

Bridge Plaza

OFFICE
SPACE
THAT FITS
YOUR
BUSINESS

LEASING & SALES REPRESENTATIVE



CUSHMAN &
WAKEFIELD

CBS
INTERNATIONAL





BP Bridge Plaza





The time comes when flexible options are a necessity.

Buy or rent?

Big or small?

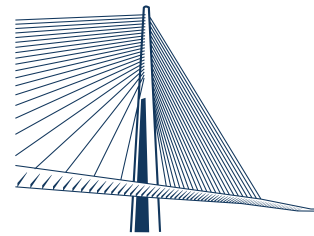
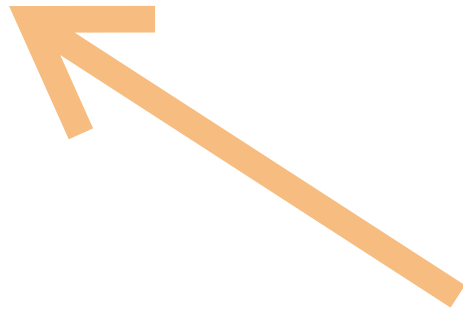
It is much easier when someone understands your business and gives you options to responsibly manage new challenges.

Location

Nearly 75% of all office buildings are located in New Belgrade, while Milutina Milankovica Boulevard is the hot pick as a business destination.



