

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.

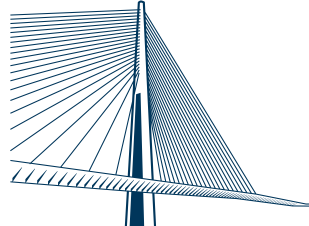
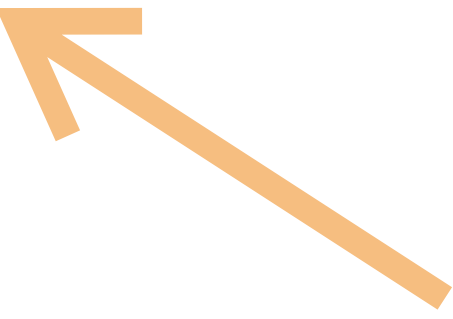
Big or small?

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...

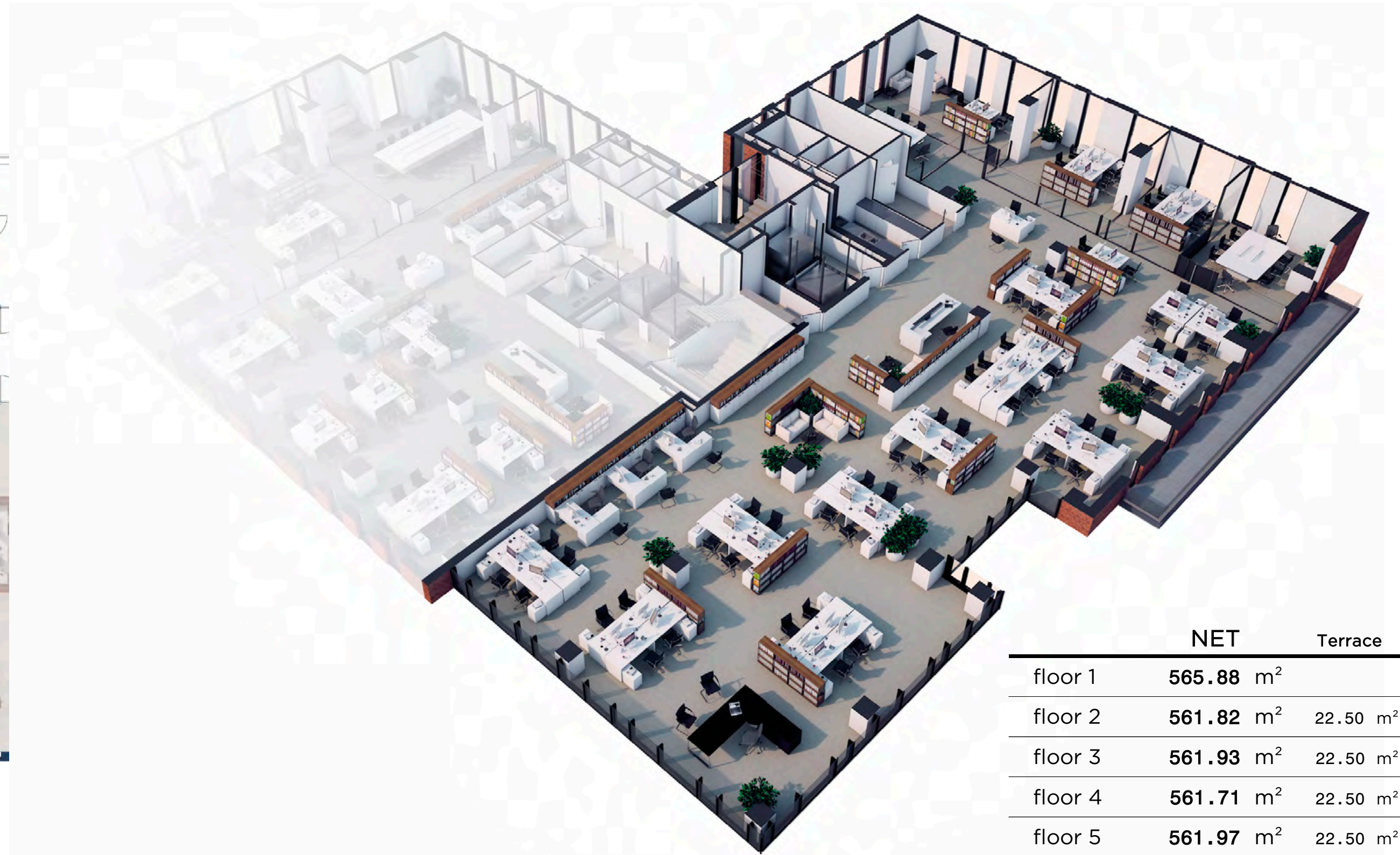




Entrance is impressive, with high quality natural materials, just to make sure your business will get the image it deserves.



