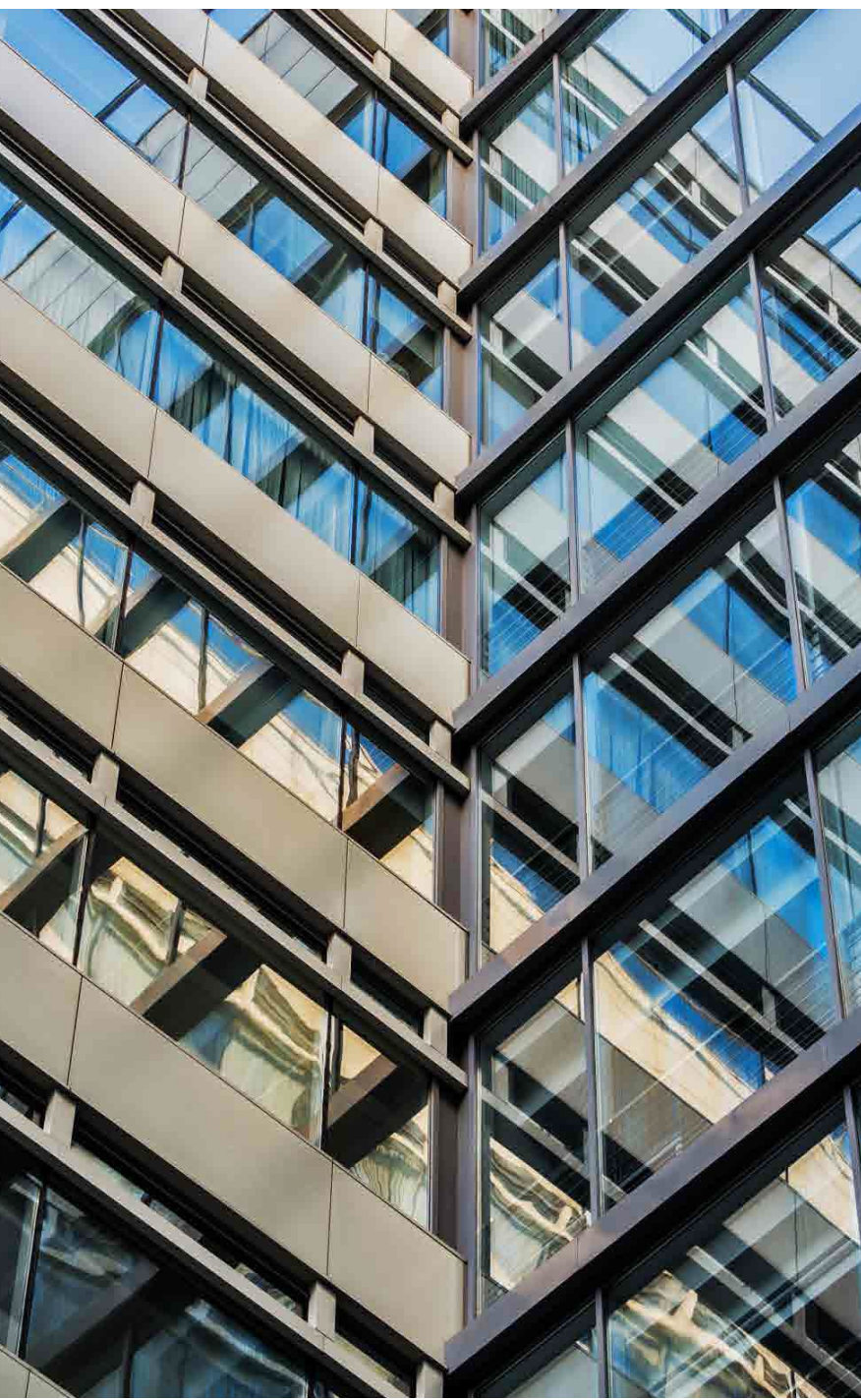




CITYDEL⁷
BUSINESS CENTER

Moscow, Zemlyanoy Val, 9
8 (495) 800 80 80

ADVANTAGES



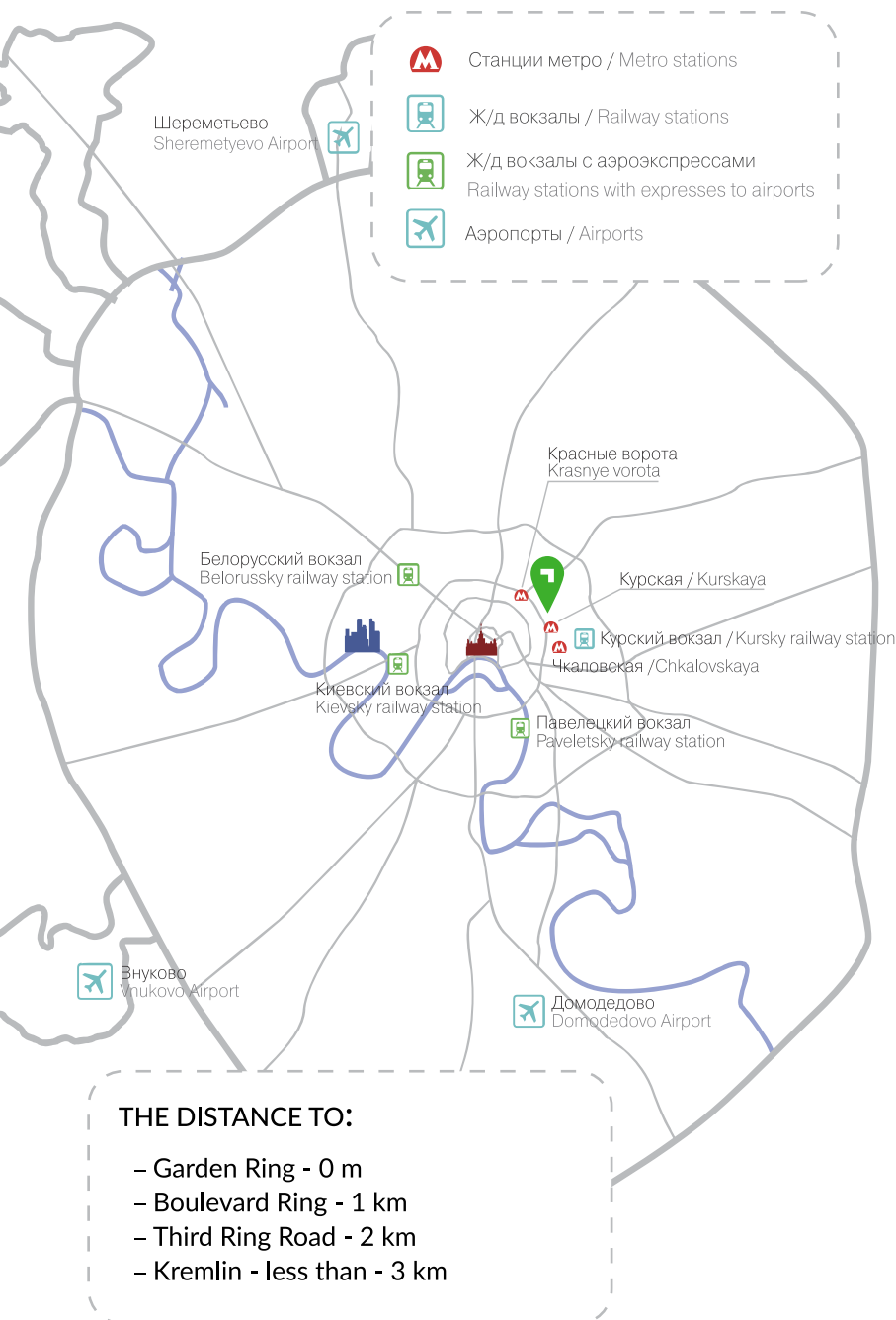
- ✔ One of the largest Class A estates in the First Line of Garden Ring in the central business area of Moscow.
- ✔ Winner of the **Green Brick Award – Office** nomination of the professional Commercial Real Estate Awards 2022.
- ✔ **BREEAM In-Use 2022 Certified Very Good 2022** in Asset Performance and Building Management.
- ✔ Certificate of the **Earth Hour 2022** Environmental Campaign.
- ✔ New lobby common areas and landscaping.
- ✔ Developed infrastructure – fitness-center with swimming pool World Class, 3 cafes, 1 restaurant, dry-cleaner, beauty salon, corporate canteen Tarelka, minimart, Miratorg supermarket with barbecue area.
- ✔ First line of the Garden Ring – high recognizability.
- ✔ Metro is in the walking distance (Circle line, Arbatsko-Pokrovskaya, Lublinskaya line) - 5 minutes walk.
- ✔ Convenient transport accessibility by public and private transport.
- ✔ Efficient layout – rectangular shape of the floor, maximum natural light.

ADVANTAGES



- ▣ Floors: 13
- ▣ Gross area: 63 500 m²
- ▣ Rentable area: 54 310 m²