15-minute drive to Belgrade's Airport



All Sava river bridges are within 5-minute drive



E 75 Highway is within 2-minute radius



Bus & tram lines: 7, 9, 11, 71, 67, 94, 95, E6



Major international corporations and banks have their HQ nearby



Major shopping centres are in close proximity



Bike lanes system is covering New Belgrade area



Railway and Beovoz station within 500m



Good choice of hotels for business visitors



Wide spectrum of options for recreation



A variety of restaurants in immediate vicinity, including premium dining

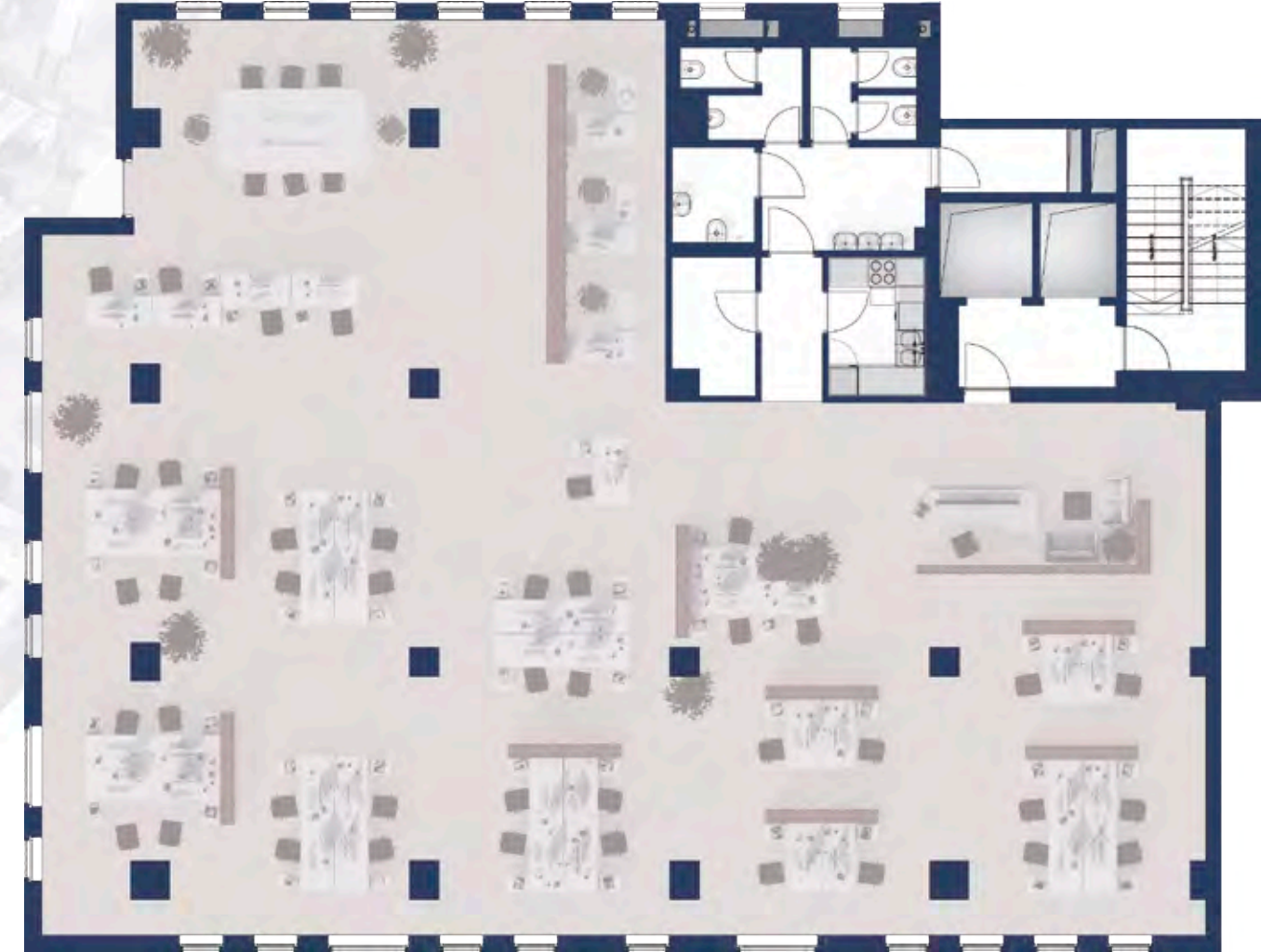


Quick accessibility to city center



be connected...



