



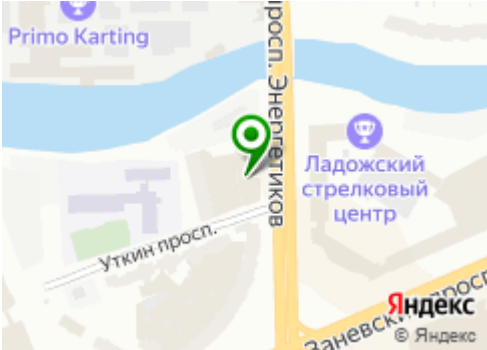
OFFICE-CENTER AMBER HALL

RENT • Class B+ • 133—2764 m²

Saint-Petersburg, Krasnogvardeysky district, 4, Energetikov str.
Ladozhskaya

CONTACT PERSON

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



Office-center Amber Hall • RENT

| | |
|------------------------------|--|
| Area | 133—2764 m ² |
| Floor | 4, 8, 9, 10, 11 |
| Layout | <ul style="list-style-type: none">• Open-plan layout• Office-corridor planning |
| Finishing | <ul style="list-style-type: none">• Fitted out• Fit out in accordance with lessee's requirement |
| Open price | RUB 1,450 / m ² / month |
| Rental rate includes | <ul style="list-style-type: none">• VAT• utilities• OPEX |
| Rental rate does not include | <ul style="list-style-type: none">• telecommunication• cleaning• electricity |

10 floor: 1,339 m²

Office-center Amber Hall • RENT

| | |
|------------|---|
| Area | 1339 m ² |
| Floor | 10 |
| Layout | <ul style="list-style-type: none">• Open-plan layout• Office-corridor planning |
| Finishing | <ul style="list-style-type: none">• Fit out in accordance with lessee's requirement |
| Open price | RUB 1,600 / m ² / month |



| | |
|------------------------------|--|
| Rental rate includes | <ul style="list-style-type: none">• VAT• utilities• OPEX |
| Rental rate does not include | <ul style="list-style-type: none">• telecommunication• cleaning• electricity |

11 floor: 1,292 m²

Office-center Amber Hall • RENT

| | |
|------------------------------|--|
| Area | 1292 m ² |
| Floor | 11 |
| Layout | <ul style="list-style-type: none">• Open-plan layout• Office-corridor planning |
| Finishing | <ul style="list-style-type: none">• Fit out in accordance with lessee's requirement |
| Open price | RUB 1,600 / m ² / month |
| Rental rate includes | <ul style="list-style-type: none">• VAT• utilities• OPEX |
| Rental rate does not include | <ul style="list-style-type: none">• telecommunication• cleaning• electricity |

Office-center Amber Hall • RENT

| | |
|-------------------|--|
| Area | 133 m ² |
| Floor | 1 |
| Separate entrance | Yes |
| Finishing | <ul style="list-style-type: none">• Shell and core |
| Open price | RUB 2,500 / m ² / month |
| NO VAT | <ul style="list-style-type: none">• Yes |



MAIN CHARACTERISTICS, FACILITIES AND SERVICES

Office-center Amber Hall

| | |
|----------------------|---|
| Building status | Ready |
| Type of construction | New development |
| Total area | 20605 m ² |
| Number of storeys | 13 |
| Ventilation system | • Central combined extract and input ventilation system |
| Air-condition system | • Central air conditioning system |
| Parking | • Secured parking in the courtyard • Underground parking |

LEASE DEPARTMENT: +7 (812) 346 5900

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