

MULTIFUNCTIONAL COMPLEX

# Technopark ORBITA *Phase II*

Moscow, Kulakova street., 20



**Knight Frank**

# Location



- ♦ Multifunctional complex Technopark ORBITA-2 is located in North-west Administrative District of Moscow at 65<sup>th</sup> km of MKAD at the address: Kulakova str., 20
- ♦ Nearest metro station Strogino is within 5-7 minute walking distance
- ♦ North-west administrative district is one of the most demanded and ecologically clean locations
- ♦ Close location to Troitse-Lykovskaya flood plain and Moscow River
- ♦ Convenient access to MKAD, Volokolamskoe highway, Zvenigorodskoe and Novorizhskoe highways - 2 km, Rublevskoe highway - 4,5 km and Mozhaiskoe highway – 10km, and international airports Sheremetievo and Vnukovo
- ♦ Easy access to Marshala Katukova str., Stroginskoe highway, Tallinskaya str. and Stroginskiy blvd. etc.

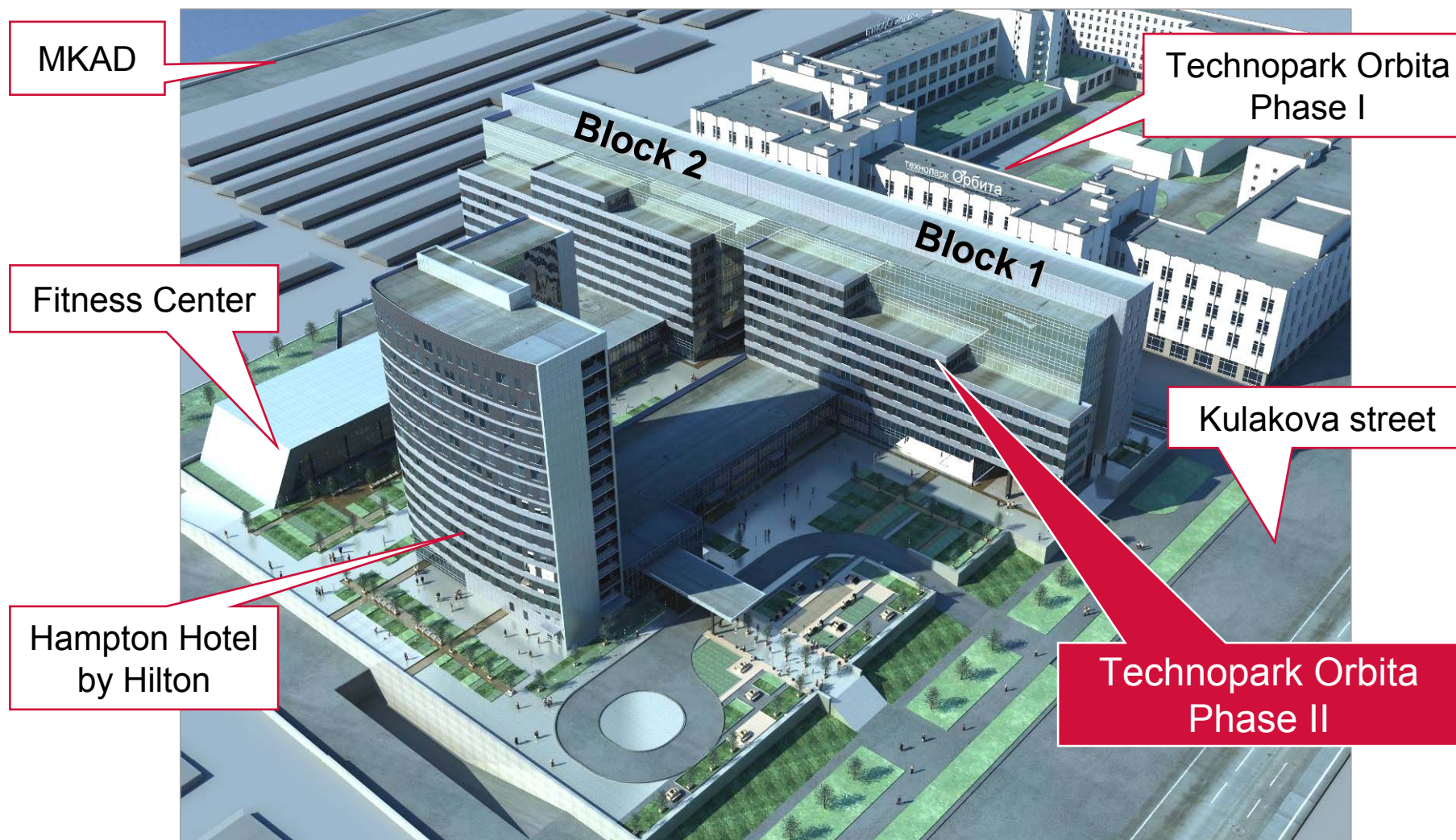








# General plan





# General characteristics

- ◆ Plot area – 3,3 ha
- ◆ Complex (gross area 112,264 sqm) includes:
  - Office building – total area 41,356 sqm
  - Hampton Hotel by Hilton
  - Fitness Center
- Business center of Class B+ category
- ◆ Underground parking for 1,177 parking lots
- ◆ Professional facility management company
- ◆ Rich infrastructure within the complex
- ◆ Office floors start from 2<sup>nd</sup> up to 11<sup>th</sup>
- ◆ The office building is divided by the arch into two separate office blocks of 20,000 sqm each







