

BRANKOV

business center

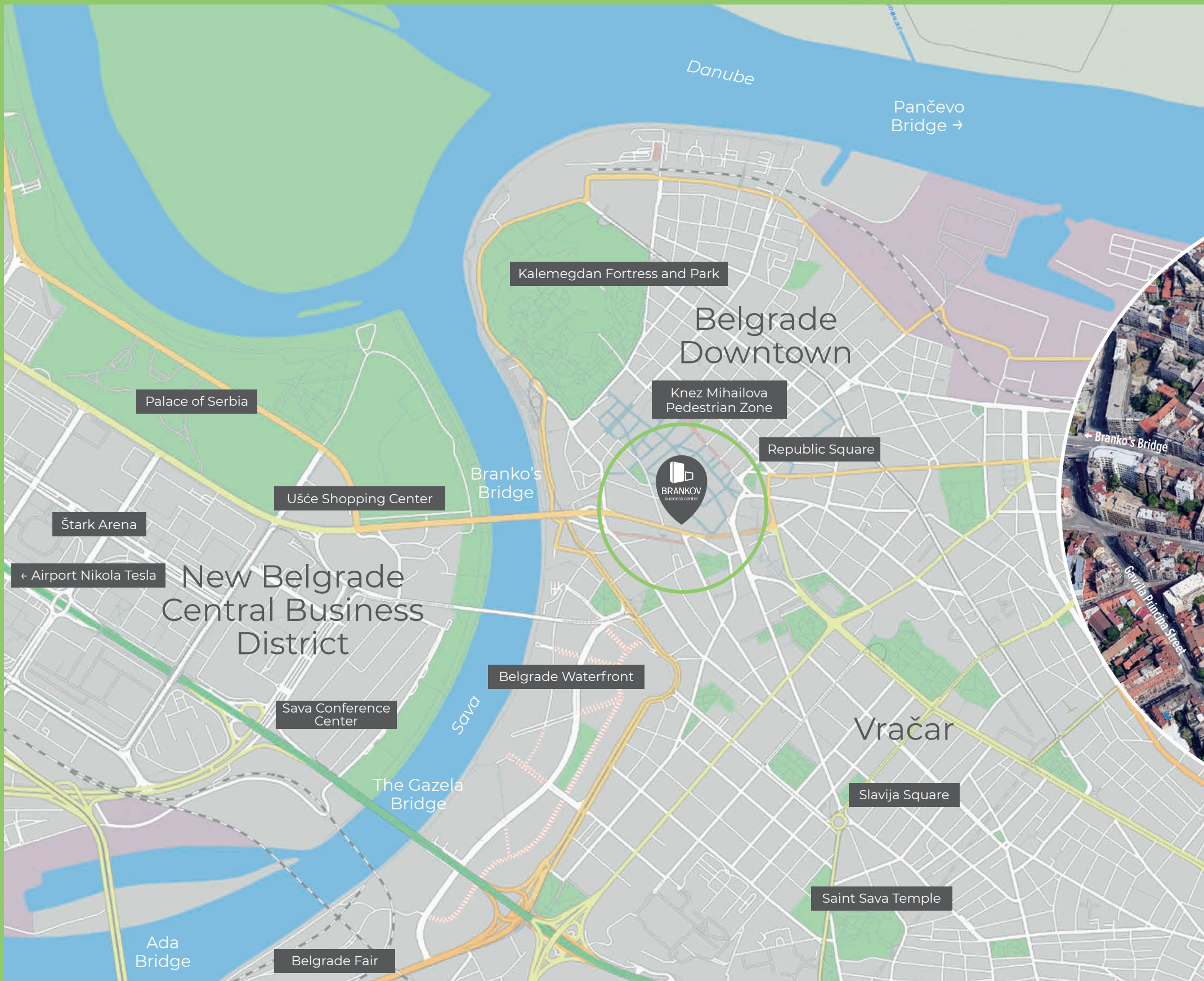




Brankov Business Center

Well known Belgrade landmark will be soon transformed into modern office building, covering a total area of 10.500 square meters, with 8.300 square meters for rent.

The building has 13 floors, an enticing, state-of-the-art entrance hall, and the sixth-floor terrace creating an outdoor oasis with stunning views in always bustling capital city.



Central City Location

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

The building is perfectly connected to the key public transportation lines and situated within walking distance to the most important historical and cultural sites, Kalemegdan park and Knez Mihailova Street.

From a Simple Workplace to the Modern Hub of Success

- 13 office floors
- 8.300 square meters of GLA
- Sixth-floor green roof terrace
- From 250 to 700 square meters office size per floor
- Full height glazing allows the abundance of natural light
- Convenient for both open space and separate office concepts



Modern Business Needs 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 allowing its users to arrange their part of the space in accordance with their own needs and requirements.





Sustainable Design Principles

This new modern office building in the city centre will be in line with sustainability principles, according to the criteria of the EDGE (Excellence in Design for Greater Efficiencies) global standards, focusing on a healthy working environment, as well as the optimization of energy consumption, reducing tenants' costs to a minimum.

The emphasis is on the natural light, especially on the green roof garden with a beautiful panoramic view of the capital city, providing employees with a leisure outdoor area where they can socialize, relax, and exchange ideas.

Implementation of green principles will provide healthy environment for all building users.



Premium Retail Units

Brankov Business Center will encompass everything that is considered to be an inseparable part of modern business.

It will provide tenants with high-quality retail space positioned on the ground floor, with direct street access to all amenities.

Rich offer of retail brands will add up to the urban office community making the best of diversified tenants' synergy.



Breathtaking Landscape

The sixth-floor spectacular green roof terrace has a one-of-a-kind view perspective stretching all over Belgrade.

Rooftop terrace is a perfect place to work in a creative and inspiring outdoor space.

It is also 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 enabling pleasant conditions in every office
- Full-height glazed facade offering an abundance of natural light
- Openable windows contributing 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 Bratislava, Slovakia. The Danube River flows through the center, with a bridge crossing it. In the foreground, a busy street intersection is visible, featuring a prominent modern, glass-fronted building with illuminated windows. The sky is a mix of dark blue and orange from the setting or rising sun. The overall scene is a vibrant urban landscape at dusk.

Proven Expertise

Brankov Business Center is an investment of SF1 Group.
MPC Properties is responsible for the project management.



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MPC
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