- ▣ Blocks: from 389 m² to 7 061.7 m²
- ▣ Parking ratio: to 1:150
- ▣ Parking: 344 parking spaces
- ▣ Class A office premises, with high quality fit-out, ready for move-in

LOCATION



CONVENIENT AND EASY TRANSPORT ACCESS VIA BOTH PUBLIC AND INDIVIDUAL TRANSPORT:

- Located at: 9, Zemlyanoy Val Street, Moscow, first line of the Garden Ring.
- 5 minutes walk to Kurskaya Metro station (ring line), Kursky train station and MCD-2.
- Quick and convenient access to the Boulevard Ring and to the historic center of Moscow.
- Location on the Garden Ring and proximity to the Third Transport Ring Road connecting with the main thoroughfares of Moscow.
- Easy and convenient access via Kurskaya Metro station to Paveletskaya, Belorusskaya and Kievskaya Metro stations connecting (less than an hour) to all Moscow international airports.

CITYDEL - CONNECTION TO ALL MOSCOW INTERNATIONAL AIRPORTS:

- 2 Metro station away from Paveletskaya (Aeroexpress to International Domodedovo Airport. Travel time is 45 minutes).
- 3 Metro stations away from Belorusskaya (Aeroexpress to International Sheremetyevo Airport. Travel time is 35 minutes 5).
- 5 Metro stations away from Kievskaya (Aeroexpress to International Vnukov).