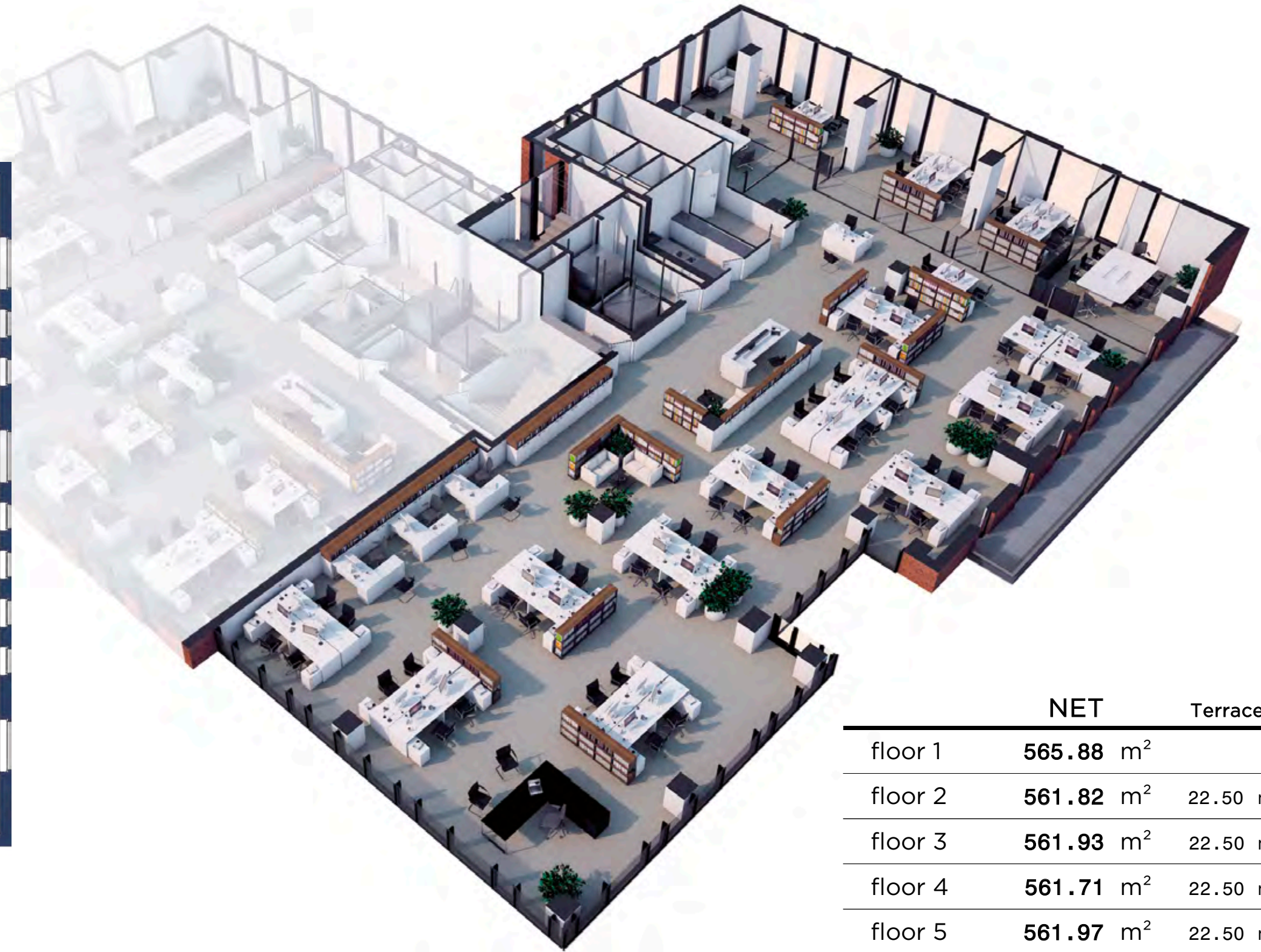


layout design example

	NET
floor 1	428.06 m ²
floor 2	428.05 m ²
floor 3	428.03 m ²
floor 4	425.56 m ² office 381.43 m ² , terrace 44.13 m ²
floor 5	381.43 m ²
floor 6	421.11 m ²
floor 7	421.09 m ²
floor 8	420.69 m ² office 334.14 m ² , terrace 86.55 m ²



layout design example



	NET	Terrace
floor 1	565.88 m ²	
floor 2	561.82 m ²	22.50 m ²
floor 3	561.93 m ²	22.50 m ²
floor 4	561.71 m ²	22.50 m ²
floor 5	561.97 m ²	22.50 m ²
floor 6	561.72 m ²	22.50 m ²
floor 7	466.34 m ²	95.11 m ²
floor 8	425.88 m ²	34.33 m ²

The Balance

The best spot to be
is where you feel in
the balance.

It is somewhere
between too big and
too small, between
modern and classic,
in the middle of
both sides of the
city, just a perfect
combination of it all.

Bridge your needs
with your goals.



