

● WHERE AMBITION FINDS ITS SPACE...

M25 MULTIFUNCTIONAL BUSINESS CENTER



KEY HIGHLIGHTS

SPECTACULAR ENTRANCE FOUNTAIN

UNDERGROUND CAR PARKING

VISITORS PARKING

STYLISH GROUND FLOOR CAFE

ELEGANT TOP FLOOR RESTAURANT & EVENT SPACE

EXCLUSIVE FITNESS / GYM & CHANGING ROOMS

SAUNA & MASSAGE ROOMS

YOGA & GROUP CLASSES

EXTENSIVE MEETING ROOMS

DEDICATED OFFICE SPACES FROM 40M² TO 300M²

WATERFALL

M25

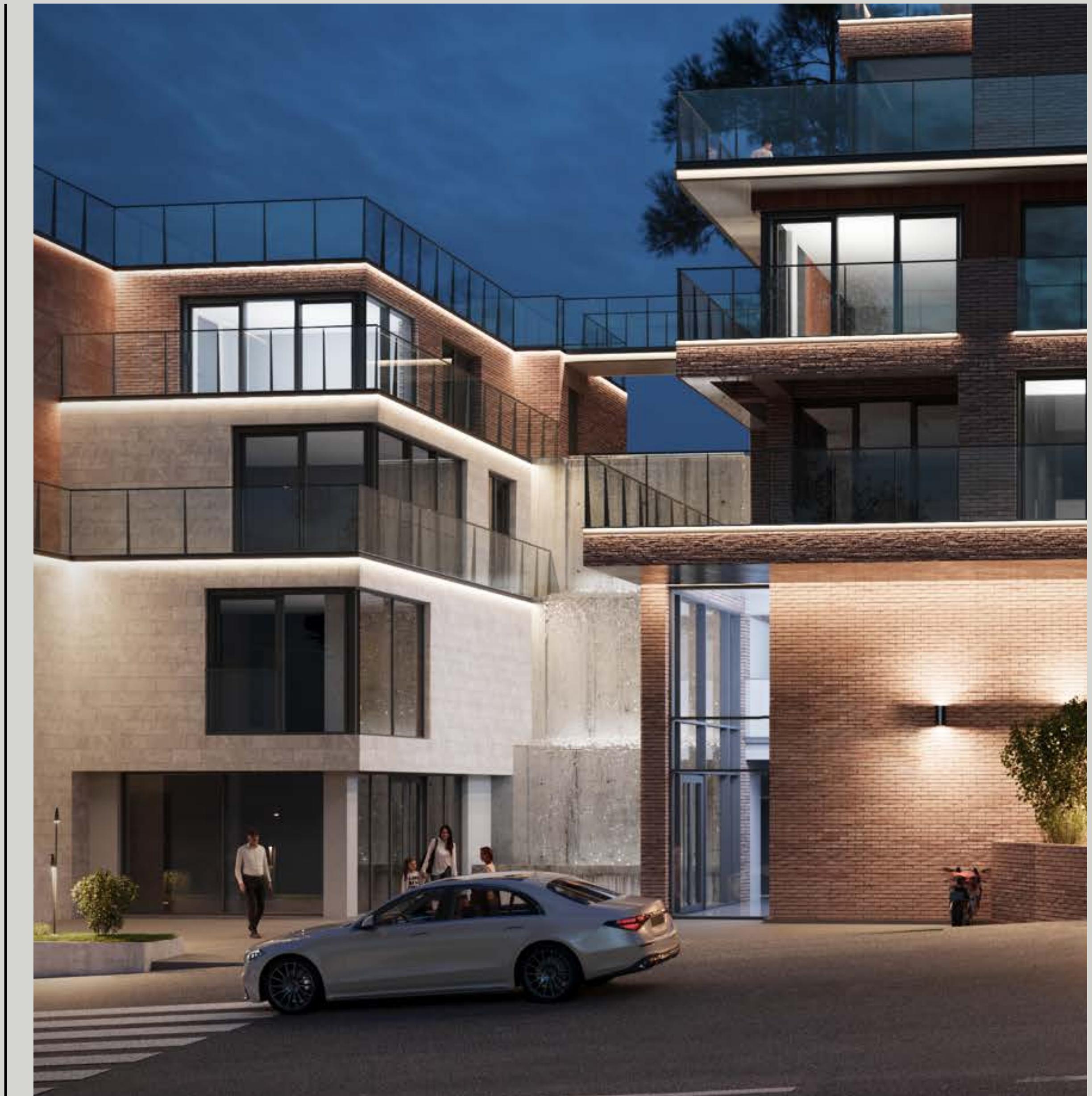
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NEWLY DEVELOPED STATE-OF-THE-ART BUSINESS CENTER
IN CENTRAL TBILISI