LOCATION



CITYDEL
BUSINESS CENTER

■ SPECIFICATIONS



- Spacious lobby and common areas.
- KONE high-speed elevators (17 elevators – 900-1000 kg / 13 persons).
- Central building management system.
- Centralized HVAC. Air conditioning is carried out in round - the-year mode from chillers (dry coolers) and dry cold installations.
- First category of electricity supply for elevators and fire safety systems.
- Access control and video surveillance system.
- Centralized sprinkler and fire alarm system.
- Fiber optic.
- Snow melting system at the entrances to the business center.
- MTS, Vypelkom (beeline business), Orange Business Services, Rostelekom, Mastertel, Nathan Rus.
- External international facility management services provider - Sawatzky.

AVAILABLE PREMISES

	I BLOCK	II BLOCK	III BLOCK	IV BLOCK	V BLOCK	
12			 			12
11						11
10					 	10
9						9
8	912.6 m ²		900.3 m ²			8
7						7
6			389 m ²			6
5					 	5
4	4 013.7 m ² The minimum area for rent is 844.1 m ²					4
3	846.1 m ²					3
2						2
1					   	1

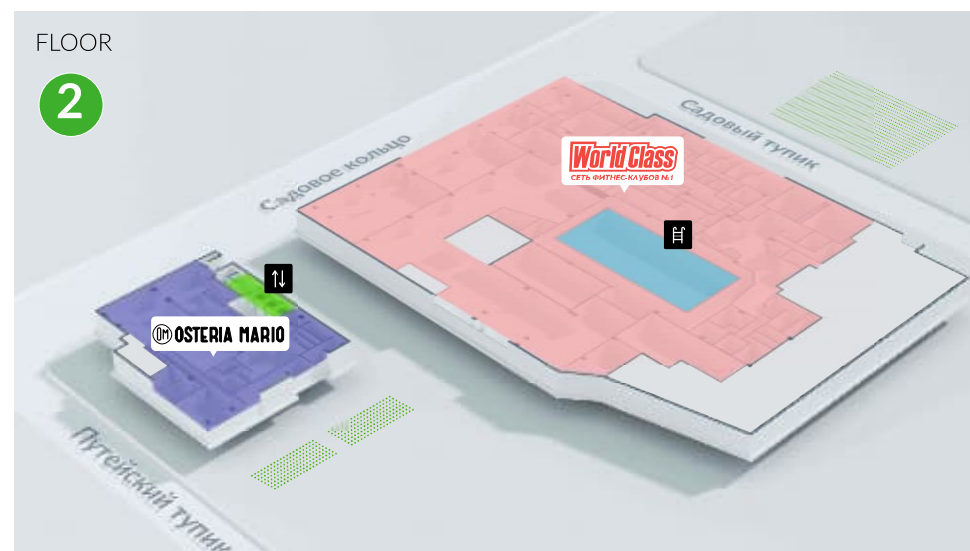
CITYDEL - CITYDEL - ONE OF THE BEST TENANT MIXES, INTERNATIONAL AND RUSSIAN COMPANIES, LEADERS IN ITS INDUSTRIES.

3D tour of the DC CITYDEL entrance group

-  Office tenants
-  Infrastructure tenants
-  Available office premises

INFRASTRUCTURE

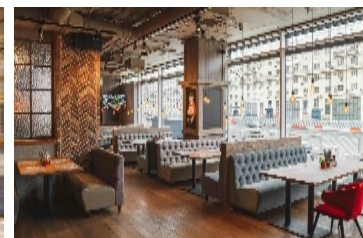
CITYDEL IS ONE OF THE FEW CLASS A BUSINESS CENTERS ON THE GARDEN RING WITH MAXIMUM DEVELOPED INFRASTRUCTURE



World Class
СЕТЬ ФИТНЕС-КЛУБОВ №1



OSTERIA MARIO



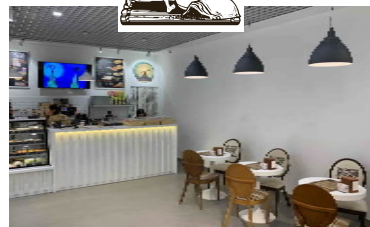
IN TUNA WE TRUST
Soul in the Bowl
POKE & BOWLS



