

## MODERN OFFICE SPACE

841 sq m of office space for rent



### DESCRIPTION

The office space is situated within the business building in the wider central business district, near the intersection of three streets where the most business in Zagreb is taking place, Vukovarska, Radnicka and Heinzelova. The building is easy accessible by public transport (tram and bus) as well as by car. There is very good connection with the highways and airport via Heinzelova street.

There is 841 sq m of modern office space for rent with 28 belonging parking spaces in the underground garage. There is possibility to lease additional parking spaces as well as to secure the parking space for guests. Office space is designed as both, open space and separate office units, therefore the premises is disposing with several individual offices, working units in the open space, larger and smaller meeting rooms, kitchen, toilets, storage, server room and reception. Except underground garage the building disposes with several elevators, reception, cafe bar, restaurant, big conference hall etc. The whole complex as well as the surrounding area is home of many international and domestic companies.

### GENERAL SPECIFICATIONS

- Total office space of 841 sq.m.
- 28 parking spaces in underground garage
- Heating, cooling, and ventilation within a single unit.
- Elevator access to underground and above ground levels
- High level of fire protection
- Toilets; Kitchen
- Server room; Storage space
- Integrated access control

#### DISCLAIMER: IN RE d.o.o., part of the CBRE Affiliate Network

IN RE d.o.o. on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of IN RE d.o.o. has any authority to make any representation or warranty whatsoever in relation to this property
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Contacts:

**Ana Brkić**

**t:** +385 91 1653 419

**e:** [ana@cbre.hr](mailto:ana@cbre.hr)

**Dejan Ružić**

**t:** +385 91 2223 352

**e:** [dejan@cbre.hr](mailto:dejan@cbre.hr)

IN RE d.o.o.

Radnicka cesta 80,

Zagrebtower

Zagreb, 10 000

Croatia

**t:** +385 1 6187 346

**f:** +385 1 6187 336

**e:** [cbre@cbre.hr](mailto:cbre@cbre.hr)

# OFFICE SPACE

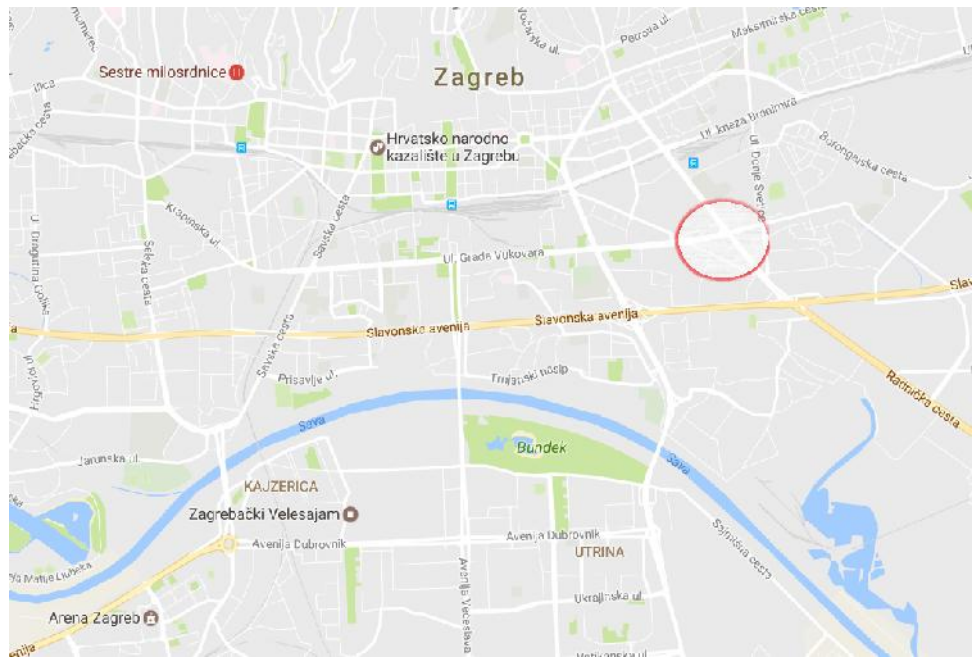
Zagreb, Croatia

## MODERN OFFICE SPACE

**841 sq m of office space for rent**

### LOCATION

- City centre – 1,5-2 km
- Airport – 15 km
- Bus station – walking distance
- Tram station – walking distance



### Contacts:

**Ana Brkić**

**t:** +385 91 1653 419

**e:** [ana@cbre.hr](mailto:ana@cbre.hr)

**Dejan Ružić**

**t:** +385 91 2223 352

**e:** [dejan@cbre.hr](mailto:dejan@cbre.hr)

IN RE d.o.o.