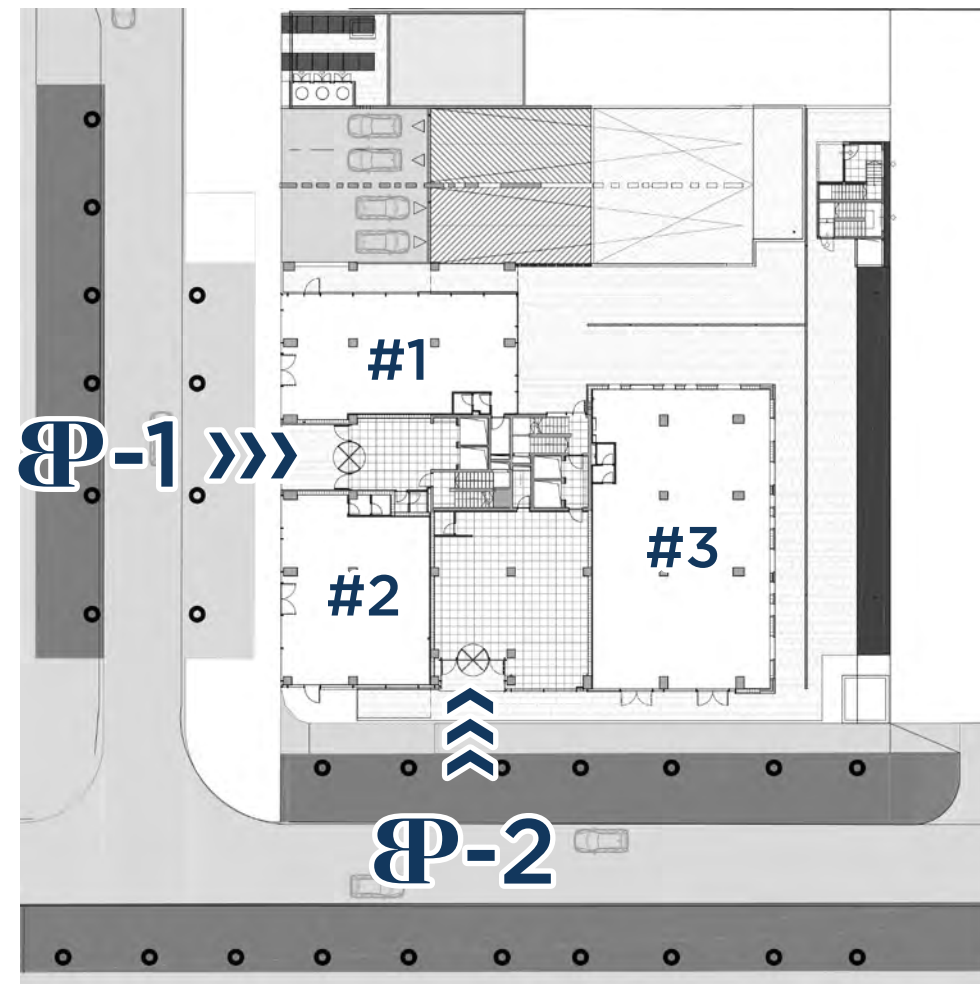
RETAIL

buy it

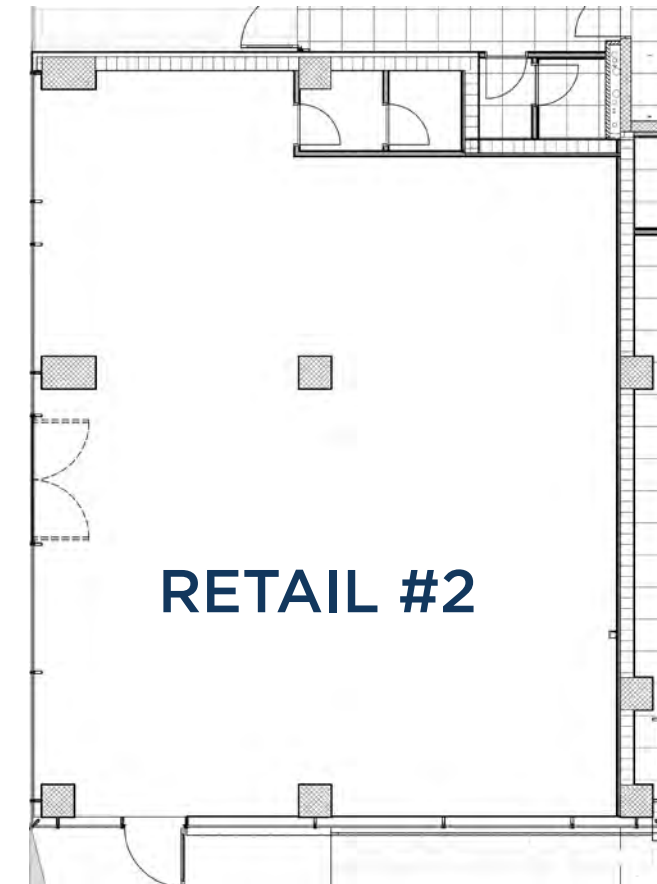
Р-1



145.22 m² NET + storage 3.64 m²

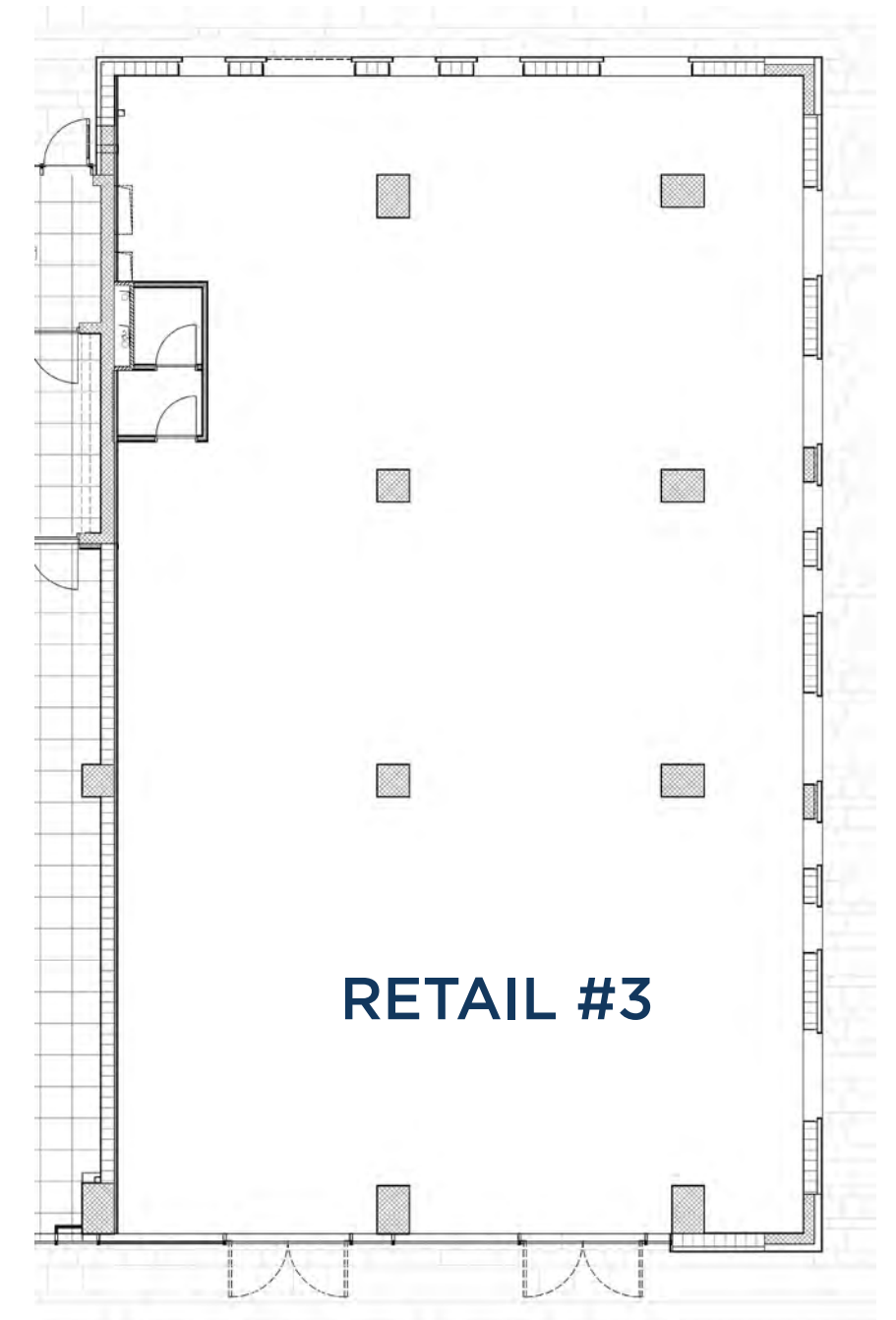


Р-2



141.7 m² NET

... or rent it.



280.6 m² NET

Perfect Spot

The feeling is good when you know everything is close to you.

Close proximity of bridges, makes this a perfect place for your business. It is easily accessible from all parts of the city.