PARLE MARKET



COFFEE PORT



Грядка



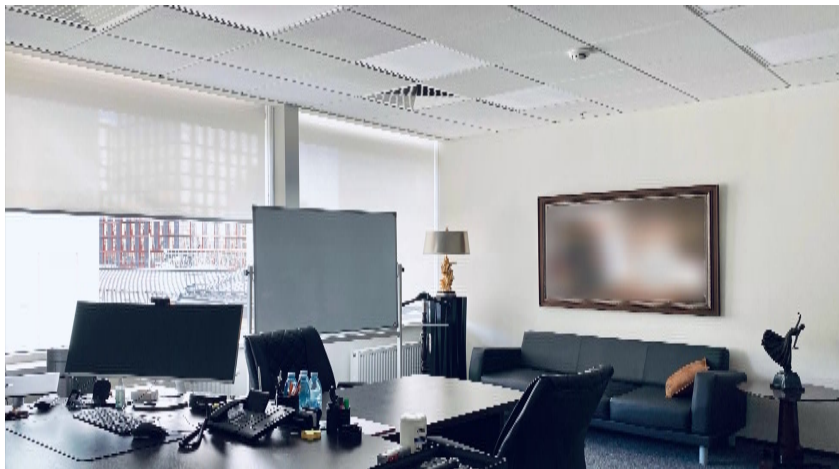
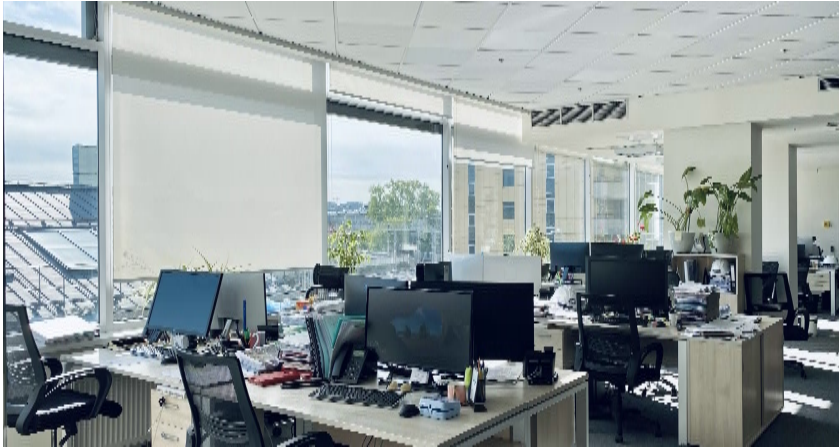
PRIME
natural food



Studio Perfect Nails



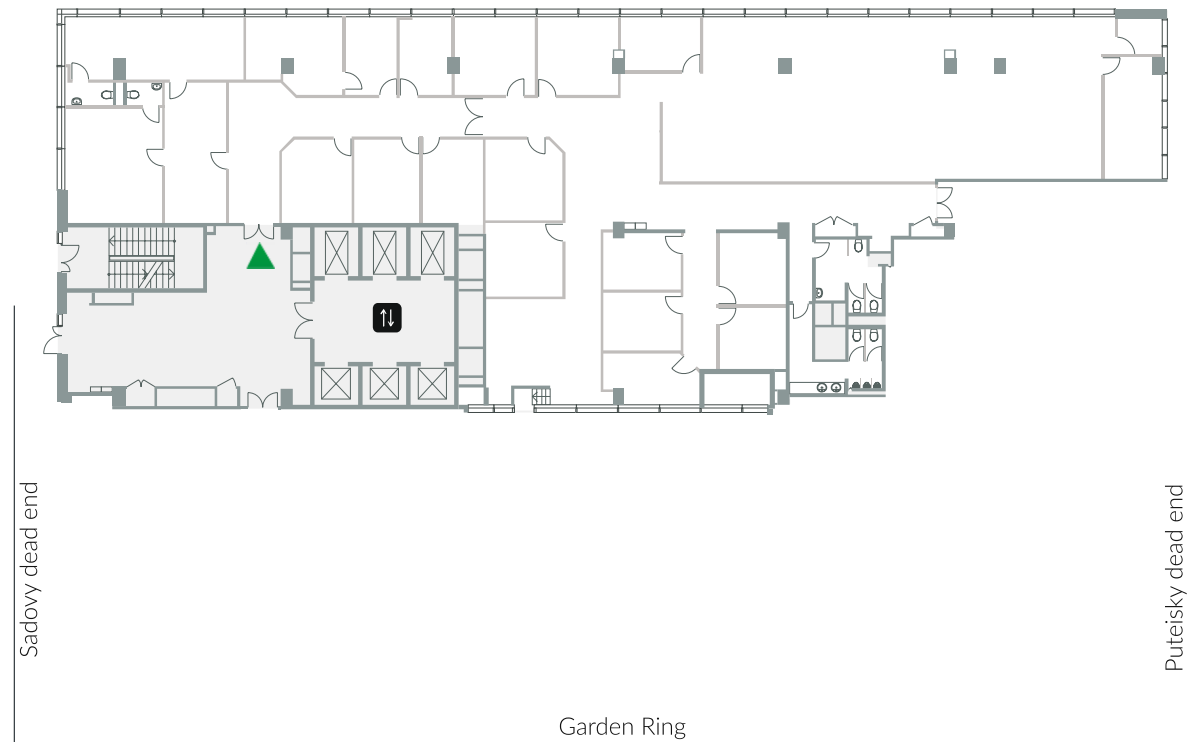
FLOOR 3. BLOCK I



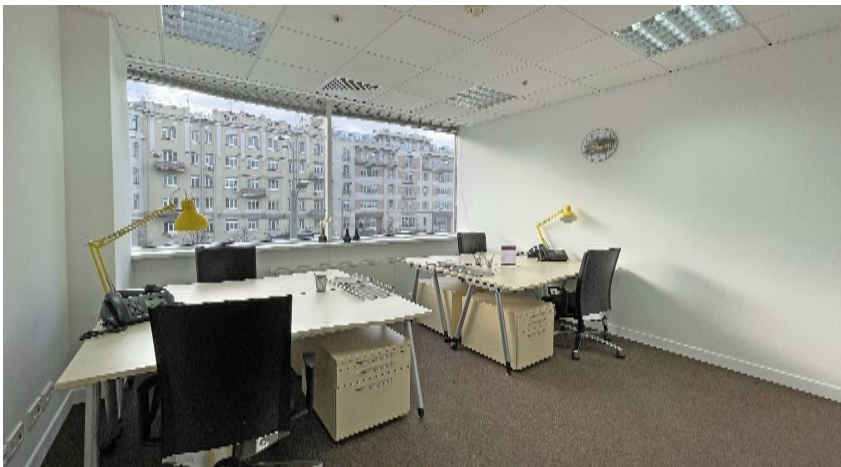
- Rentable area - 846.1 m²
- Base rent - 28 000 rub per m² per year (VAT excluded)
- Operating expenses - 9 000 rub per m² per year (VAT excluded)
- Ready date - November 2023

