


# #38791, Rent - Office space, Belgrade, VOŽDOVAC

| TYPE OF OBJECT | SURFACE AREA | THE PRICE | UTILIZATION |
|---|---|---|---|
| COMMERCIAL BUILDING | 2.000 m² | €18,000 | AVAILABLE |

| OFFICE | THE BIGGEST OFFICE | THE FLOOR |
|---|---|---|
| 30 | 0 | GROUND FLOOR |

| ALL OPT | INDEPEN | YES | 2 | 7 | 0 | 10 | YES | YES | NO | 30 |
|---|---|---|---|---|---|---|---|---|---|---|

Office building located in Voždovac, in the business park, in an excellent location. Independent, with two entrances, and secured private parking lot, with a capacity of 25-30 parking spaces. It consists of two levels, ground floor + first floor, where there is a gallery with two separate offices. Ground floor - reception, 10 modular offices of different surfaces, suitable for adaptation, a large room currently serving as an internal cafe restaurant, 6 men's/women's toilets, kitchen, technical rooms for heating and cooling the entire space, server room. 1st floor - 10 modular offices of different surfaces, suitable for adaptation, gym room with 2 own shower cabins, toilet and dressing room, 2 men's/women's toilets, kitchen, server room. There are two separate offices in the gallery. Both levels have a separate computer network. Heating is underfloor and wall heating, via heat pumps, very low heating and cooling costs. It is rented empty or furnished, according to the request of the future tenant. It is possible to design the entire space according to the open space principle, in both levels. The space is ideal for various purposes and activities, such as exhibition/sales space, show room, gym, catering, cafe-restaurant, as well as for offices of various purposes, for the IT sector, call center, etc...

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