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.



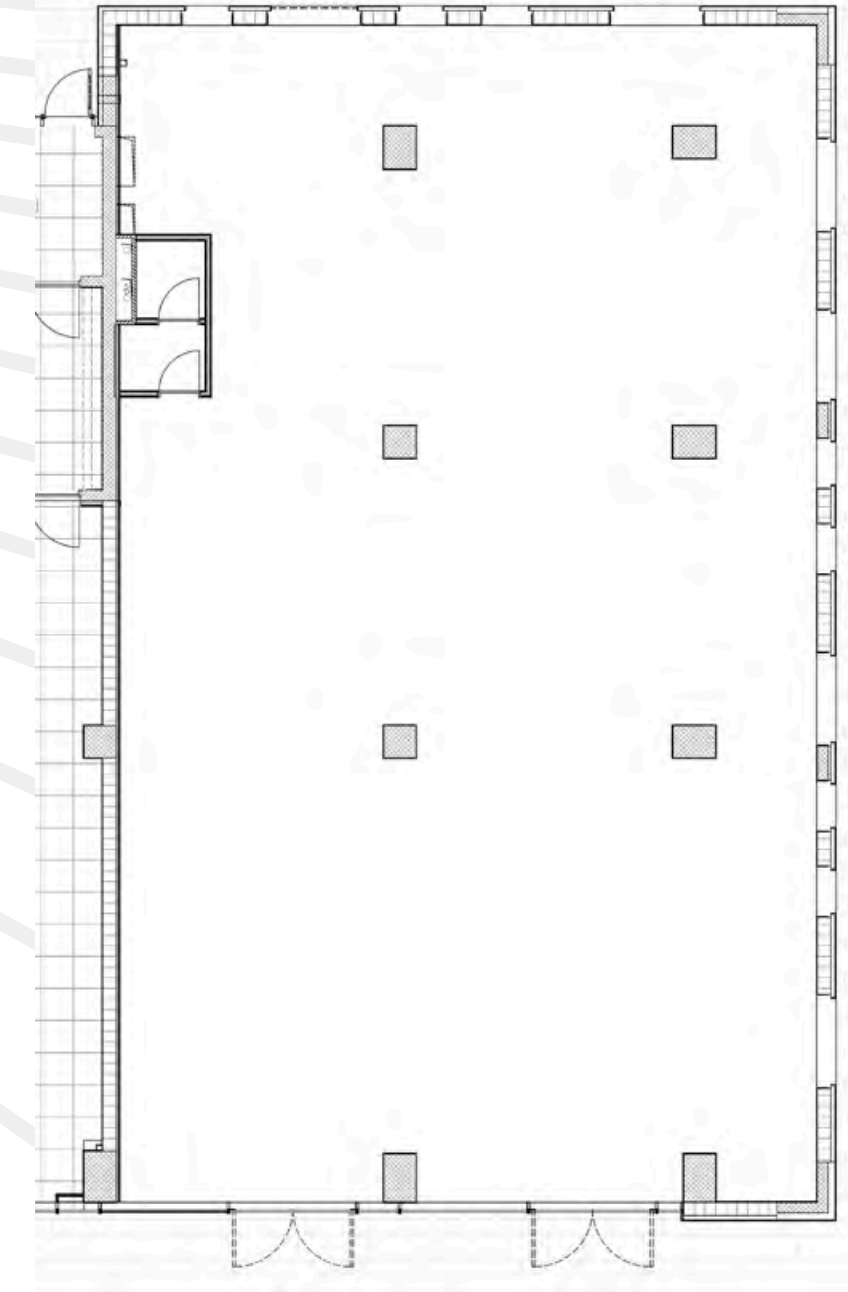
