

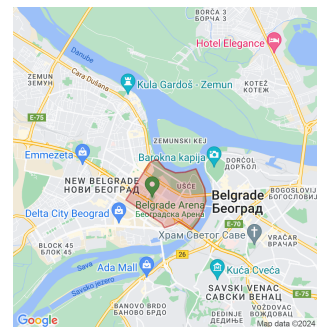


## #42046, Rent - Office space, Belgrade, NOVI MERKATOR

|  |  |                            |                                 |
|--|--|----------------------------|---------------------------------|
| TYPE OF OBJECT<br><b>COMMERCIAL BUILDING</b> | SURFACE AREA<br><b>186 m<sup>2</sup></b> | THE PRICE<br><b>€3,720</b> | UTILIZATION<br><b>AVAILABLE</b> |
|--|--|----------------------------|---------------------------------|

|                    |                                 |                       |
|--------------------|---------------------------------|-----------------------|
| OFFICE<br><b>4</b> | THE BIGGEST OFFICE<br><b>60</b> | THE FLOOR<br><b>3</b> |
|--------------------|---------------------------------|-----------------------|

|         |         |     |   |   |   |   |     |     |    |    |
|---------|---------|-----|---|---|---|---|-----|-----|----|----|
| UNFURNI | CITY CE | YES | 1 | 2 | 0 | 1 | YES | YES | NO | NO |
|---------|---------|-----|---|---|---|---|-----|-----|----|----|



Excellent office space placed in business and residential zone of New Belgrade. Good position provides easy connection with the highway and all parts of the city. Public transport station is in the vicinity. The building is relatively new, with garage on the -1 level and two elevators. The space is housed on the third floor. It has open space layout which is currently divided with removable walls according the previous tenants' needs. There is a kitchenette at disposal, mutual toilets with cabins for men and women, as well as one bathroom located within one of the offices. Building is equipped with optical cables of several providers, 24/7 security service and maintenance service. Two parking spaces are reserved for future tenant in front of the building. There is a possibility of renting one more parking space in the building's garage.