- **Two adjoining buildings:** Block A (4 floors) & Block B (7 floors)
- **Independent access** for each section for maximum convenience
- **Premium-grade elevators** and expansive **floor-to-ceiling windows**
- **Generously sized verandas** offering outdoor space
- **Sophisticated design** blending functionality and architectural elegance
- **Meticulously curated details** for an exceptional work environment
- **Bright, airy ambiance** fostering productivity and comfort
- **Upscale furnishings** creating a professional, inspiring setting
- **Perfect for forward-thinking professionals** seeking an inspiring corporate address

PREMISES



- **Prestigious Location:** Mtatsminda N 25, Mtatsminda District, Tbilisi, Georgia.
- **Breathtaking Panoramic Views:** stunning vistas of the city from an elevated position.
- **Eco-Friendly Setting:** a tranquil and environmentally conscious area.
- **Nature & Urban Life:** peaceful surroundings with the convenience of city access.
- **Accessible:** away from the city's hustle, yet only minutes from Tbilisi's vibrant core.
- **Esteemed Business Destination:** tailored for businesses seeking elegance and motivation.

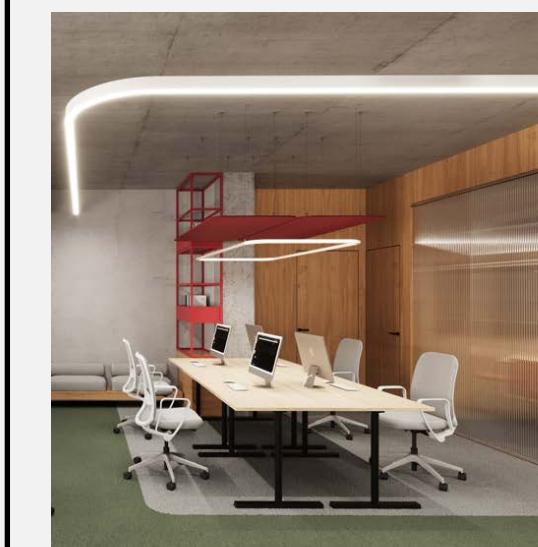


- **Flexible Leasing Options:** Spaces available from 40 m² and above, catering to businesses of all sizes.
- **Prime Business Location:** M25 offers an elite business environment with limited availability in the heart of Tbilisi.
- **Exceptional Gross Leasable Area (GLA):** Spanning 4,500 m² across two blocks, providing versatile spaces for business success.
- **Home to Leading Enterprises:** Already secured by renowned companies like Château Mukhrani, Georgian Wine & Spirits, and Ferring Pharmaceuticals, along with select diplomatic missions.
- **Limited Floor Leasable Area (FLA):** High demand means only a few spaces remain—don't miss your opportunity.
- **Tailored for Professionals:** Ideal for law firms, financial institutions, property developers, architectural firms, and remote-working IT professionals.

4500 M²

● **FLOOR 1**
278.1 M²

CO-WORKING



● **FLOOR 2**
391.1 M²

OFFICES



● **FLOOR 4**
492.8 M²

OFFICES



● **FLOOR 5**
463.5 M²

OFFICES



● FOOD & BEVERAGE OFFERINGS

Stylish Ground Café Space: occupying 173.1 m², accommodating up to 70 seats.

Elegant Top Floor Restaurant & Events Space: total area of 360.6 m², including a spacious outdoor terrace of 246.9 m², for around 80 seats, unfolding city's skyline.

Both with their own kitchen: able to cater for casual healthy eating or executive dinners, offering dynamic space for networking or exclusive area for refined gathering in luxury & charm.