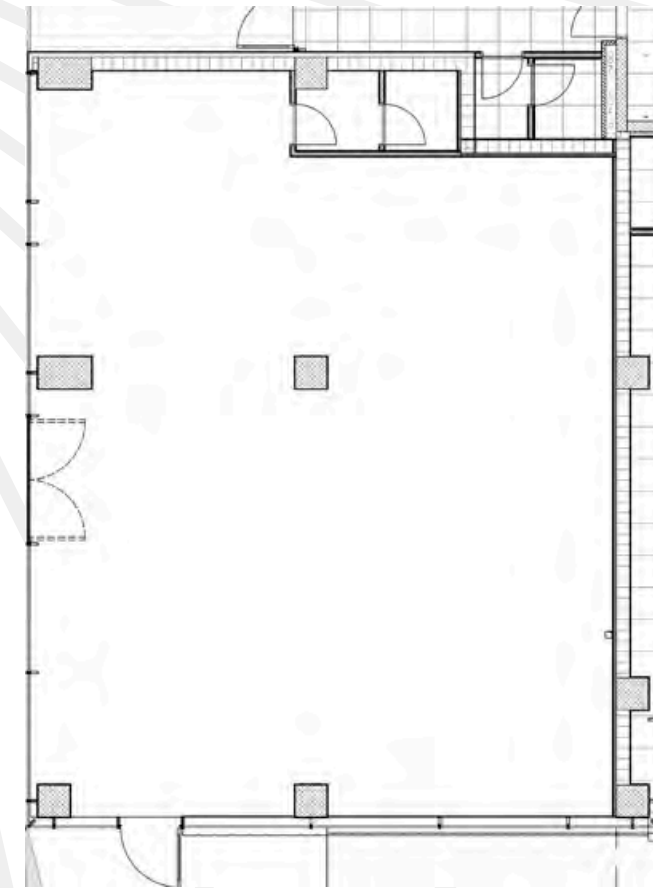
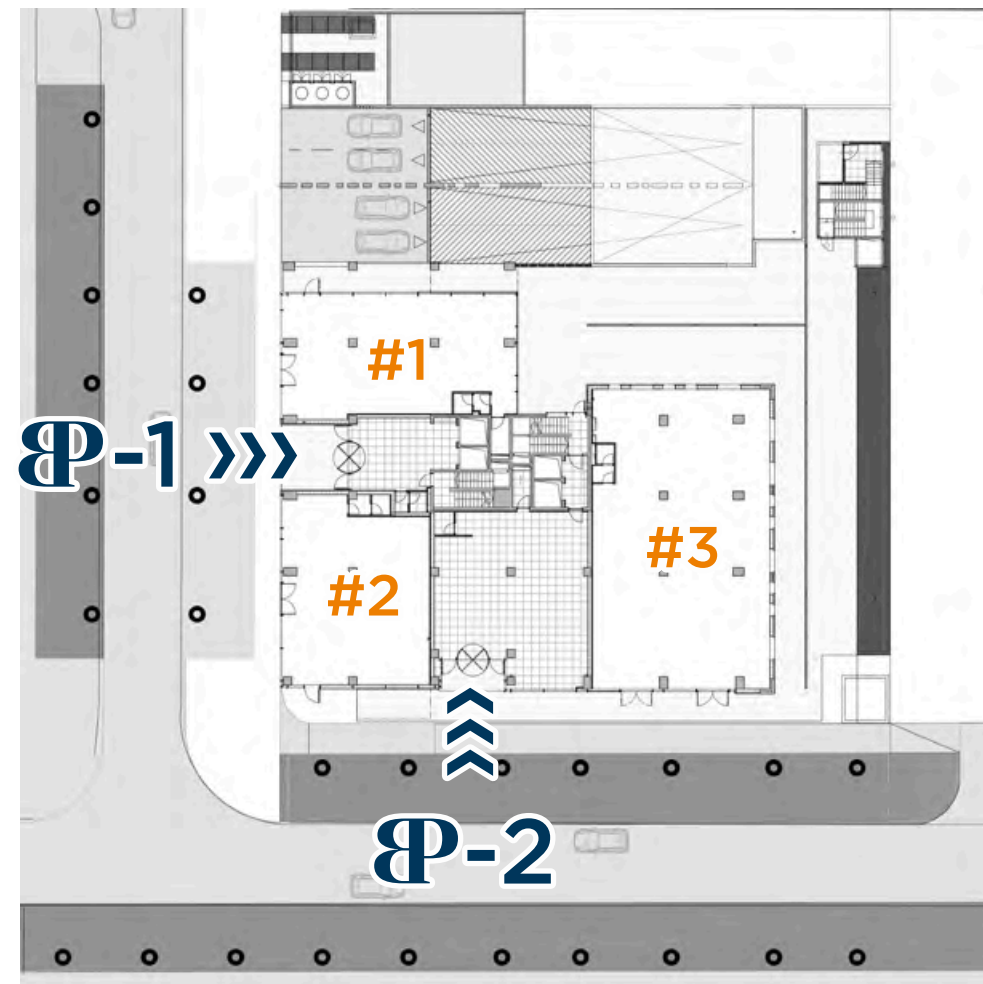
T A K E T H E F I R S T R O W