3D tour of the premises

PLANNING

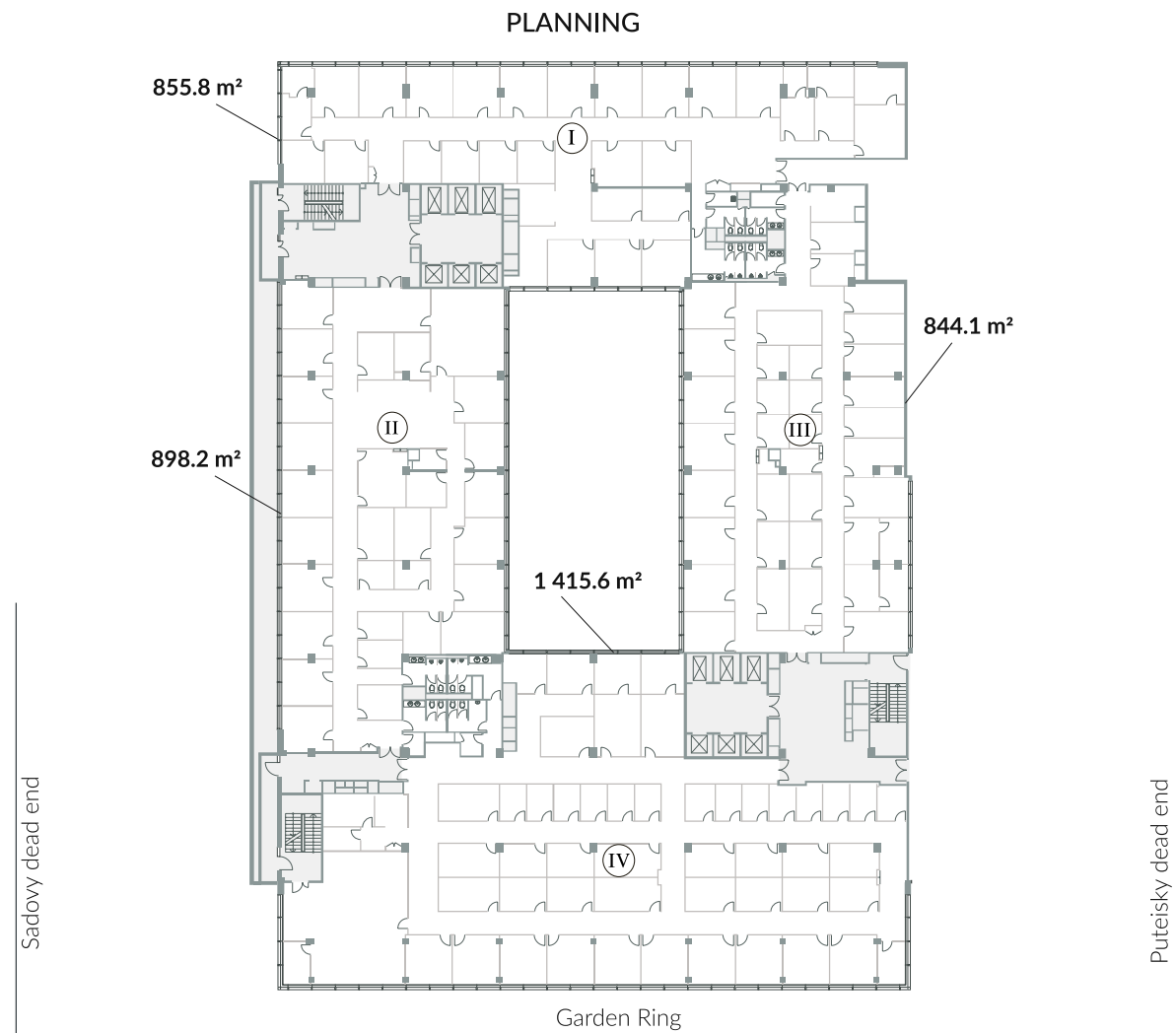


FLOOR 4. BLOCKS I, II, III, IV



- Rentable area - 4 013.7 m²
- The minimum area to rent - 844.1 m²
- Base rent - 28 000 rub per m² per year (VAT excluded)
- Operating expenses - 9 000 rub per m² per year (VAT excluded)

