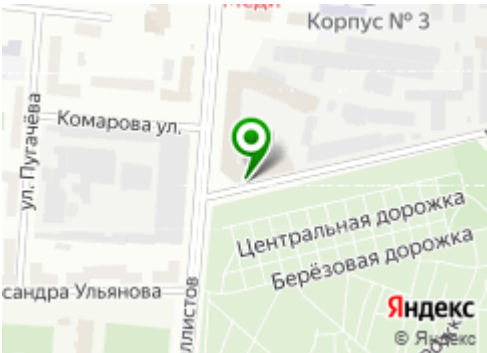




# OFFICE-CENTER LUCH

RENT • Class B • 999—1060 m<sup>2</sup>

Saint-Petersburg, Krasnogvardeysky district, 7, Metallistov pr.  
Novocherkasskaya ~ min walk Ladozhskaya



## Office-center Luch • RENT

Area	61—1060 m <sup>2</sup>
Floor	3
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 1,300 / 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><li>• electricity</li><li>• parking</li></ul>

## 2 floor: 1,367 m<sup>2</sup>

### Office-center Luch • RENT

Area	1367 m <sup>2</sup>
Floor	2
Layout	<ul style="list-style-type: none"><li>• Open-plan layout</li></ul>
Finishing	<ul style="list-style-type: none"><li>• Fit out in accordance with lessee's requirement</li></ul>
Open price	RUB 1,300 / 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>• electricity</li></ul>
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3 floor: 1,367 m<sup>2</sup>

Office-center Luch • RENT

Area	1367 m <sup>2</sup>
Floor	3
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>• Fit out in accordance with lessee's requirement</li></ul>
Open price	RUB 1,300 / 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>• electricity</li></ul>

4 floor: 1,367 m<sup>2</sup>

Office-center Luch • RENT

Area	1367 m <sup>2</sup>
Floor	4
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>• Fit out in accordance with lessee's requirement</li></ul>
Open price	RUB 1,300 / 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>• electricity</li></ul>



MAIN CHARACTERISTICS, FACILITIES AND SERVICES

Office-center Luch

Building status	Ready
Year of reconstruction	2014
Type of construction	Reconstruction
Total area	19148 m <sup>2</sup>
Number of storeys	4
Security	<ul style="list-style-type: none"><li>• Access control system</li><li>• CCTV</li></ul>
Working hours	24/7
Ventilation system	<ul style="list-style-type: none"><li>• Central ventilation system</li></ul>
Air-condition system	<ul style="list-style-type: none"><li>• Central air conditioning system</li></ul>
Elevators	3 passenger lifts OTIS
Café	Yes
Electrical power	1.5 MVt
Parking	<ul style="list-style-type: none"><li>• Secured parking in the courtyard on 174 places</li><li>1 place on 120 m<sup>2</sup></li></ul>
Services	<ul style="list-style-type: none"><li>• Café</li><li>• Coffee and snack vending machine</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.