RETAIL

OPTIONS



145.22 m² NET + storage 3.64 m²



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.



BRIDGE YOUR NEEDS WITH YOUR GOALS



cross-section shown for illustration purposes only

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



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



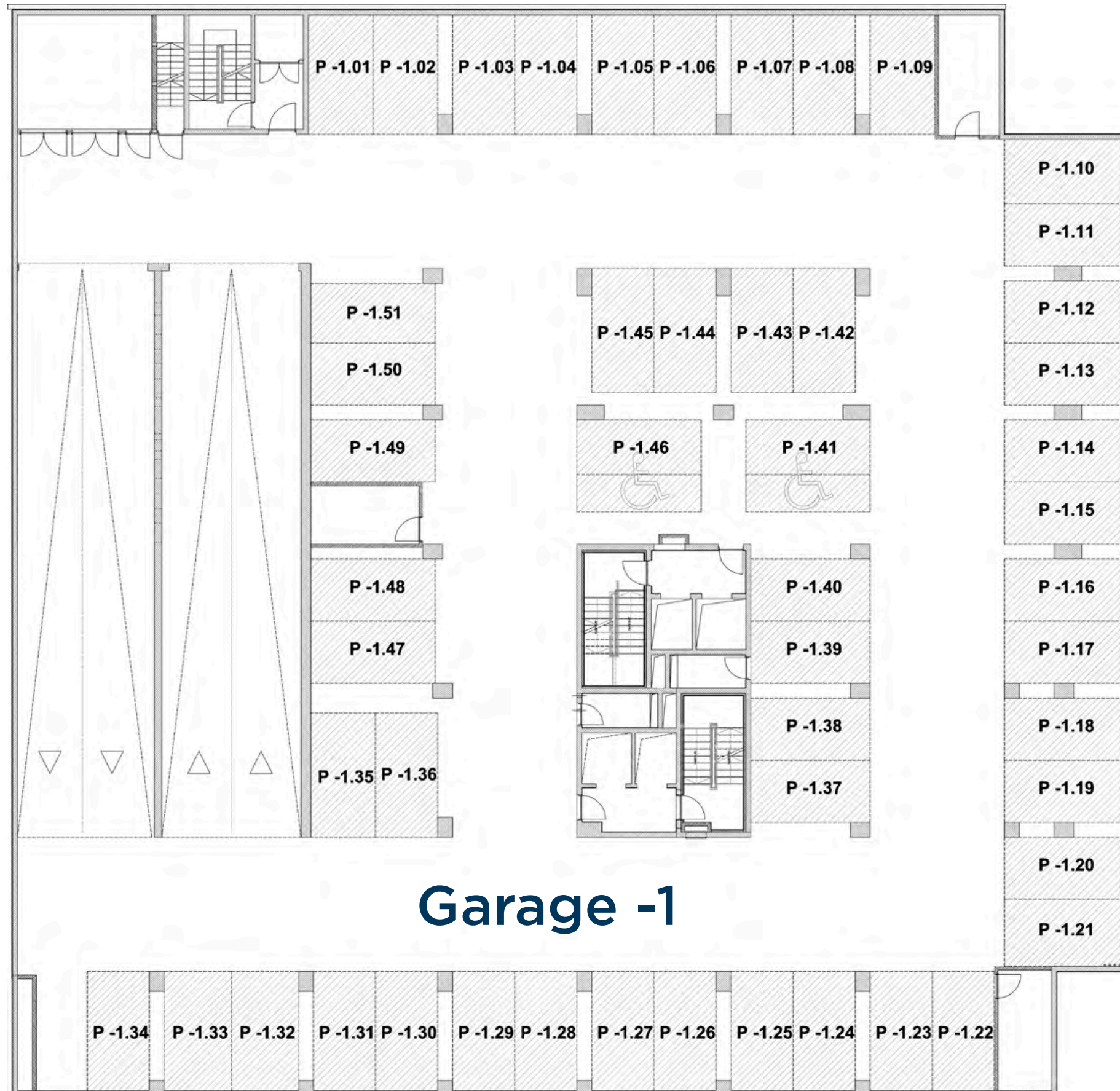
Three-level underground garage, including sprinklers and electric car charger