# Technical description

## Technical parameters:

- ◆ Central HVAC
- ◆ Centralized security system: CCTV and access control systems
- ◆ Fire alarm, sprinkler and smoke removal systems
- ◆ Efficient floor plate
- ◆ Loss factor 12%
- ◆ Column grid 8,4 x 8,4
- ◆ Height from slab to slab 3,6 m
- ◆ Typical floor plan – 2,000 sqm
- ◆ 6 elevators by LG SIGMA
- ◆ Panoramic glazing





# Rentable Area

## Floor – Area (sqm)

**1 floor** - 1477,5 sqm (support retail)

**2 floor** - 1448 sqm

**3 floor** - 2120 sqm

**4 floor** - 2120 sqm

**5 floor** - 2120 sqm

**6 floor** - 2120 sqm

**7 floor** - 2120 sqm

**8 floor** - 1852,4 sqm

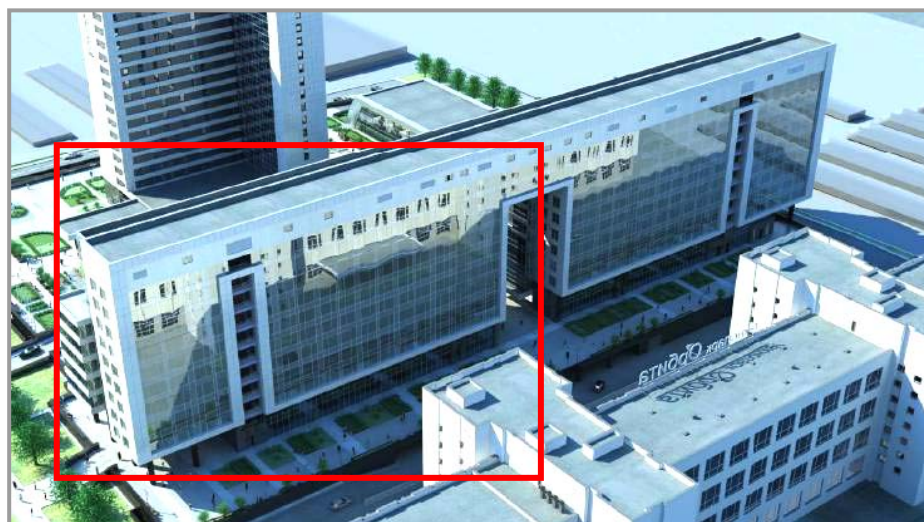
**9 floor** - 1611,34 sqm

**10 floor** - 1744 sqm

**11 floor** - 1611 sqm

## Current availability:

- ♦ Gross area of the building – 41,356 sqm
- ♦ **Block 1 \*** – offered for lease.
- ♦ Rentable area of block 1 – 21,003 sqm
- ♦ **Construction stages:**
  - Facade works to be finished in Q2 2012
  - Operational permit is planned for Q1 2013

