



OFFICE TO LET

GRAWE

Bulevar Mihaila Pupina 115d, Belgrade, 11000

GRAWE OFFICE BUILDING: PREMIER OFFICE SPACE IN NEW BELGRADE'S CBD

4,000 SQ M

Summary

Availability	Available Immediately
Property Size	11,500 sq m
Available Space	4,000sq m
Parking Ratio	1/60
Service charge	€4.20 per sq m (per month)
Add-on Factor	7.5%
Property Grade	B

Amenities & Specifications

- Build Status: 2nd Hand - Existing
- 24 hour access: Yes
- Building Reception: Yes
- On-site security: Yes
- Parking spaces below ground: 80
- Furnishing: Unfurnished
- Fitout Quality: Medium
- Partitioning: No
- Movable Walls System: Yes
- Period features with character: No
- Recently refurbished: No
- Refurbished common parts: No
- Self-contained: Yes
- Fitout Condition: Partially Fitted
- Floor to ceiling glazing: No
- Type: Detached
- Frame: Steel Portal
- Garage Storage: Yes
- Direct Entrance: Yes
- Rooftop Signage: Yes

Description

The Grawe office building is equipped with modern commercial facilities that support efficient and comfortable business operations.

The ground floor is designated for retail, while the upper floors are reserved for offices. The underground garage has more than 80 parking spaces, and outdoor parking is also available.

Agent: Bojana Krsmanović (License number 3377)

Key Points

- Prime Location: Strategically situated at the intersection of Proleterske Solidarnosti Street and Boulevard Mihajila Pupina in New Belgrade.
- High-Quality Finishes: Class B+ office building with exceptional finishing works and modern amenities.
- Flexible Space Utilization: Upper floors dedicated to office space, while the ground floor is designed for retail use.
- Proximity to Major Landmarks: Located near key buildings and hotels, offering convenience and prestige.
- Business Hub: Positioned in the heart of New Belgrade's Central Business District, ideal for serious businesses.
- Modern Amenities: Equipped with contemporary facilities to support efficient and comfortable business operations.

Location

The Grawe office building is located at the intersection of two main streets in New Belgrade (Proleterske Solidarnosti Street and Bulevar Mihajila Pupina) and in close proximity to numerous well-known institutions and commercial facilities, such as shopping centers and hotels. Easy access to major transportation routes and public transport options facilitates smooth commuting.