Save unnecessary commuting time for yourself and every day can start with a smile.





cross-section shown for illustration purposes only



Class A office space, modernly designed as prime working environment, is in line with the latest construction and technical standards



Office buildings feature 8 floors and 3 underground levels



Video surveillance, access control, intercom



Professional facility and property management



Entrance halls feature reception



Three-level underground garage, including sprinklers and electric car charger



HVAC systems designed separately floor by floor to enable independent operation and utilities consumption measurement, «MITSUBISHI» VRF-DX multi-split



Floor height 315cm

Technical Specification



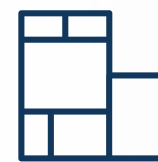
Entrance halls, staircase areas, common area and the underground garage are equipped with LED lighting



Back-up diesel generator 1000 kVA power



Two KONE lifts per building, connecting all floors to three underground garage levels



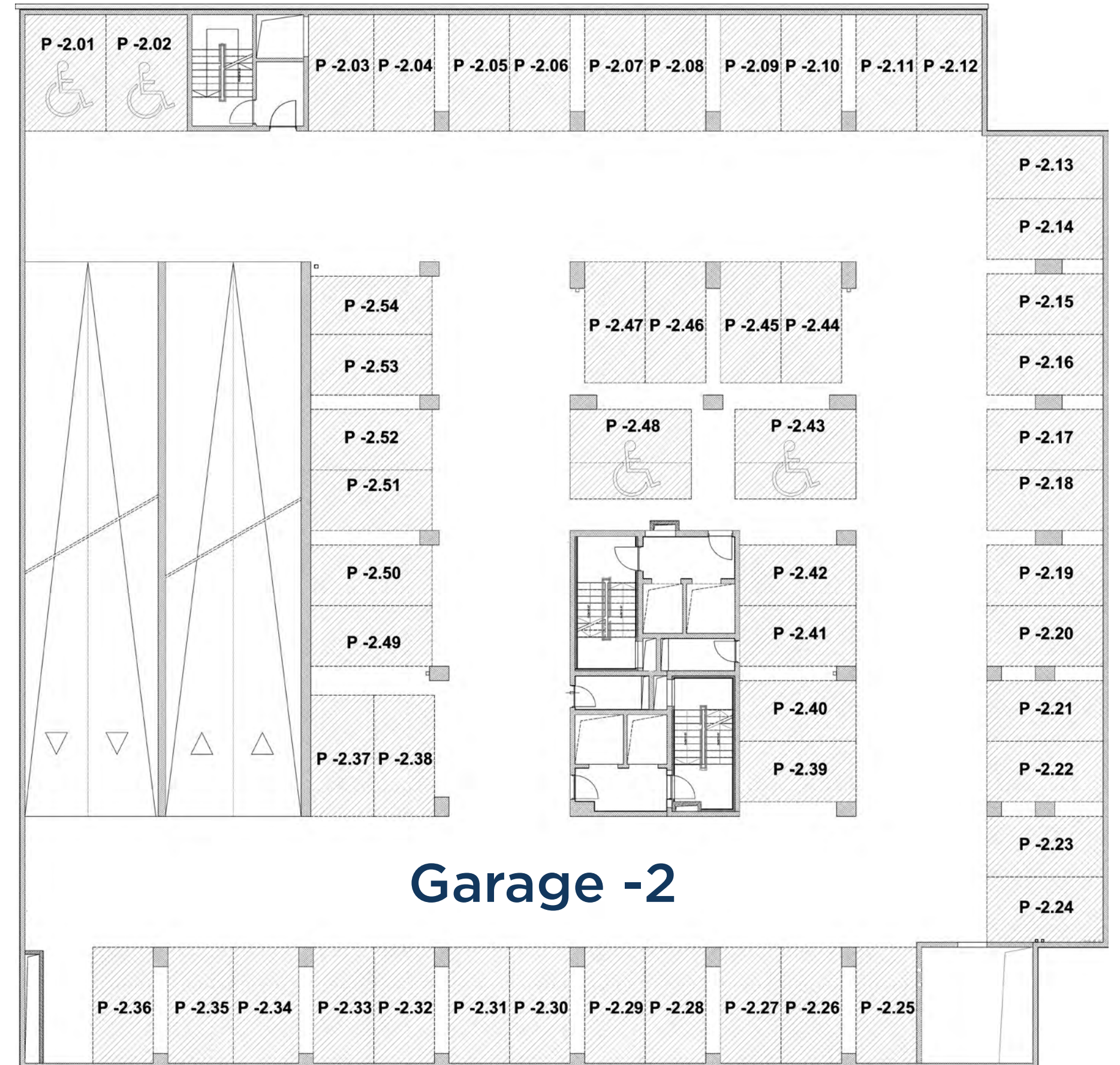
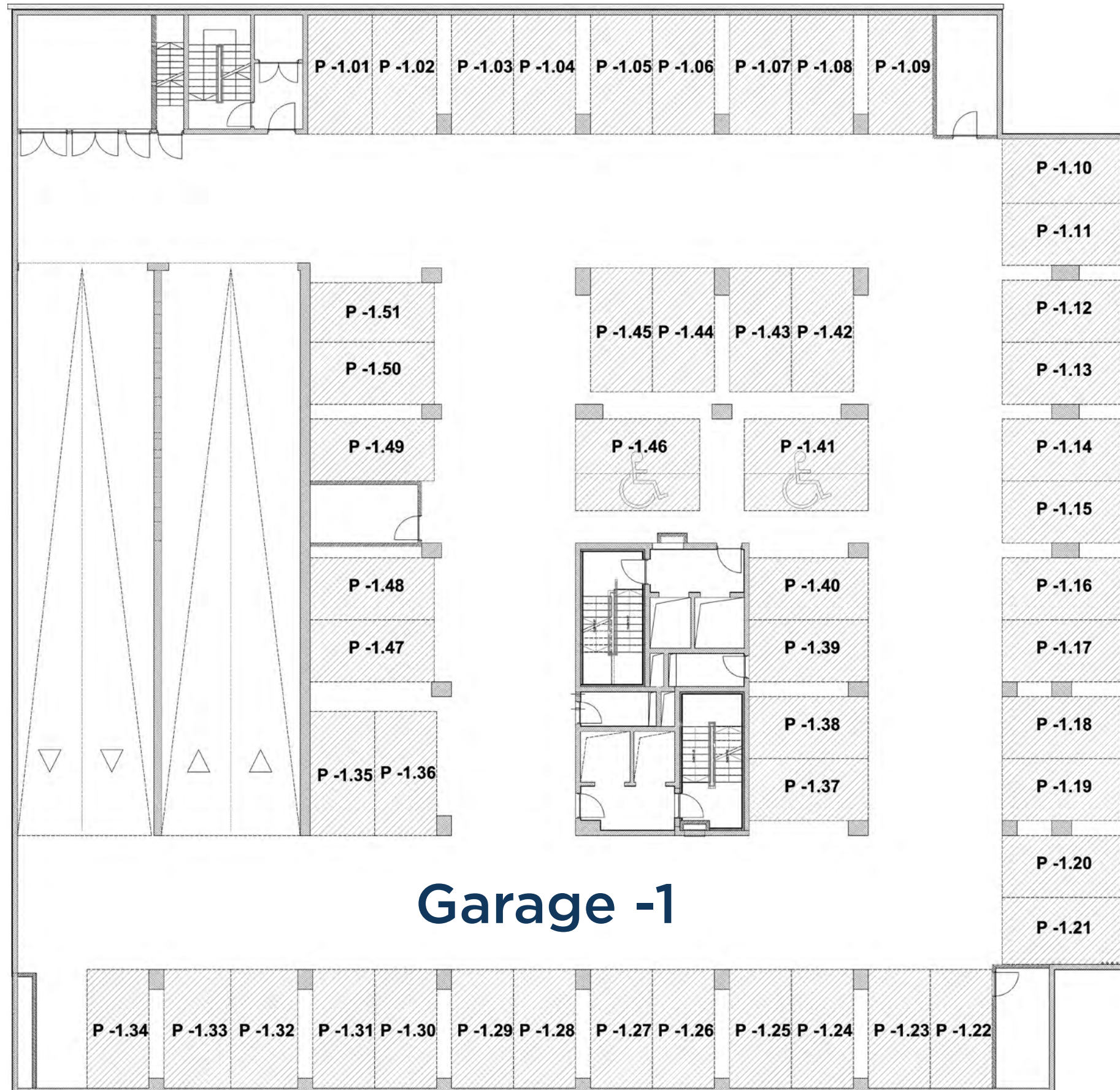
Each office unit is equipped with toilets, kitchenette, wardrobes and electrical rooms, all LED equipped

