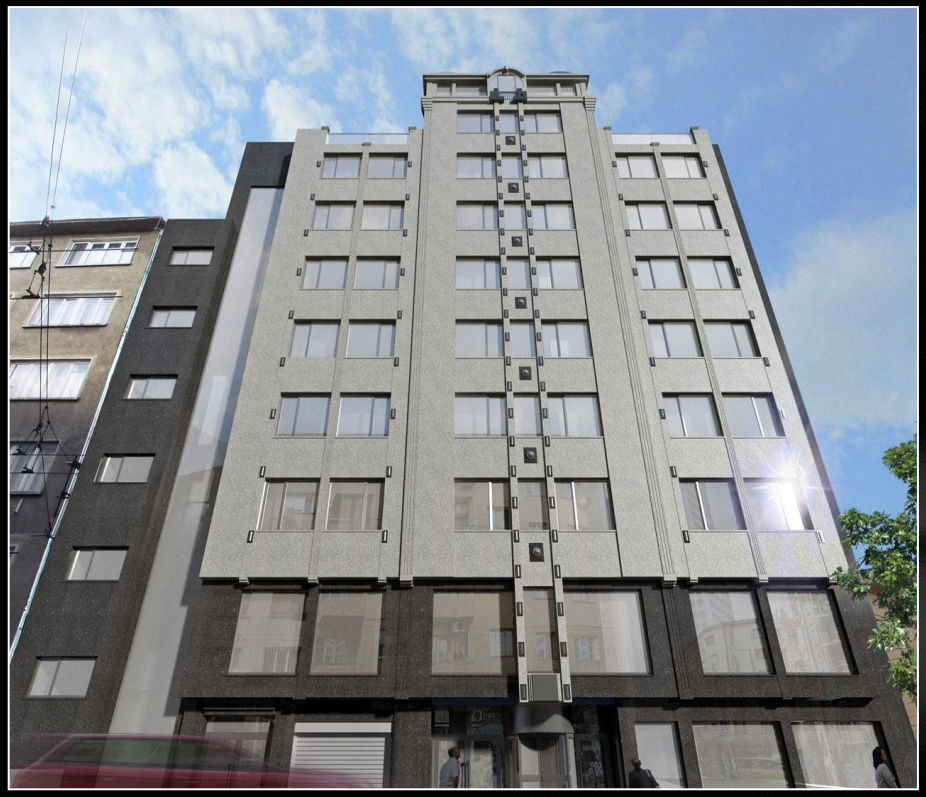


Tides Capital & Management

128 Rakovsky Center

An Exclusive Office Building in Sofia Downtown

Address: 126-128 Rakovsky Str, Sofia, Bulgaria

Description



- 128 Rakovsky Center is a contemporary office building project located in heart of Sofia Downtown.
- The building footprint is 571 sq.m.
- Property type: Mixed-use, multi-tenant building. The project can accommodate single tenant for all office floors located from 2nd to 9th floor.
- Classification:
  - ✓ Class “A” office areas.
  - ✓ High Street Retail areas
- Availability of retail and office areas for lease.

Property Brief



- Land Size: 827 sqm
- Gross Built Area (GBA): 6627 sqm
- GBA Above Ground: 4972 sqm
- GBA Under Ground: 1655 sqm
- Gross Office Areas: 4400 sqm
- Gross Retail Areas: 571 sqm
- Gross Area per Floor Plate: 550 sqm
- Underground Parking: 56 places
- Common areas – 10,5 % from GBA

Location

- 126-128, Rakovsky Str. is in the Central Business District of Sofia (marked on the Location Map below).