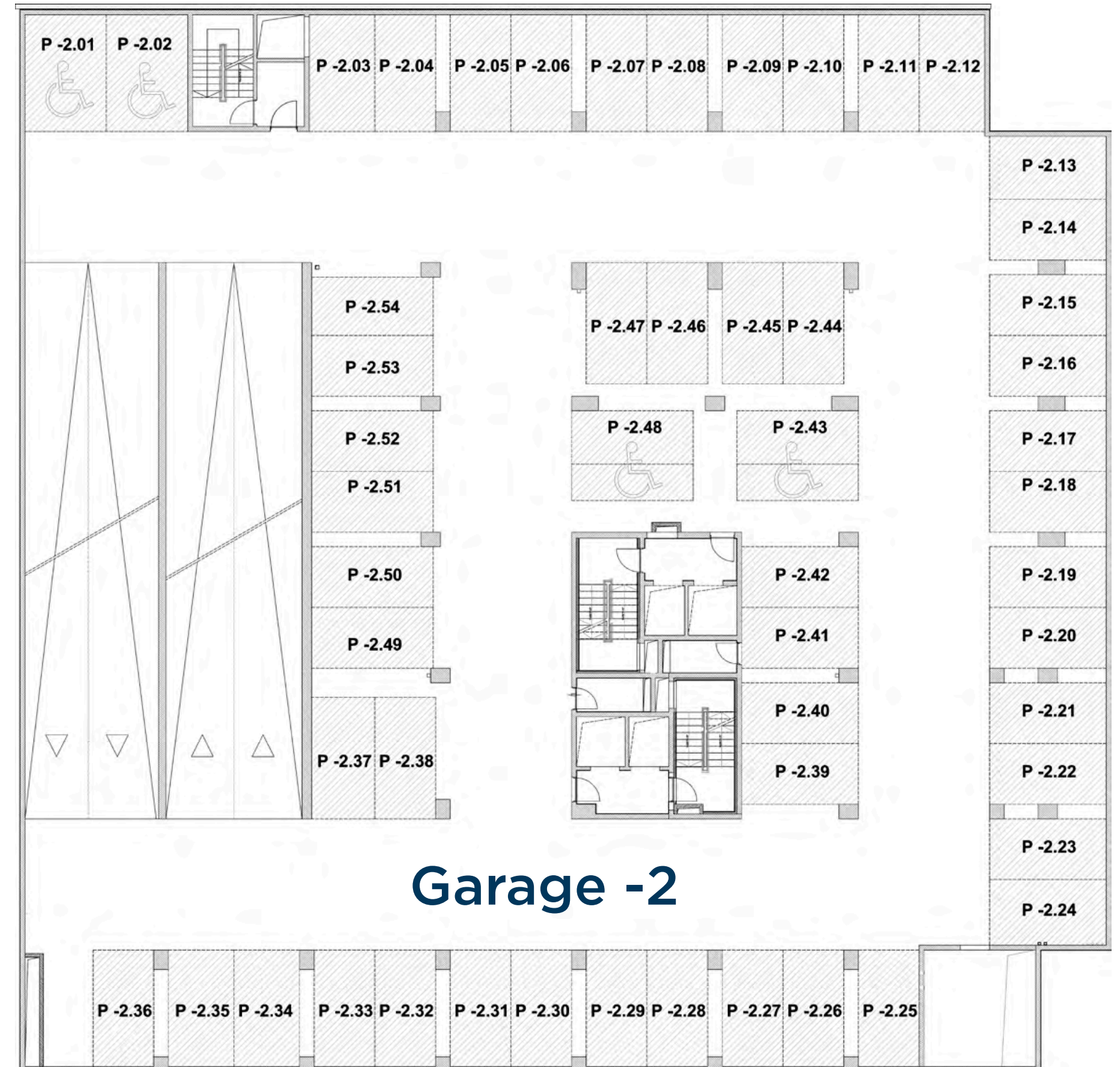
HVAC has independent operation on every floor with consumption measurement, «MITSUBISHI» VRF-DX multi-split



