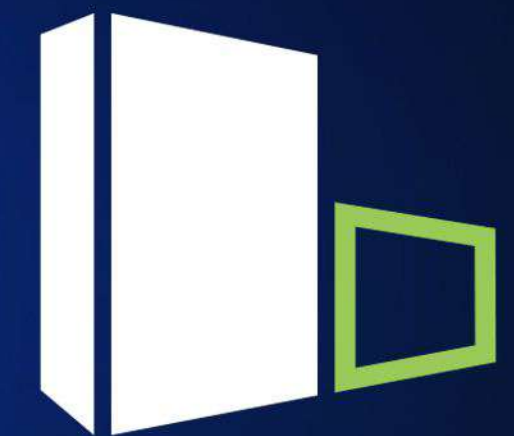


WELCOME TO **THE CITY**



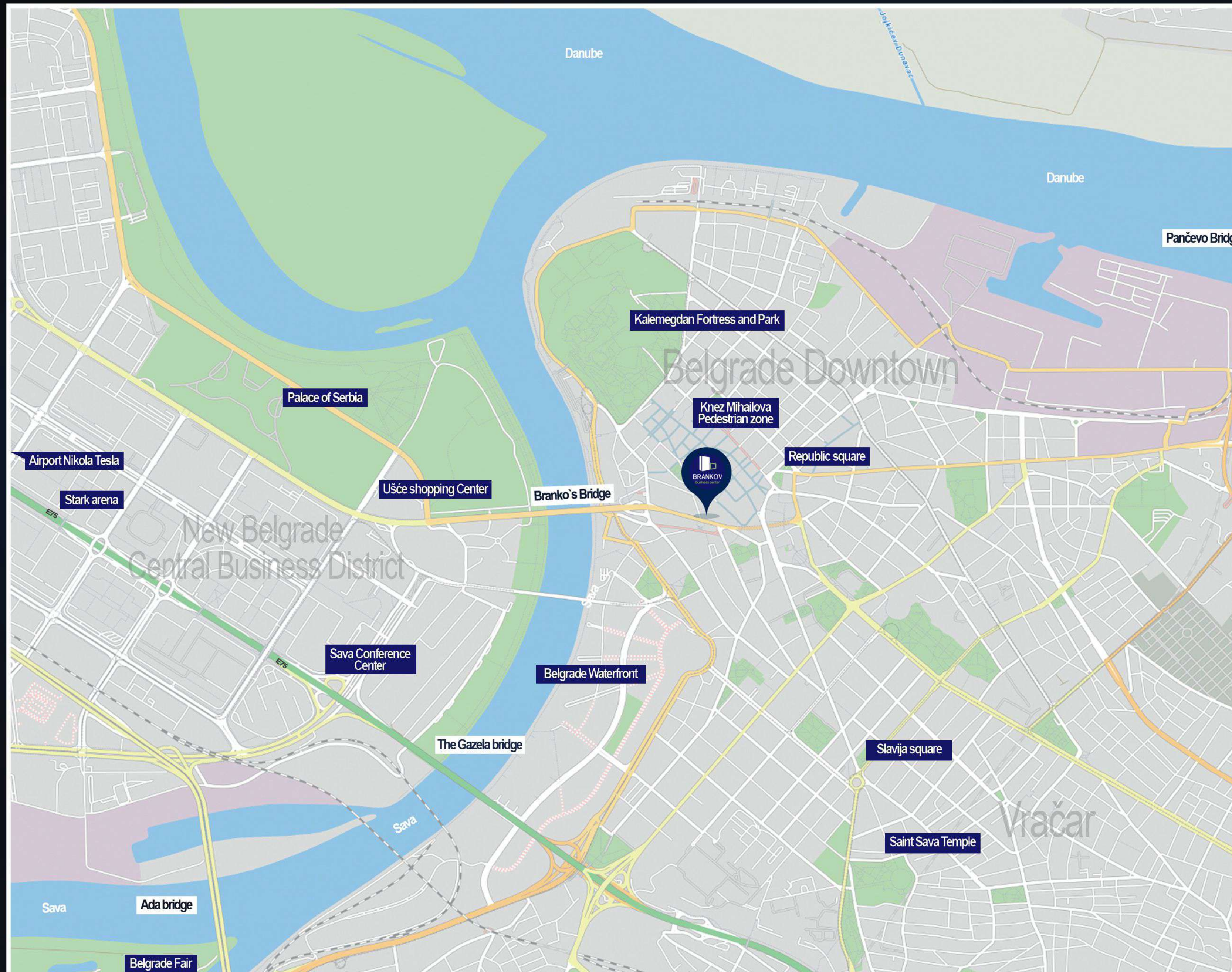
BRANKOV
business center





BRANKOV BUSINESS CENTER

Covers a total area of 10,500 square meters, out of which about 8,300 will be for rent. The building has 13 office floors, a modern equipped entrance hall, and a terrace for tenants on the sixth floor.



CENTRAL CITY LOCATION

BRANKOV Business Center is located in one of the most prominent locations in the very heart of Belgrade, the corner of Brankova and Carice Milice streets.

The building is perfectly connected to the key public transportation lines, with more than 10 key bus lines in front of it, and within walking distance to the most important historical and cultural centers Kalemegdan park and Knez Mihajlova Street.

- Knez Mihailova Pedestrian zone - 300m
- Republic Square - 400m
- Branko's Bridge - 500m
- Kalemegdan Fortress and Park - 1.4km
- UŠĆE Shopping Center - 1.9 km
- Belgrade Waterfront - 1.9km
- The Gazela bridge - 2.9km
- Highway E75 - 2.9km



- 13 OFFICE FLOORS
- 8,300 SQUARE METERS OF GLA
- THE GREEN ROOF TERRACE ON THE SIXTH FLOOR
- FROM 250 TO 700 SQUARE METERS OFFICE SIZE PER FLOOR

MODERN BUSINESS NEED FLEXIBILITY

Tenants can choose office space from 250 to 700 square meters office size per floor. The advantage of the building is its flexibility and tailor-made approach, which allows its users to arrange their part of the space in accordance with their own needs and requirements.



SUSTAINABLE DESIGN PRINCIPLES

Respecting the concept of sustainable development, this new modern office building in the city center will be in line with sustainability principles, according to the criteria of the EDGE (Excellence in Design for Greater Efficiencies) global standards, with a focus on a healthy working environment, as well as the optimization of energy consumption, reducing tenants' costs to a minimum. The emphasis is on natural light and especially on the green roof garden with a beautiful panoramic view of the capital city. It will contribute to a healthier environment, providing employees with a leisure outdoor area where they can socialize, relax and exchange ideas.



