup>2</sup>
Floor	6
Layout	<ul style="list-style-type: none"><li>• Open-plan layout</li><li>• Office-corridor planning</li><li>• Office redesign is possible</li></ul>
Finishing	<ul style="list-style-type: none"><li>• Fitted out</li></ul>
Open price	RUB 3,500 / 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>• utilities</li><li>• telecommunication</li><li>• cleaning</li><li>• parking</li></ul>

Office-center • RENT

Area	1648 m <sup>2</sup>
Floor	7
Layout	<ul style="list-style-type: none"><li>• Open-plan layout</li><li>• Office-corridor planning</li><li>• Office redesign is possible</li></ul>
Finishing	<ul style="list-style-type: none"><li>• Fitted out</li></ul>
Open price	RUB 3,300 / 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>• utilities</li><li>• telecommunication</li><li>• cleaning</li><li>• parking</li></ul>

Office-center • RENT

Area	1656 m <sup>2</sup>
Floor	8
Layout	<ul style="list-style-type: none"><li>• Open-plan layout</li><li>• Office-corridor planning</li><li>• Office redesign is possible</li></ul>
Finishing	<ul style="list-style-type: none"><li>• Fitted out</li></ul>
Open price	RUB 3,300 / 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>• utilities</li><li>• telecommunication</li><li>• cleaning</li><li>• parking</li></ul>
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Office-center • RENT

Area	1265—1610 m <sup>2</sup>
Floor	9
Layout	<ul style="list-style-type: none"><li>• Open-plan layout</li><li>• Office-corridor planning</li><li>• Office redesign is possible</li></ul>
Finishing	<ul style="list-style-type: none"><li>• Fitted out</li></ul>
Open price	RUB 3,400 / 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>• utilities</li><li>• telecommunication</li><li>• cleaning</li><li>• parking</li></ul>

Office-center • RENT

Area	510—781 m <sup>2</sup>
Floor	10
Layout	<ul style="list-style-type: none"><li>• Open-plan layout</li><li>• Office-corridor planning</li><li>• Office redesign is possible</li></ul>
Finishing	<ul style="list-style-type: none"><li>• Fitted out</li></ul>
Open price	RUB 3,500 / 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>• utilities</li><li>• telecommunication</li><li>• cleaning</li><li>• parking</li></ul>



MAIN CHARACTERISTICS, FACILITIES AND SERVICES

Office-center

Building status	Ready in 2014
Type of construction	New development
Total area	22386 m <sup>2</sup>
Premises for rent	15700 m <sup>2</sup>
Number of storeys	10
Security	<ul style="list-style-type: none"><li>• 24/7 security</li><li>• Access control system</li><li>• CCTV</li></ul>
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	4 hifh speed lifts KONE with access control
Cafē	Yes
Parking	<ul style="list-style-type: none"><li>• Underground parking on 102 places</li></ul>
Services	<ul style="list-style-type: none"><li>• Cafē</li><li>• Restaurant</li><li>• Professional Building Management Company</li><li>• Centralized building management system</li></ul>

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