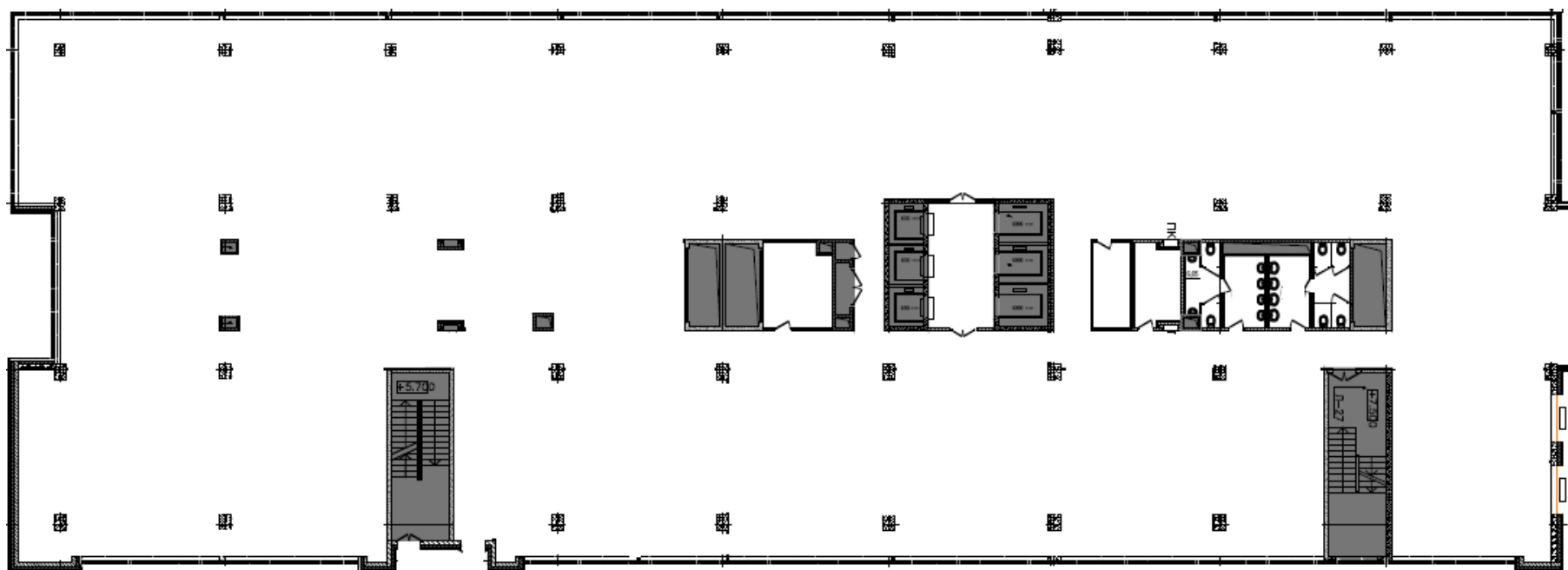




# Typical floor plan

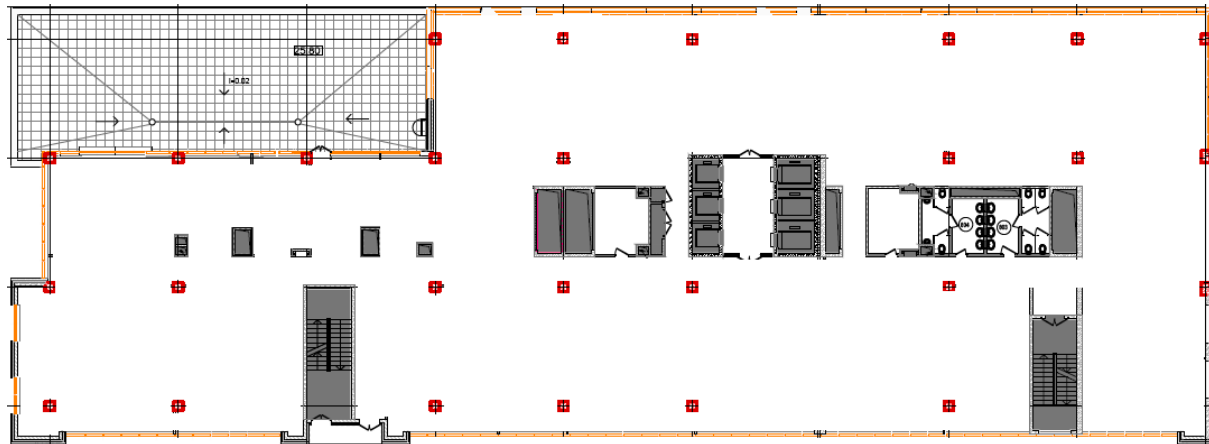
Typical floor plan from 3<sup>rd</sup> up to 7<sup>th</sup> floor

