

FACTORIA
BUSINESS PARK



CREA
MOSCOW AWARDS 2019

**WINNER OFFICE REAL
ESTATE REDEVELOPMENT**



BASIC FACTS

FACTORIA IS THE LARGEST VIBRANT BUSINESS PARK IN THE DEVELOPED BUSINESS AREA.

- Complex consists of seventeen, 2 to 5 floors high, historical and modern buildings.
- Maximum convenient accessibility by public and private transport. 400 meters from the Third Ring Road, and 5 minutes by foot from the Savyolovskaya metro station.
- As a result of renovation in 2018, Factoria was transformed into a new urban space, both for the tenants, and for the residents of the district.
- Professional facility management - RD MANAGEMENT.
- The architectural concept of the 2nd phase of renovation is being developed together with John McAslan + Partners architectural firm.

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| <ul style="list-style-type: none">• Number of buildings - 17• Number of levels: 2-5 levels in a building• Total area of the business park territory – 4.8 hectares• Total Gross area - 59 600 sq. m.• Rentable area – 53 360 sq. m. | <ul style="list-style-type: none">• Surface parking - 429 parking slots• Underground parking - 108 parking slots• Parking ratio – 1 parking slot per 95 sq. m. of leased area |
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HISTORY OF THE PLACE

1830

STREETS AND ALLEYS ARE BEING CREATED IN BASHILOVKA REGION

Major General, Alexander Bashilov, the director of Moscow Building Commission, orders to plan a grid in the area of future “Factory”. One of the streets will be named after the General.

1919

ENTERPRISES ON VYATSKAYA STREET START WORKING FOR THE SOVIET STATE

Both enterprises are nationalized. The silkworm factory is renamed “Proletarian Labor”, under this title it will work until the 1990s.

1877

A DYE FACTORY OPENS ON VYATSKAYA STREET

A German joint-stock company opens its first overseas enterprise, on Vyatskaya street in Moscow — a factory, producing aniline paints, begins to operate.

1899

A SILKWORM FACTORY IS BEING BUILT

On the site of the former Butyrsky regiment barracks, under the leadership of architect M. S. Shutsman, a silkworm factory called “Anonymous society of cocoon waste spinning in Russia” is built.

1999-2002

RESTORATION AND RENOVATION OF FUTURE “FACTORY” BUILDING BEGINS

13 historic buildings which will form a business park, fully restored and renovated.

2018

NEW URBAN SPACE

RENOVATION, IMPROVEMENT, INFRASTRUCTURE AREA CREATION.

LOCATION AND ACCESS

- Vyatskaya Str., 27.
- A formed business area. Located next to one of the most developed Moscow office submarkets – Belorussky.
- Just nearby, a large road junction is situated, which allows to go to the Third Ring Road, Leningradsky Avenue, and Novoslobodskaya Street.
- Convenient communication between the Savyolovskaya and Belorusskaya metro stations, providing quick access to the Sheremetyevo International Airport – 35 minutes.