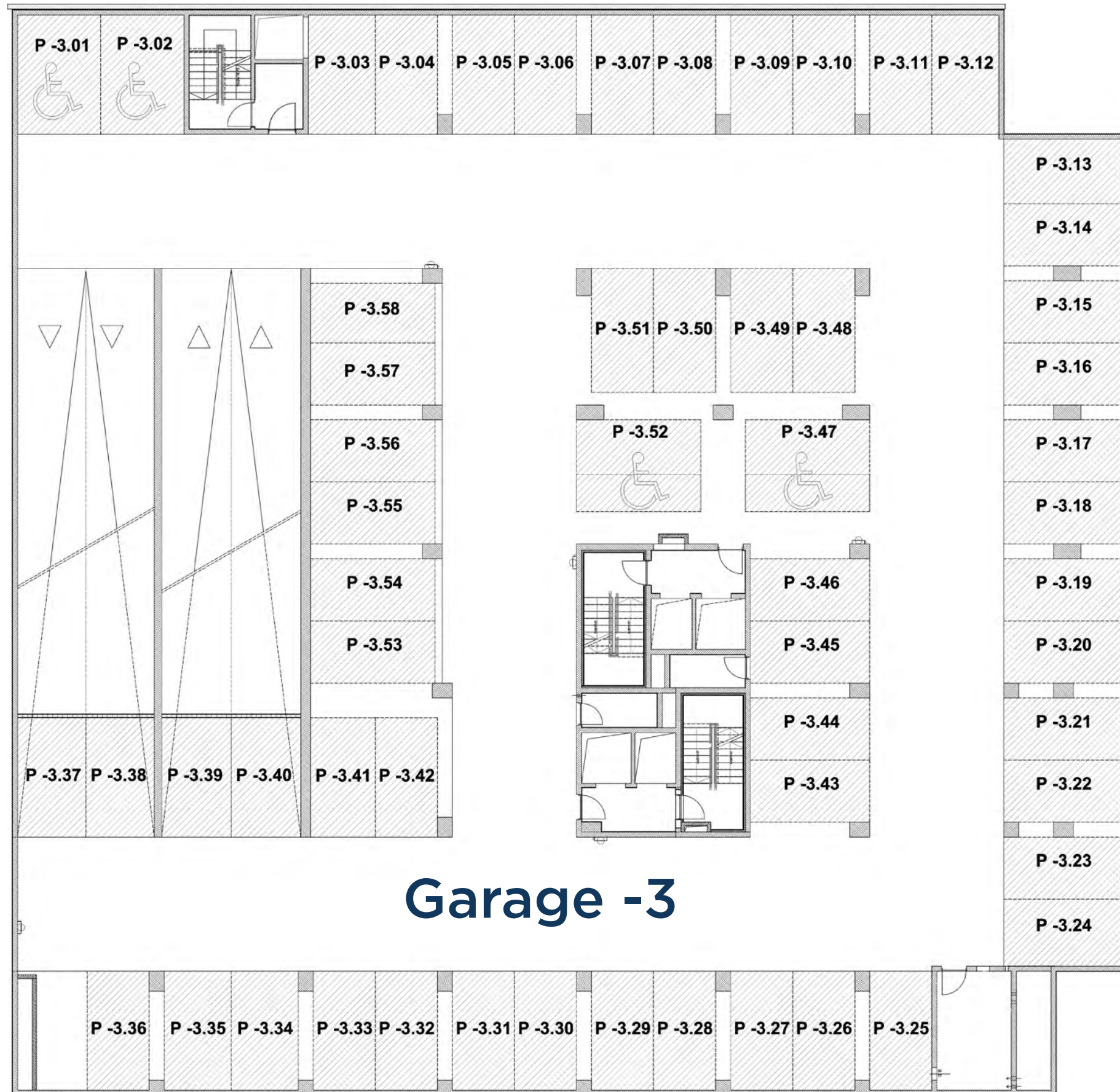


Raised floor with floor boxes housing electric power sockets + space for data sockets (in case of rental only)



Openable windows in all office units





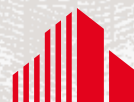
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