2,120 sqm





# Typical floor plan

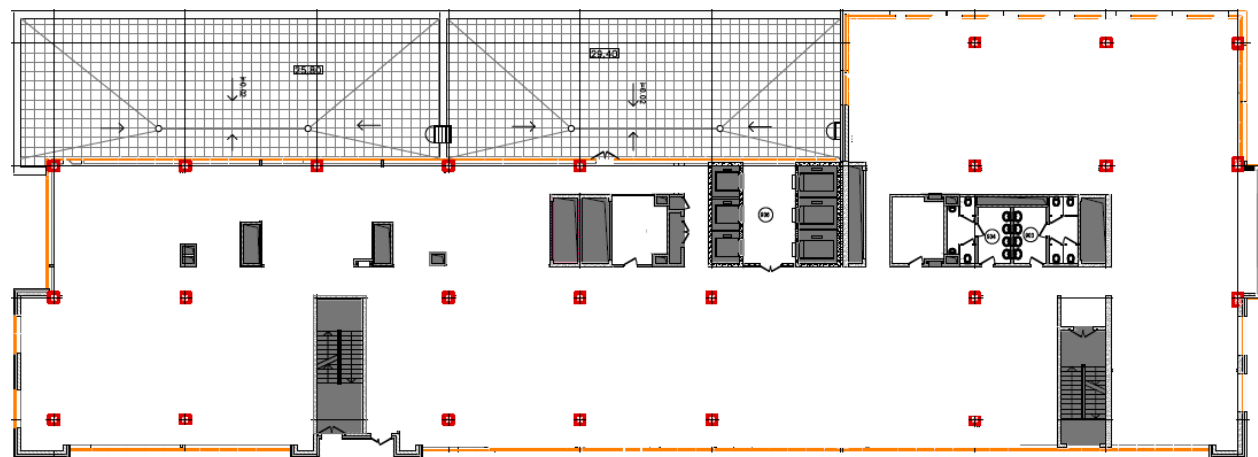


8<sup>th</sup> floor plan

1,852 sqm

9<sup>th</sup> floor plan

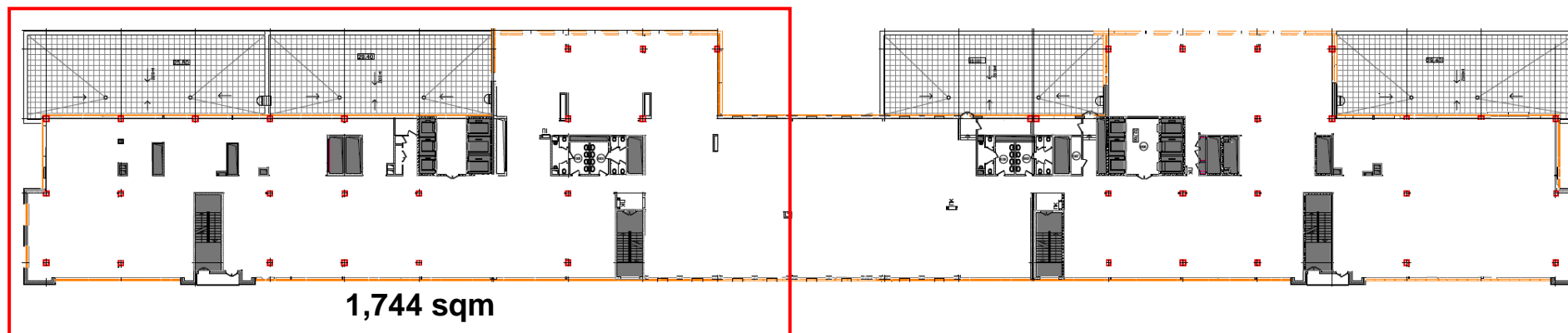
1,611 sqm



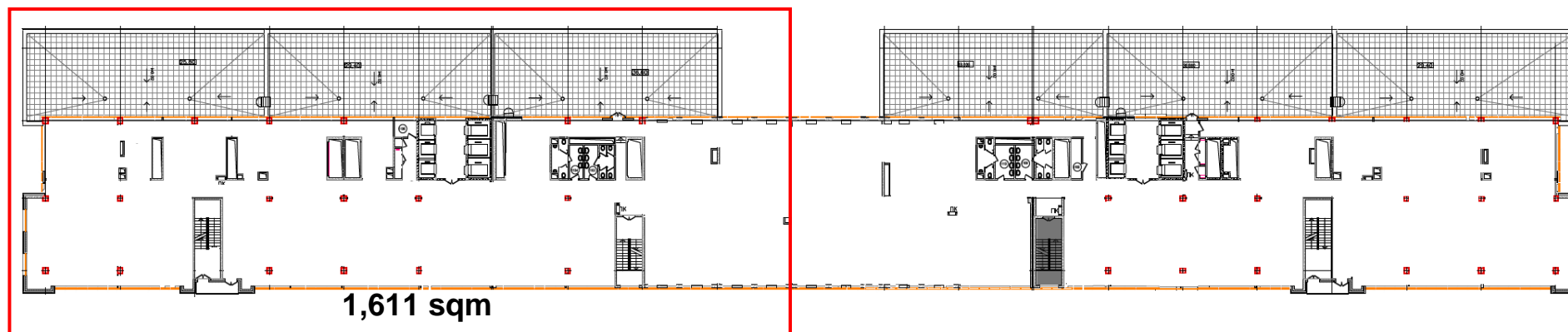


# Typical floor plan

10<sup>th</sup> floor plan



11<sup>th</sup> floor plan



# Commercial Terms



## Main commercial terms:

- ◆ Base rent – upon RFP
- ◆ Operational expenses \$90 sqm/year net of VAT
- ◆ Lease term – 3 – 5 years
- ◆ Premises offered in shell&core / fitted-out condition
- ◆ Parking ratio 1/70





# Interior



# Interior



# Project Participants

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**Owner / Landlord:** AMTEL-Properties



**Co-exclusive broker:** Knight Frank



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