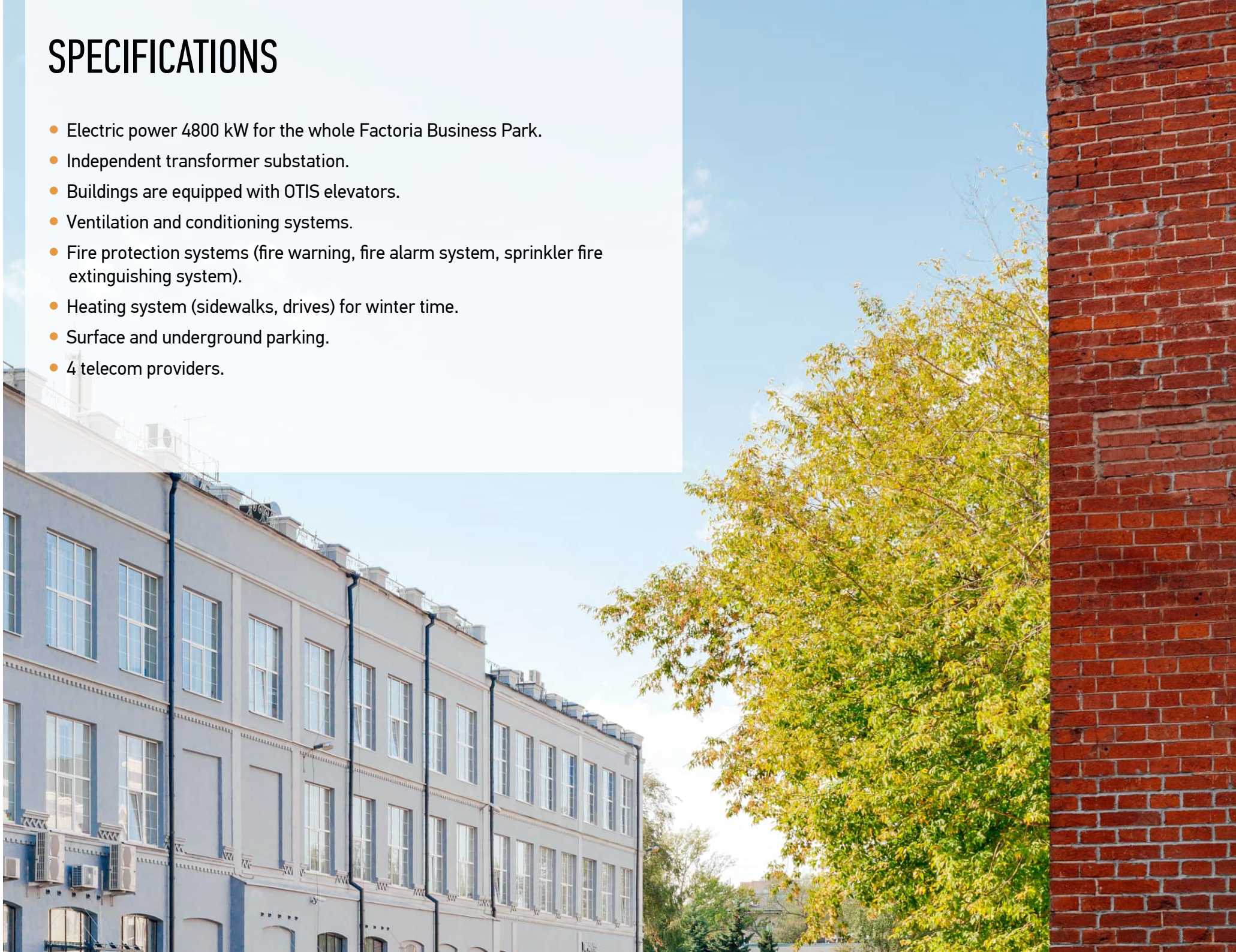
THE METRO IS CLOSE, THIRD RING ROAD – NEAR!

Savelovskaya Metro Station 5 minutes' walk	Third Ring Road 400 m	Dmitrovskoe highway 700 m	Leningradskoe highway 1.5 km
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SPECIFICATIONS

- Electric power 4800 kW for the whole Factoria Business Park.
- Independent transformer substation.
- Buildings are equipped with OTIS elevators.
- Ventilation and conditioning systems.
- Fire protection systems (fire warning, fire alarm system, sprinkler fire extinguishing system).
- Heating system (sidewalks, drives) for winter time.
- Surface and underground parking.
- 4 telecom providers.



BUSINESS PARK RENOVATION

IN 2018, FACTORIA WAS TRANSFORMED INTO A NEW URBAN SPACE.

CONCEPT OF RENOVATION

Transformation consists in the unification of buildings and territory by a common architectural idea, arrangement of a cozy pedestrian zone, building of modern infrastructure facilities and a common recreational city area for the employees and guests of the Business Park, as well as for the residents of the district.