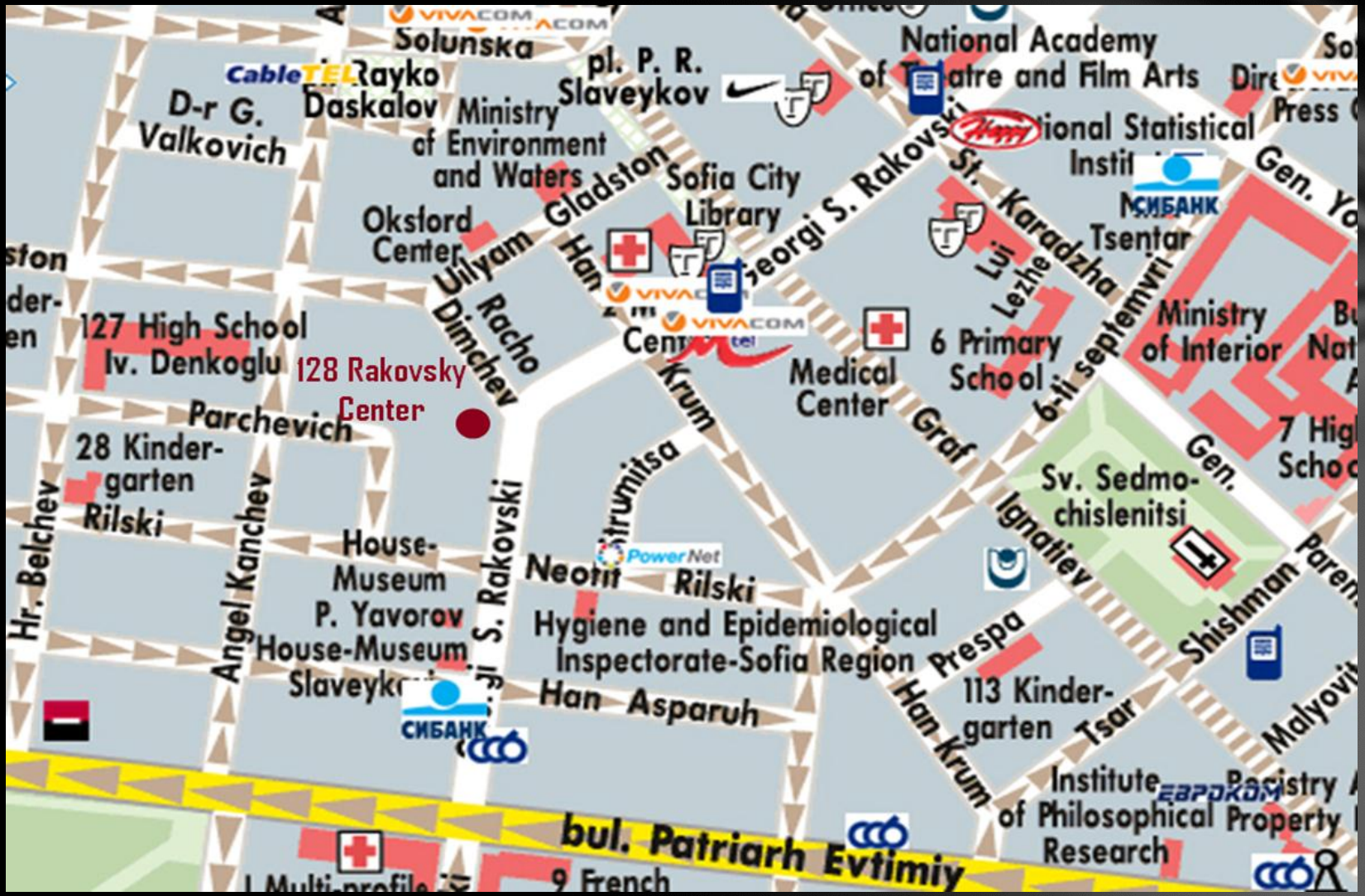
- The street is one of the busiest shopping streets with many restaurants, banks, offices, government institutions, etc.;

- The area is characterized by both high pedestrian flow and intense car traffic.

- Access:
  - ✓Excellent access by car. The main entrance of the building faces the street.
  - ✓Very good access by public transportation; trolley; tramway route and stop station is 2 minutes walking distance.

- Visibility: excellent, over 30 m frontline façade on Rakovsky Street.

Map


Solunska
Rayko Daskalov
pl. P. R. Slaveykov
National Academy of Theatre and Film Arts
D-r G. Valkovich
Ministry of Environment and Waters
Sofia City Library
Oksford Center
Gladston
Uilyam
Racho Dimchev
Georgi S. Rakovski
St. Karadzha
Lui Lezhe
Tsentar
9-ti septemvri
Ministry of Interior
127 High School Iv. Denkoglu
128 Rakovsky Center
Parchevich
6 Primary School
Medical Center
Graf Ignatiev
Sv. Sedmochislenitsi
28 Kinder-garten Rilski
Hr. Belchev
Angel Kanchev
House-Museum P. Yavorov
House-Museum Slaveykov
S. Rakovski
Neofit Rilski
Hygiene and Epidemiological Inspectorate-Sofia Region
Han Asparuh
Prespa
113 Kinder-garten Tsar
Shishman
Han Krum
Institute of Philosophical Research
bul. Patriarh Evtimiy
9 French

Technical Characteristics



Class A office fit-out standards:

- Raised floors,
- Suspended ceiling,
- Aluminum joinery - Shüco,
- Façade thermal insulation - Shüco,
- Building Management System (BMS),
- HVAC by Mitsubishi; VRV system
- Video surveillance,
- 2 upscale elevators by Otis,
- Highest category structural cabling (CAT7),
- Independent electricity measurement.

Competitive Advantages



- Commanding central location of the building within the **Central Business District**. It is a walking distance of most Government institutions, banks headquarters and high street retail.

- Very efficient ratio of **common areas** to office areas, which is only 10.5 %.

- 30 meters long **frontline** of the building on high retail street.

- The design of the exterior is conservative, delivered with high quality façade material of granite and some Art Deco elements; type **"understated luxury".**

- Availability of **advanced Building Management System**, with over 35% energy cost savings, which will guarantee efficient and sustainable facility management process.

- **Independent entrance** for the office floors tenants. Two elevators dedicated to the office floors only.

Contact Information:

Exclusive Property Agent:

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