Radnicka cesta 80,

Zagrebtower

Zagreb, 10 000

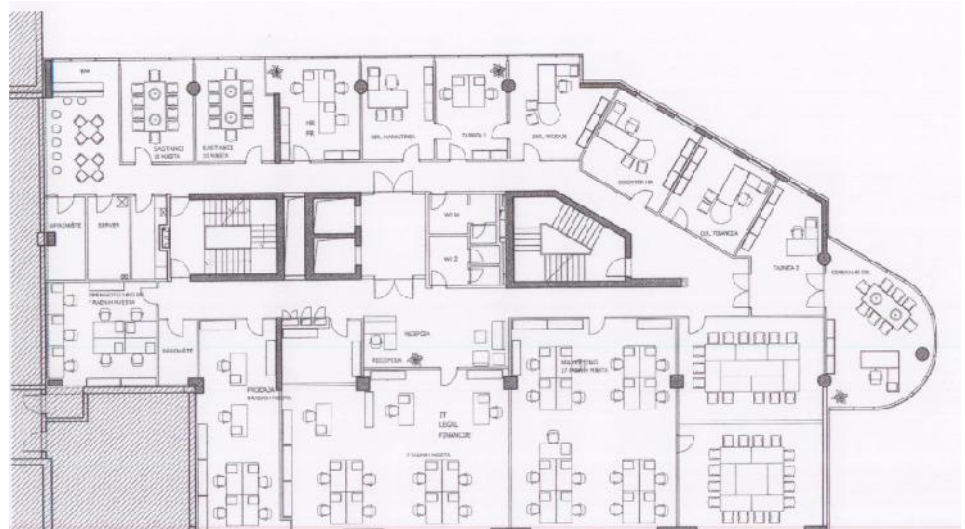
Croatia

**t:** +385 1 6187 346

**f:** +385 1 6187 336

**e:** [cbre@cbre.hr](mailto:cbre@cbre.hr)

### LAYOUT



### DISCLAIMER: IN RE d.o.o., part of the CBRE Affiliate Network

IN RE d.o.o. on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of IN RE d.o.o. has any authority to make any representation or warranty whatsoever in relation to this property
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

[www.cbre.hr](http://www.cbre.hr)

# OFFICE SPACE

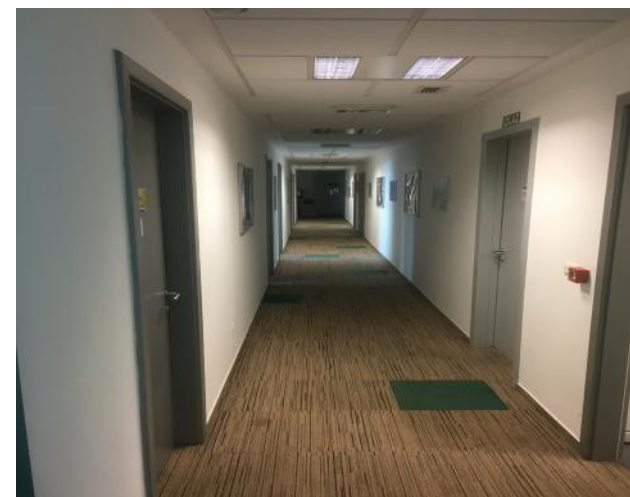
Zagreb, Croatia

**CBRE** | Croatia

PART OF THE CBRE AFFILIATE NETWORK

## MODERN OFFICE SPACE PHOTOGRAPHS

841 sq m of office space for rent



Contacts:

**Ana Brkić**

**t:** +385 91 1653 419

**e:** [ana@cbre.hr](mailto:ana@cbre.hr)

**Dejan Ružić**

**t:** +385 91 2223 352

**e:** [dejan@cbre.hr](mailto:dejan@cbre.hr)

IN RE d.o.o.

Radnicka cesta 80,

Zagrebtower

Zagreb 10000

Croatia

**t:** +385 1 6187 346

**f:** +385 1 6187 336

**e:** [cbre@cbre.hr](mailto:cbre@cbre.hr)

[www.cbre.hr](http://www.cbre.hr)

### DISCLAIMER: IN RE d.o.o., part of the CBRE Affiliate Network

IN RE d.o.o. on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of IN RE d.o.o. has any authority to make any representation or warranty whatsoever in relation to this property
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

PART OF THE CBRE AFFILIATE NETWORK

**CBRE**