3D tour of the premises



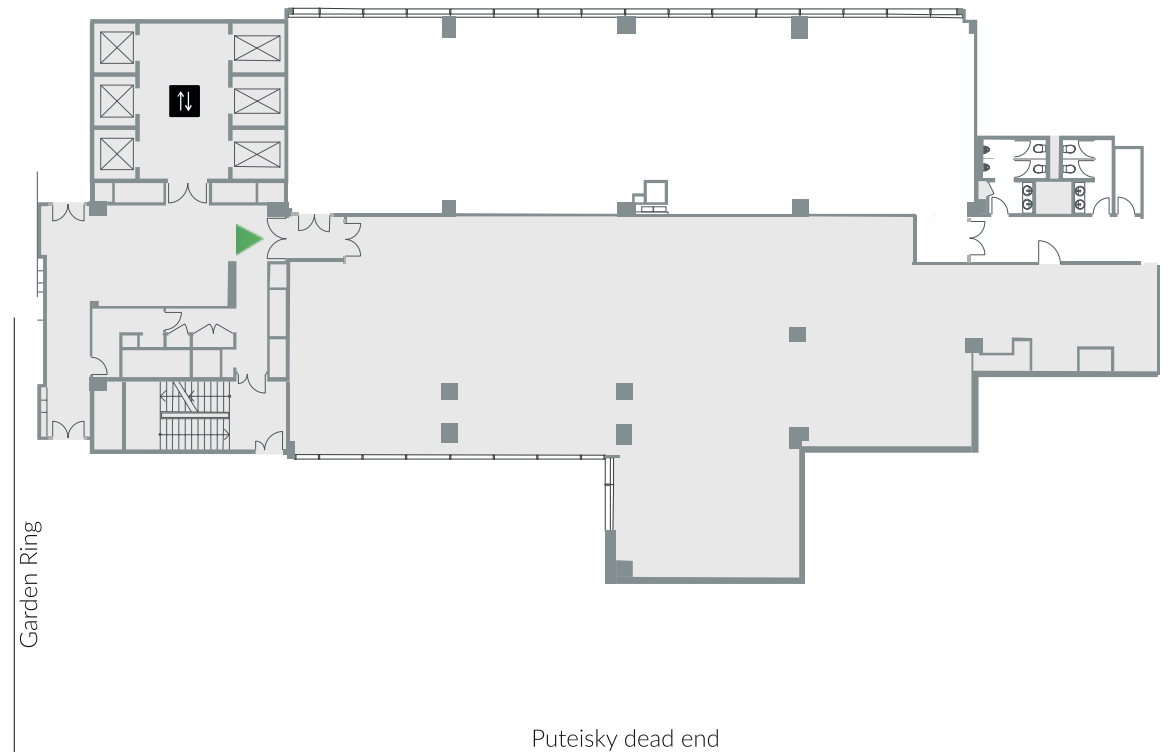
FLOOR 6. BLOCK III



- Rentable area - 389 m²
- Base rent - 28 000 rub per m² per year (VAT excluded)
- Operating expenses - 9 000 rub per m² per year (VAT excluded)

3D tour of the premises

PLANNING



FLOOR 8. BLOCKS I, III

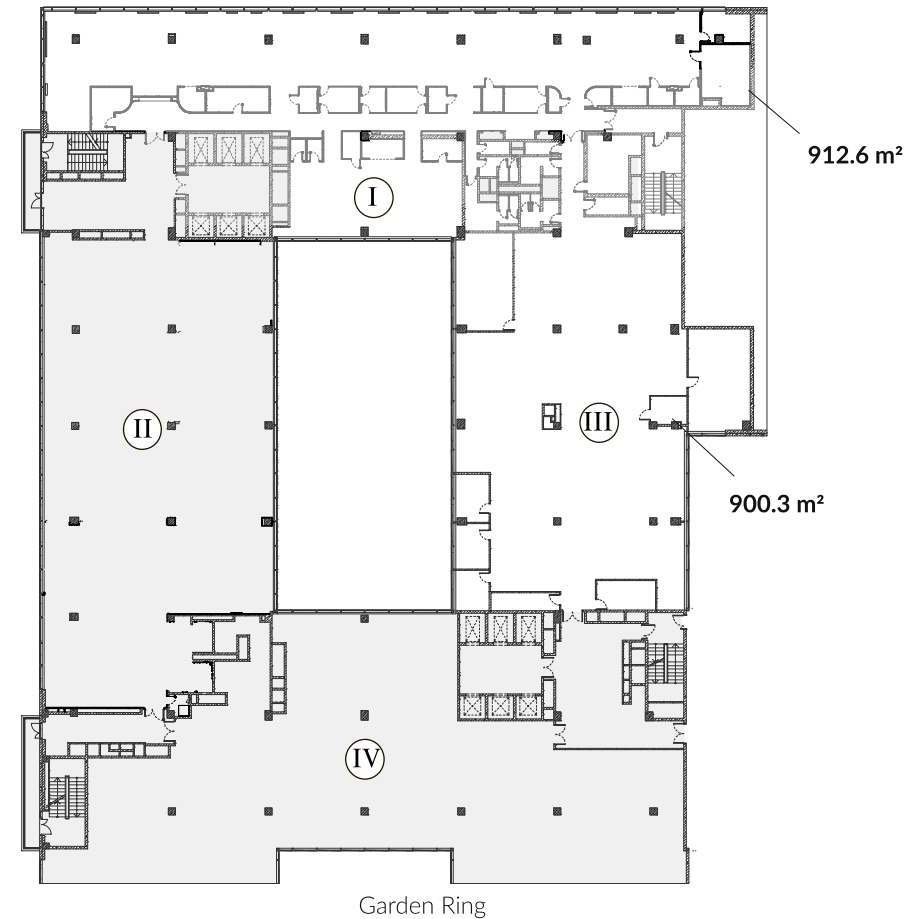


- Rentable area - 1 812.9 m²
- Base rent - 28 000 rub per m² per year (VAT excluded)
- Operating expenses - 9 000 rub per m² per year (VAT excluded)
- The minimum area to rent - 900.3 m²