PREMIUM RETAIL UNITS

BRANKOV Business Center will encompass everything that is considered to be an inseparable part of modern business, and within its complex, it will provide tenants with rich and high-quality retail offers. It will be positioned on the ground floor with direct street access to all amenities that are complemented by business needs.





BREATHTAKING LANDSCAPE

The spectacular green roof terrace on the sixth floor has a one-of-a-kind view perspective stretching all over Belgrade. It is designed to be a perfect place for employees' relaxation and leisure, as well as for memorable corporate events and celebrations.



AT YOUR COMMAND

This modern business space provides a diverse spectrum of services and technical support:

- Access control and 24/7 security
- VRF system for thermal comfort which will enable comfortable conditions in every office
- Full-height glazed facade offering an abundance of natural light
- Openable windows which contributes to users personal comfort
- Separate air-conditioning of server rooms
- LED lighting for efficient energy consumption
- 3 passenger elevators

An aerial night photograph of a city, likely Belgrade, showing a wide river (the Sava) and a long bridge with many lights. The city is densely packed with buildings, some of which are brightly lit. The sky is a mix of orange and blue, suggesting dusk or dawn. In the foreground, a busy street intersection is visible with cars and buses. A modern, tall building with a glass facade is prominent in the middle ground.

CONTACT

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PROVEN EXPERTISE

BRANKOV Business Center is an important investment in the portfolio of SF1 group, which is the exclusive distributor for PANDORA and Nespresso brands, while MPC Properties, a regional leader in the development and management of modern shopping destinations and business centres, is responsible for project management.