



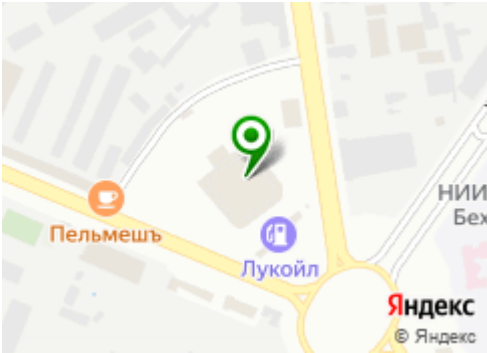
# OFFICE-CENTER T4

RENT • Class B • 1031—2535 m<sup>2</sup> • 1 000—1 200 rub./m<sup>2</sup>

Saint-Petersburg, Nevsky district, 12, Sedova str.  
Pl. Aleksandra Nevskogo ~ min walk   
Pl. Aleksandra Nevskogo

## CONTACT PERSON

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



### Office-center T4 • RENT

Area	1031 m <sup>2</sup>
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	Upon request
Rental rate includes	<ul style="list-style-type: none"><li>• VAT</li><li>• utilities</li><li>• OPEX</li></ul>
Rental rate does not include	<ul style="list-style-type: none"><li>• telecommunication</li></ul>

### Office-center T4 • RENT

Area	1504 m <sup>2</sup>
Floor	6
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 1,500 / m <sup>2</sup> / month
Rental rate includes	<ul style="list-style-type: none"><li>• VAT</li><li>• utilities</li><li>• OPEX</li></ul>
Rental rate does not include	<ul style="list-style-type: none"><li>• telecommunication</li><li>• cleaning</li></ul>



MAIN CHARACTERISTICS, FACILITIES AND SERVICES

Office-center T4

Building status	Ready
Year of reconstruction	2004
Type of construction	Reconstruction
Total area	22400 m <sup>2</sup>
Number of storeys	6
Security	<ul style="list-style-type: none"><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	Passenger lifts Kleemann Service lift
Café	Yes
Parking	<ul style="list-style-type: none"><li>• Secured parking on 430 places</li><li>• Guest parking on 120 places</li></ul>
Services	<ul style="list-style-type: none"><li>• Café</li><li>• Retail zone</li><li>• Professional Building Management Company</li></ul>

LEASE DEPARTMENT: +7 (812) 346 5900

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phones may require special software to be installed.