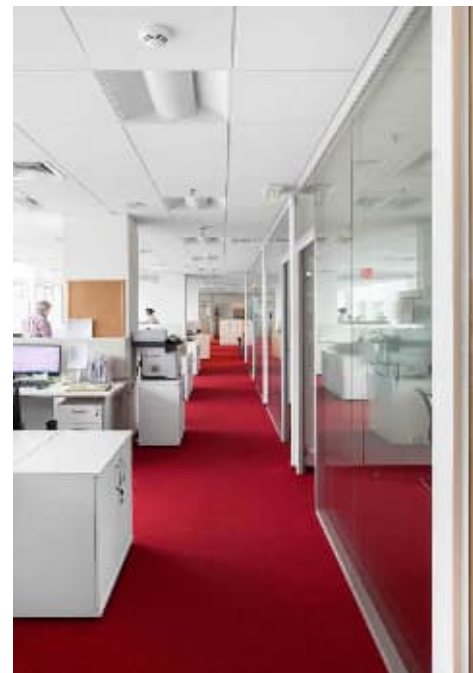
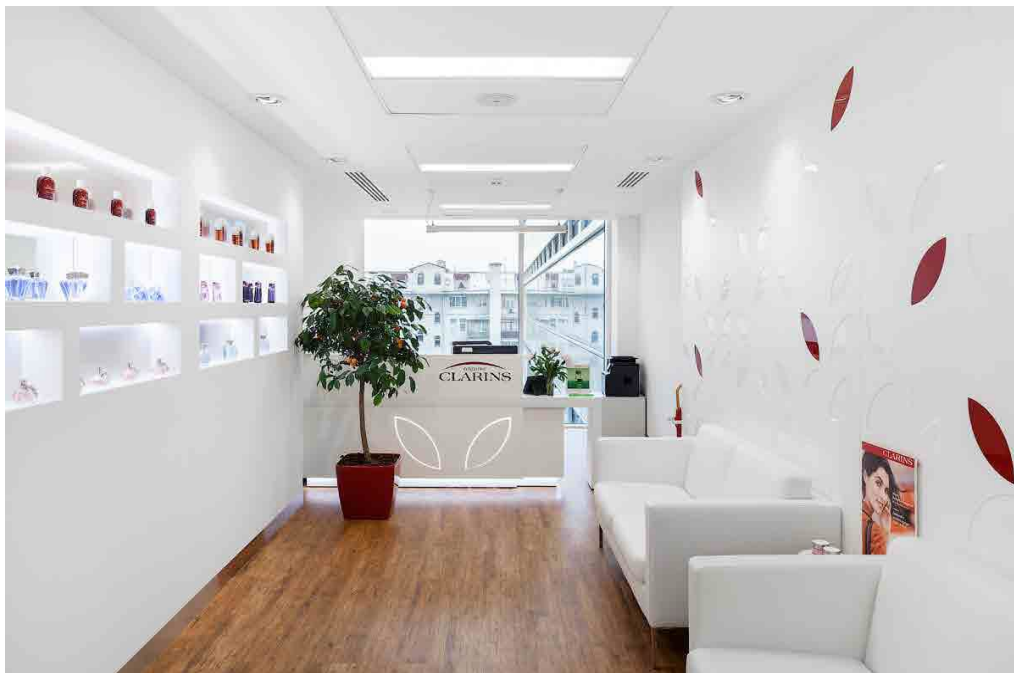
3D tour of the premises - 912.6

