



A BRAND NEW URBAN OFFICE BUILDING IN DOWNTOWN BELGRADE

With the power to generate new ideas

Exclusive leasing partner





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Emerging from the former **Žitomlin** factory administration building, Artklasa is located in the old **Dunavski Quarter**, which is being reborn after decades of industrial history.

At the place where Josif Pančić founded Belgrade's first Botanical Garden and gifted medicinal herbs to locals, gardens are being planted once again, and the heavy machinery, is making room once again for – **the people.**



LOCATION

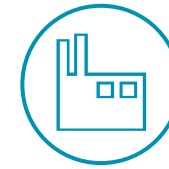
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|----------------------------|-------|
| 1. Dunav i Silosi | 30m |
| 2. Gastrošor | 200m |
| 3. Marina Dorćol | 500m |
| 4. Trg republike | 1,2km |
| 5. SC M. Gale Muškatirović | 1,5km |
| 6. Brankov most | 2,2km |
| 7. Slavija | 3,2km |
| 8. Štark Arena | 5,4km |
| 9. Aerodrom Nikola Tesla | 22km |



Residential options near the building are one of the most sought after in Belgrade, while premium new construction projects such as Novi Dorćol, K-District or Marina Dorćol, are at five minute ride - by bike



With great parking capacity in front of the building Artklasa, your guests will be looking forward to every meeting invitation.



After renovation of the former administrative building Žitomlin factory in Dorćol, Artklasa is located in the center of the former Danube Quarter, which is reborn from decades of industrial past.



Located next to the second-longest river in Europe, employees will have the opportunity to witness one of the most beautiful sunsets in the city



Wide space.

Artklasa is designed as a home for small, medium and large teams, and our floor plans offer **various potential workplace layouts**.

From a clean, minimalistic approach to a colourful, lively space, **our floor plans provide ample space** for various interior design styles and needs.

There are options suitable for different sized teams and needs.



Home at work.

Upon a request, our architectural studio can suggest a tailored solution to your specific needs making you **feel at home** while working on a new exciting project.

The ample space provides possibilities for interior design.



OFFICE BUILDING

- GLA: 14,850 SQ M
- NLA: 11,811 SQ M
- FLOOR NO: P + 4, P + 6
- FLOOR PLATE: BUILDING A 1040 SQ M, BUILDING B 1080 SQ M
- OFFICE UNIT AVAILABLE FROM 250 SQ M
- PARKING: 250 SPACES
- ELEVATORS: 4
- RECEPTION: 24/7
- BALCONY: 900SQ M ROOFTOP TERRACE
- CCTV 24/7

The building could be accessed from 3 different streets, featuring a parking for disabled people as well as for bicycles.



- LED Lighting
- Windows with opening capability
- High-quality flooring for high-traffic areas
- VFR cooling and heating system
- Ventilation system using 100% fresh air
- Suspended ceilings for installation routes
- Possibilities for network equipment
- 24/7 CCTV surveillance of common areas
- Fire Hydrant system with smoke detectors
- Fire alarms with emergency lighting
- Professional maintenance



AMENITIES

- A sports hall "Sport Port", is planned to be built next to the Artklasa building. It will be focused on modern fitness programs and will feature five halls, a salt room, sauna and other facilities. In addition, landlord will open kindergarten and educational centre next to building.
- Another factor contributing to the reformation of this neighbourhood will be "Linijski Park", a park modelled after High Line Park in New York. It will stretch from Kula Nebojsa to Pancevacki most
- In addition, a number of restaurants is opened on about three hectares in Gastroshor: open food hall, pubs, cafeterias, wine shops and numerous gastro-shops. Gastroshor will also offer cca 250 parking spaces
- Finally, right next to Artklasa, there is a complex of 64 monumental silos, which will feature as an art gallery, a museum, a bar and a summer stage for performances.

Recreation

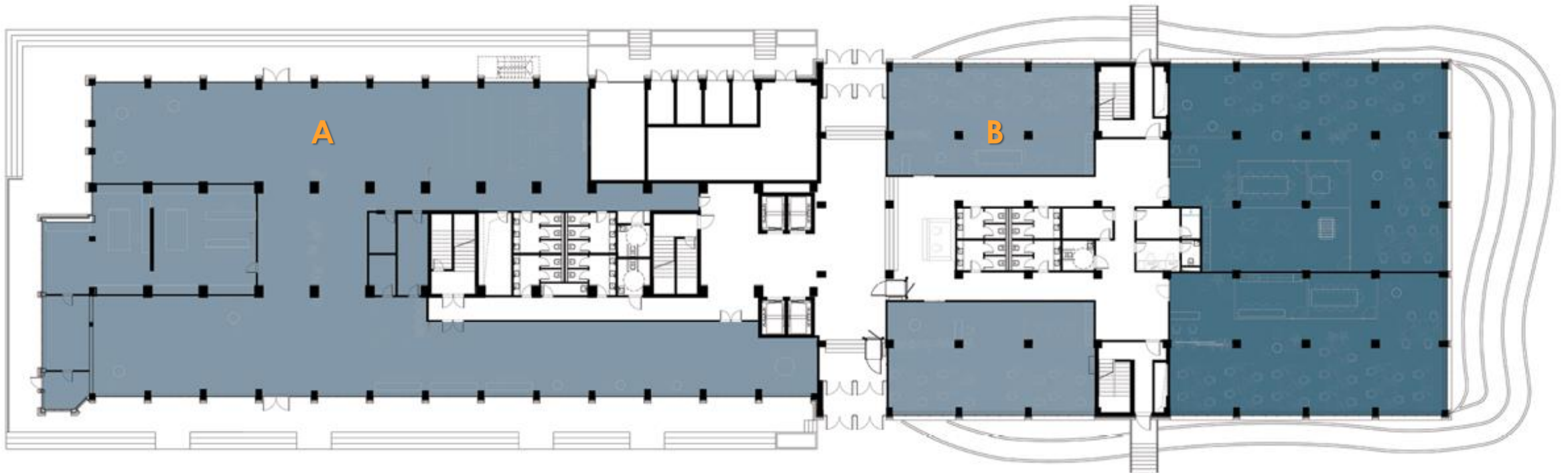
Nature

Gastro
Scene

Entertainment



FLOOR PLATE



Potential floor plate option:

- A1: 1040 sq m
- B1: 1080 sq m



EXCLUSIVE LEASING PARTNER

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