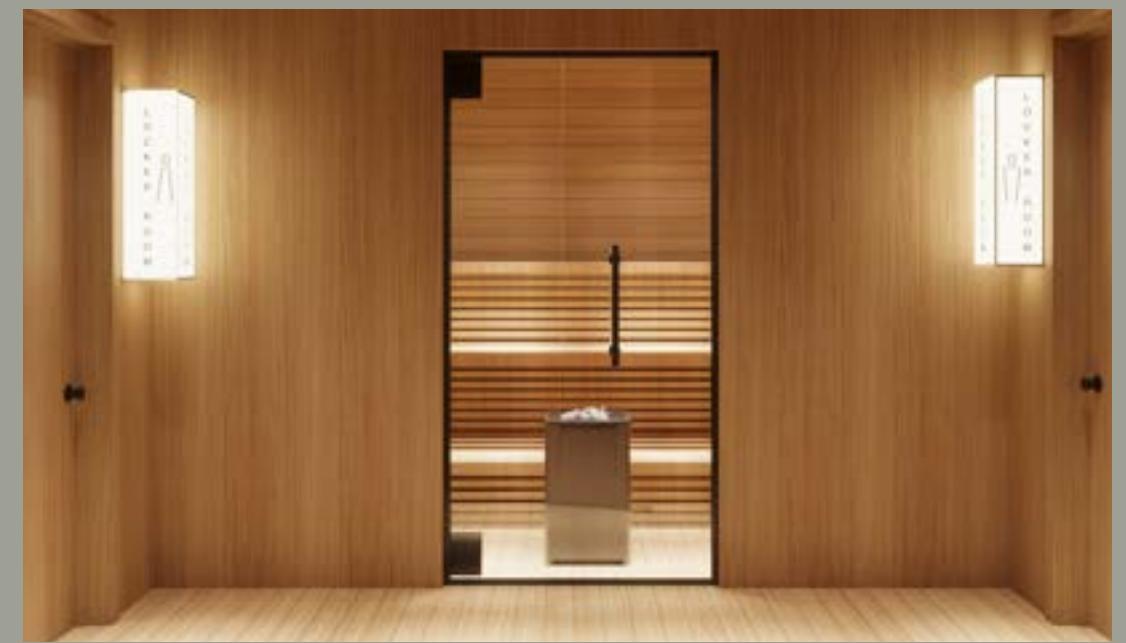


● HEALTH OFFERINGS

Exclusive Fitness / Wellness Hub with Changing Rooms: A premium facility spanning 145.6 m², equipped for high-performance workouts.

Relaxing Sauna Experience: Unwind and rejuvenate in a tranquil setting.

Dedicated Yoga Space: Perfect for mindfulness, stretching, designed for holistic well-being.



● CENTRALIZED SERVICES

Streamlined reception and entry security.

● CASUAL CAFE

Ideal for meetings, quick breaks, or networking in a dynamic setting

● PROFFESIONAL MEETING ROOMS

Available for hourly lease.