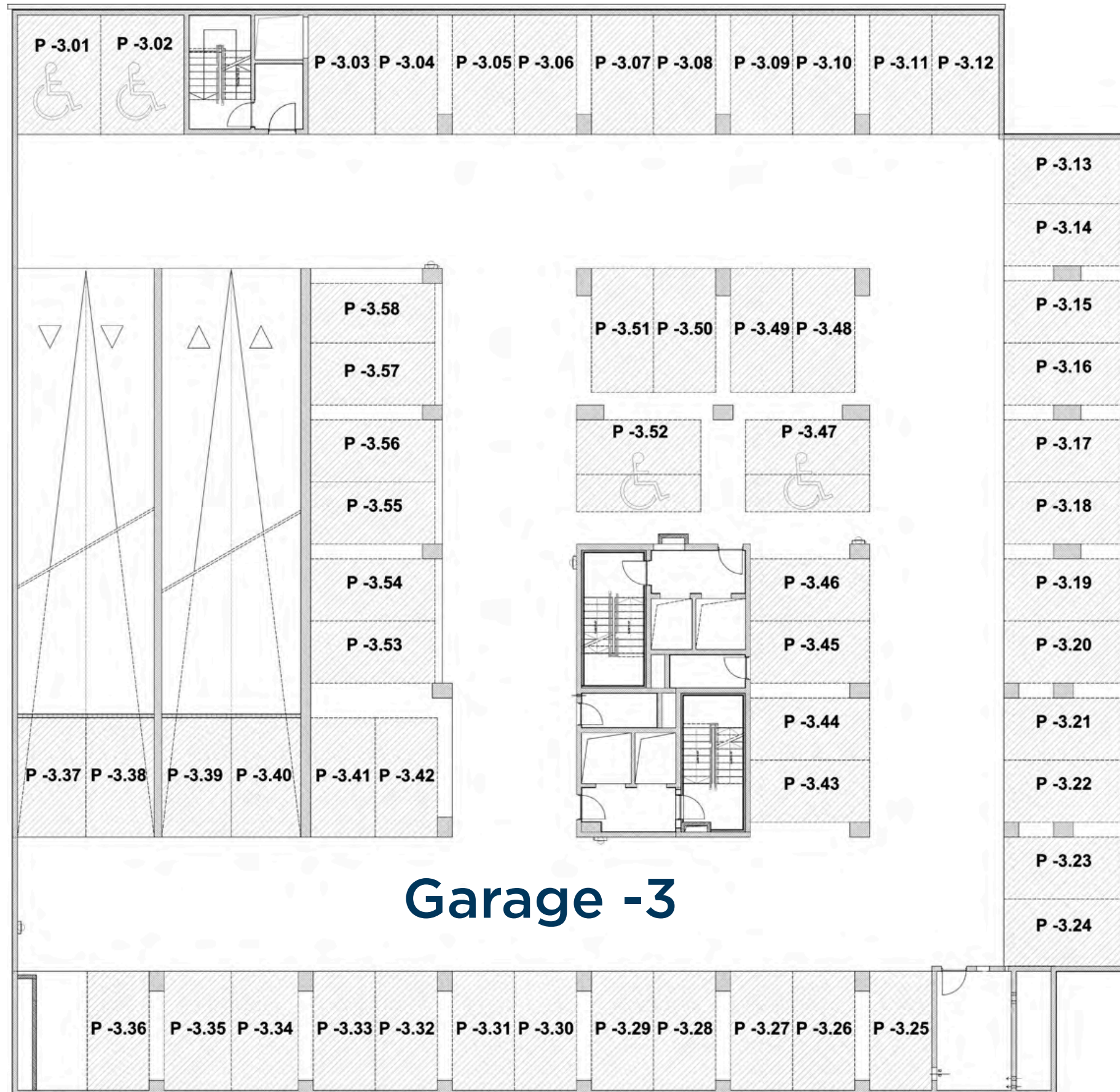
Floor height 315cm



Garage -1

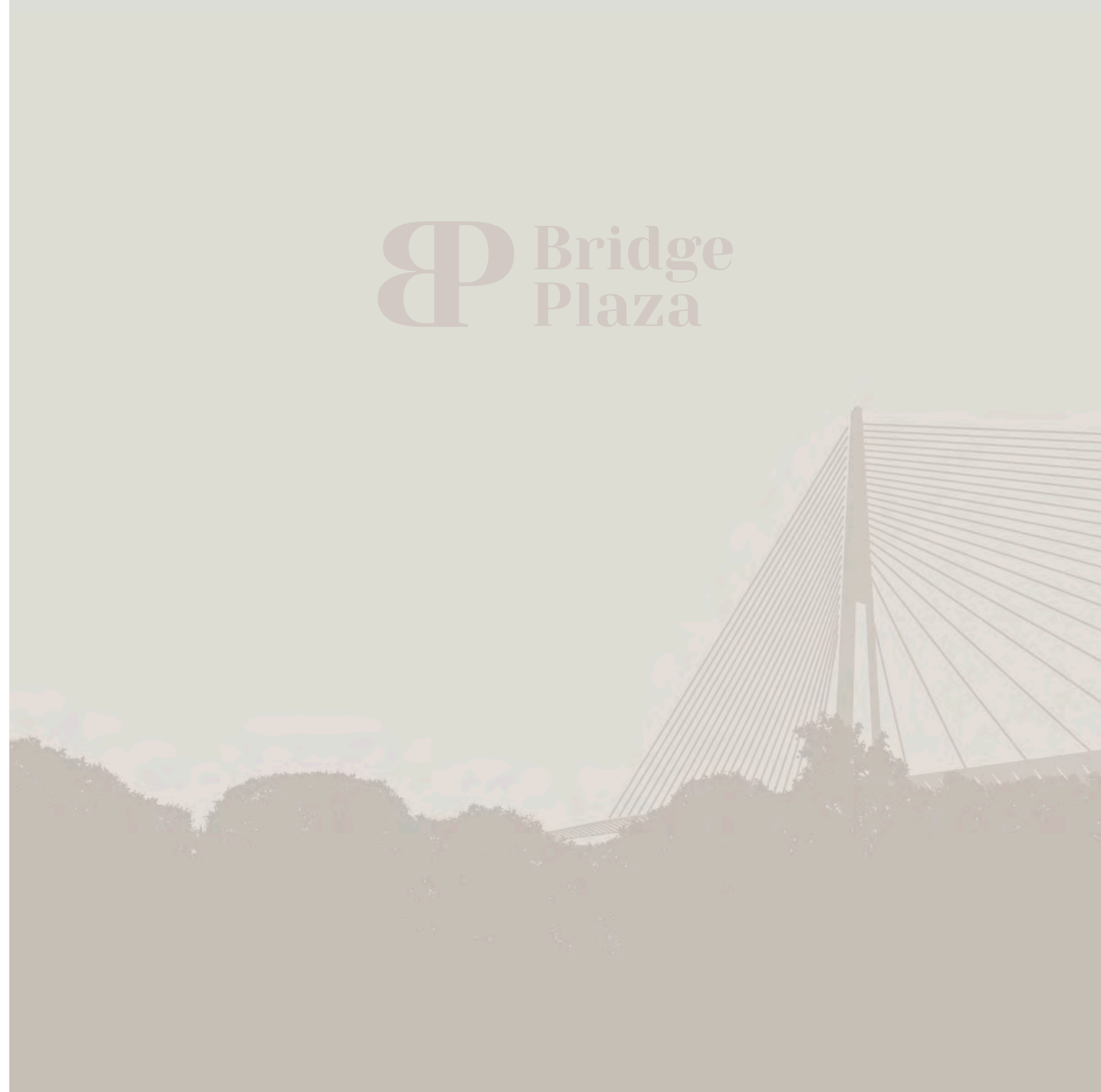


Garage -2



Garage -3

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ADD VALUE
TO YOUR
BUSINESS

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REG # 040



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