THE WORK PERFORMED

- Renovation of historical brickwork on facades of the buildings.
- Arrangement of new entrances for infrastructure premises.
- Arrangement of open terraces for infrastructure premises.
- The first floors of factory buildings are transformed into infrastructure facilities and creative spaces. Window openings are expanded.
- Illumination of facades and territory.
- Planting of greenery and improvement of the territory, replacement of asphalt with paving blocks, installation of small architectural forms.
- Arrangement of pedestrian zone.
- Façade covering with creative graffiti.
- Arrangement of guest parking with the entrance from Vyatskaya street.



FACTORIA

SPACE OF CHOICE. INFRASTRUCTURE

NUMBER OF BUILDINGS
17

NUMBER OF FLOORS IN BUILDINGS
2-5

TOTAL AREA
59 600 sq. m.

PARKING
537
car capacity



Restaurant



VITRINA Loft



Recording Studio



Barber Shop



Gift shop



Cafe



Flower shop



Wine bar and restaurant



Fitness



Climbing wall



Corporate canteen



Watch service center



Beauty Studio



Minimarket



Cafe



Street food restaurants



Cafe



Vyatskaya Str.

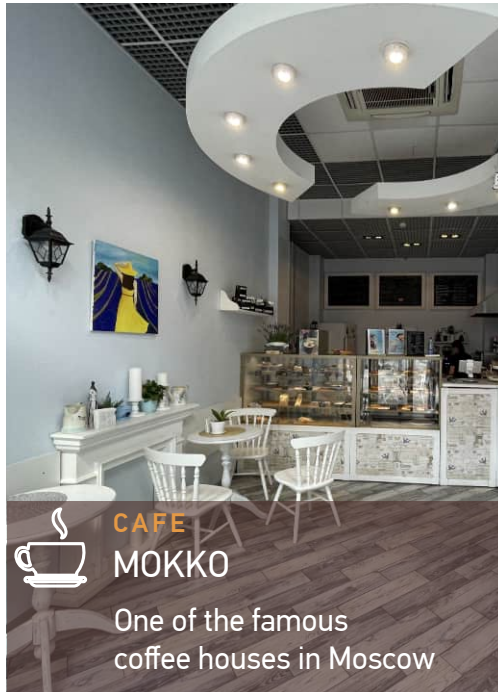
5 minutes' walk



Savelovskaya
Metro Station

FACTORIA

INFRASTRUCTURE. FUNCTIONAL AND CONVENIENT

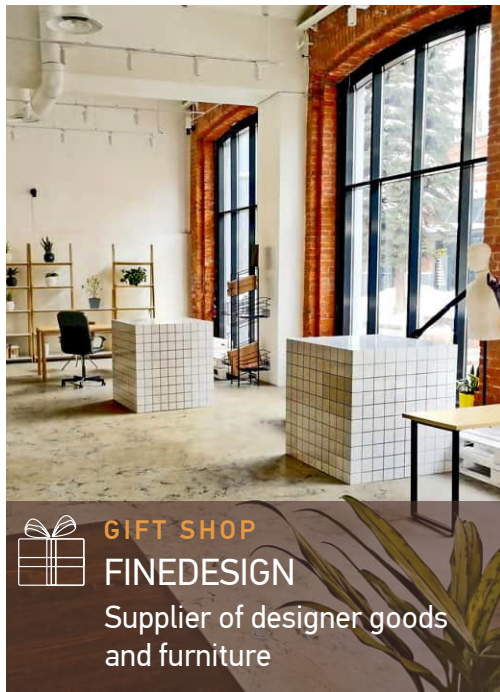


INFRASTRUCTURE. FUNCTIONAL AND CONVENIENT



BARBER SHOP
TOP GUN

The largest barbershop network in Russia



GIFT SHOP
FINEDESIGN

Supplier of designer goods and furniture



BEAUTY STUDIO
PAUL MITCHELL

Beauty studio by a world famous brand



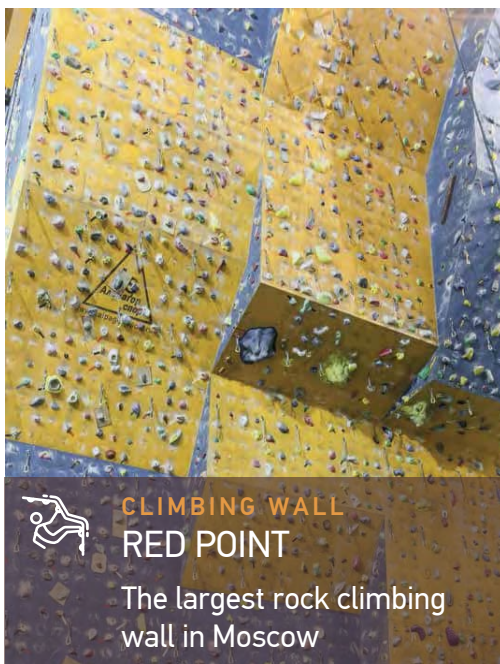
STREET FOOD RESTAURANTS
MAMI

Hanoi noodles



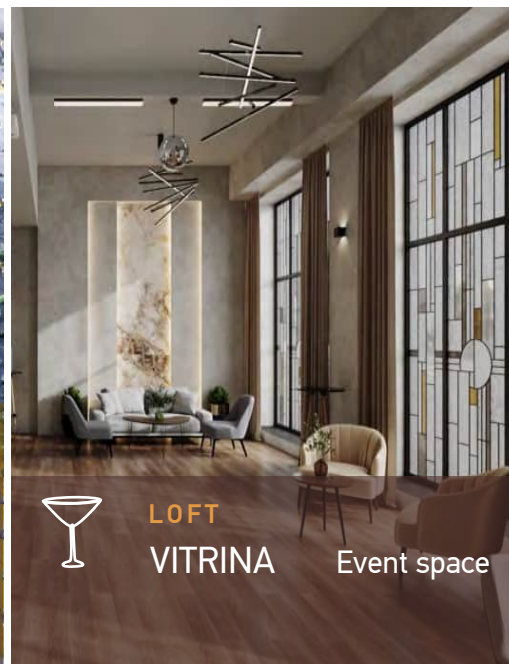
MINIMARKET
PARLE MARKET

Unique format of a minimarket combined with a cafe



CLIMBING WALL
RED POINT

The largest rock climbing wall in Moscow



LOFT
VITRINA

Event space



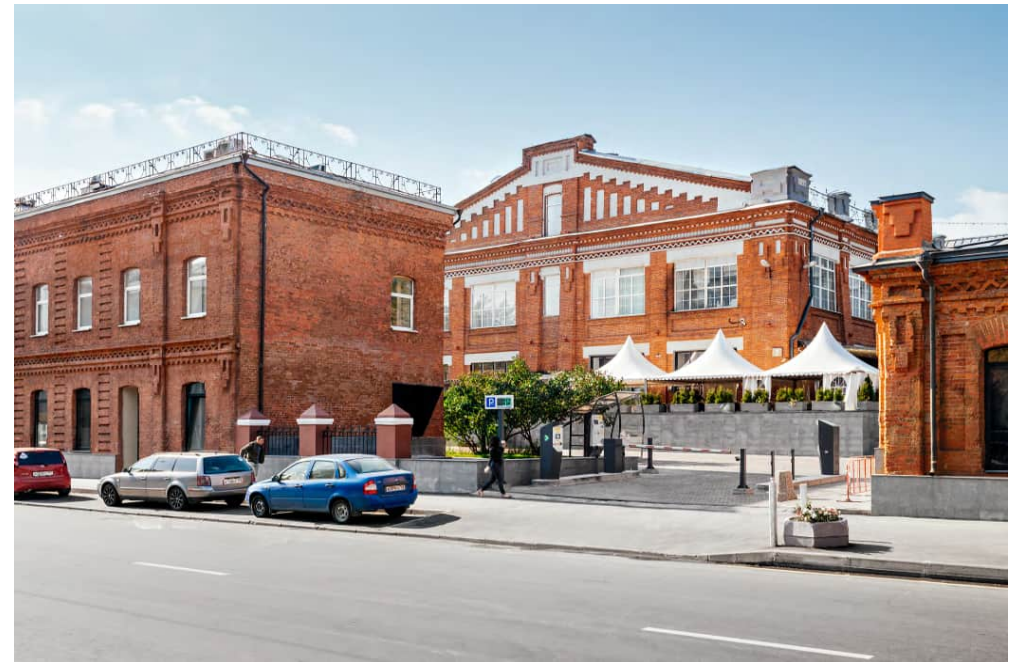
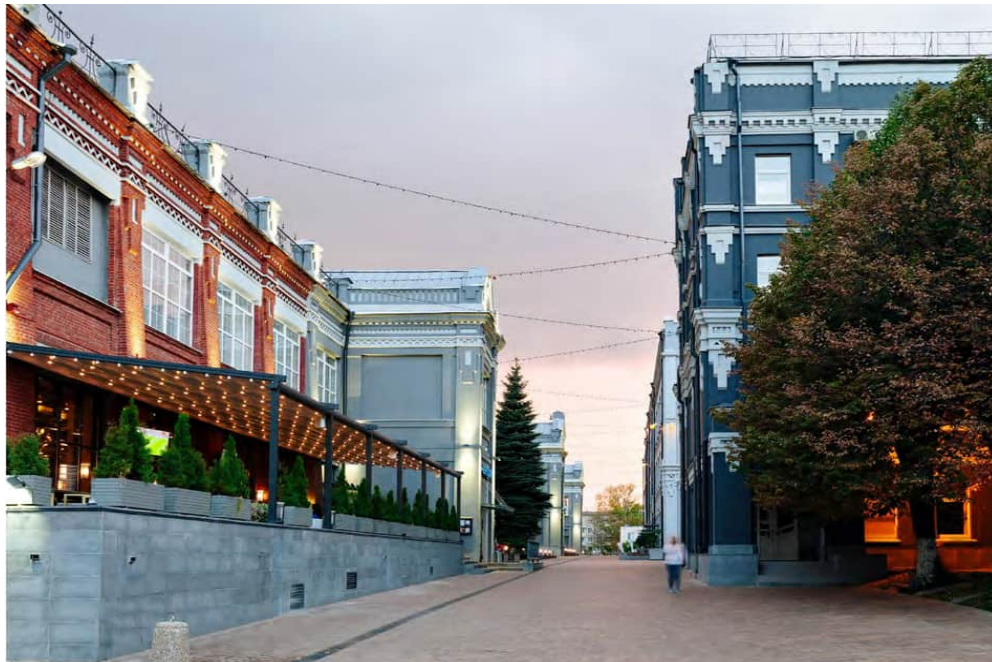
FACTORIA

NEW URBAN SPACE



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NEW URBAN SPACE

ACTORIA



FACTORIA

OFFICE TENANTS. WINNER'S CHOICE



One of the leading Russian mobile operators



International leader in the cereal category



The federal retail chain is part of the X5 Retail Group, a leading multi-format retail company in Russia.



Global food manufacturer



One of the world leaders in the free-to-play MMO market



The Russian largest cleaning service



The company developing ERP systems for enterprises



The first digital real estate operator in Moscow and the Moscow region



International pharmaceutical company



Subsidiary of the BSH Hausgeräte GmbH Group for the production of household appliances Bosch and Siemens



A leader in the development and operation of complex telematics systems



Architectural bureau specializing in office and public space design

PROJECT TEAM



MAD ARCHITECTS



Management company

Architect

Technical facility
management company

General contractor

CONTACTS

Yulia Chernushich

Tel.: + 7 (926) 001 61 47, + 7 (495) 800 80 80

E-mail: Yulia_Chernushich@primepm.ru

www.factoria-bp.ru

www.primepm.ru

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MANAGEMENT