3D tour of the premises - 900.3

PLANNING



■ EXAMPLES OF COMPLETED FIT-OUT PROJECTS



■ EXAMPLES OF COMPLETED FIT-OUT PROJECTS

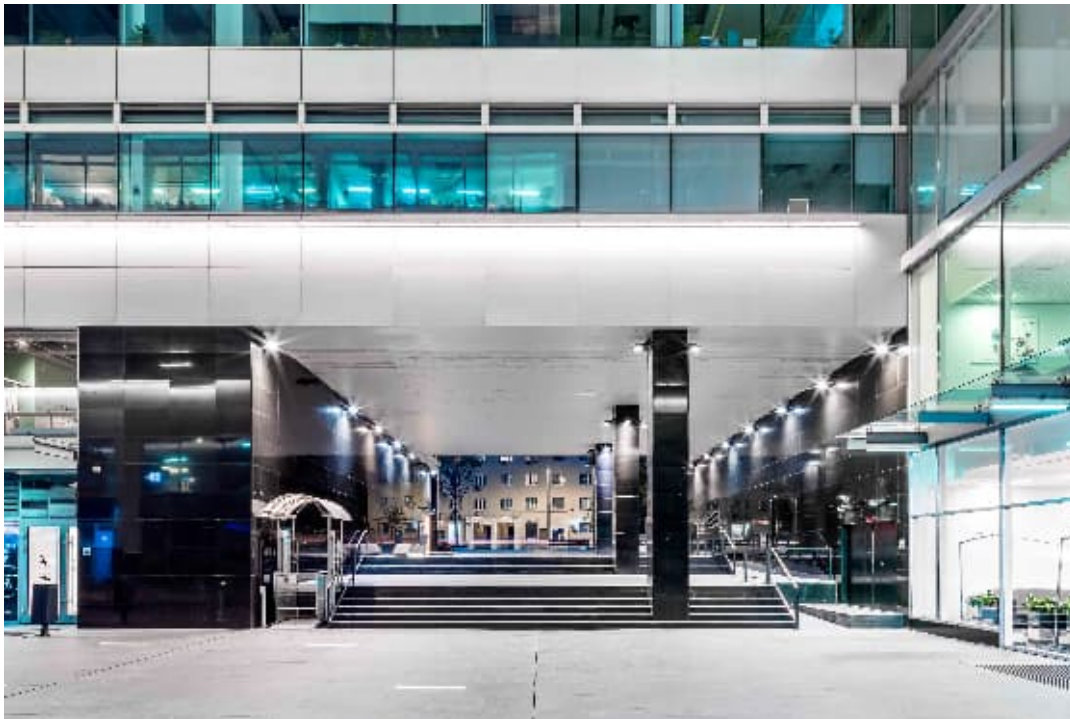


NEW LOOK OF CITYDEL: LOBBY AND COMMON AREAS



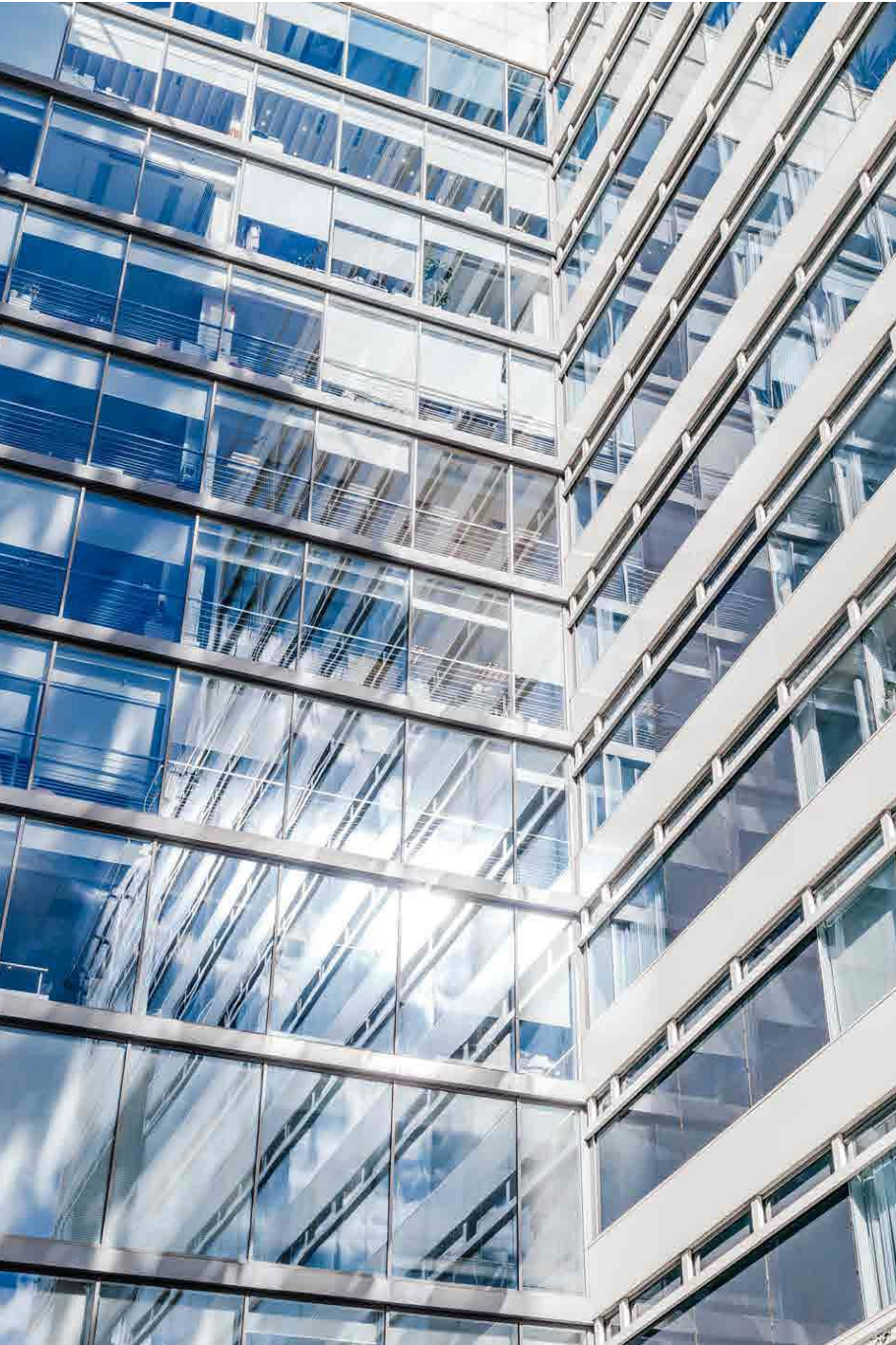
NEW LOOK OF CITYDEL: LOBBY AND COMMON AREAS







PROJECT TEAM



Management company

**PRIME
PROPERTY**
MANAGEMENT

Facility Management

Sawatzky

Common areas

ABD *architects*

Landscaping

**MOM
ENT
UM.**



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