● FOUR CONFERENCE & MEETING ROOMS

NAPOLEON BONAPARTE | 48 SEATS

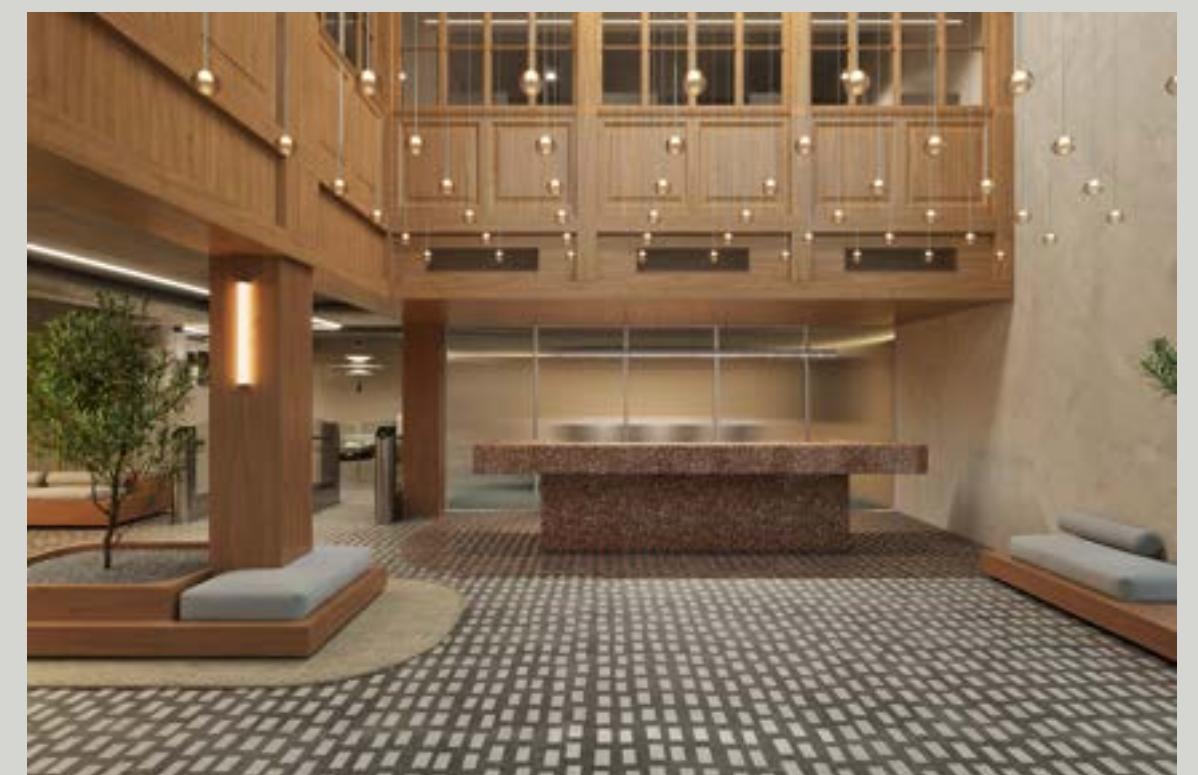
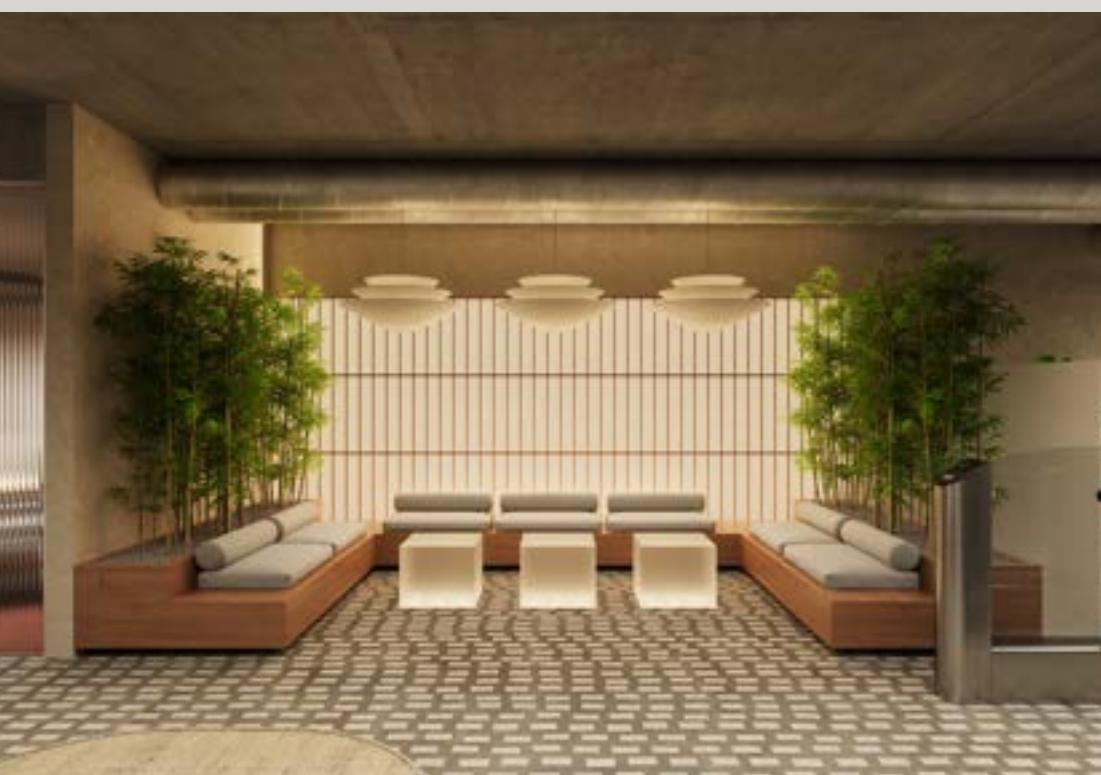
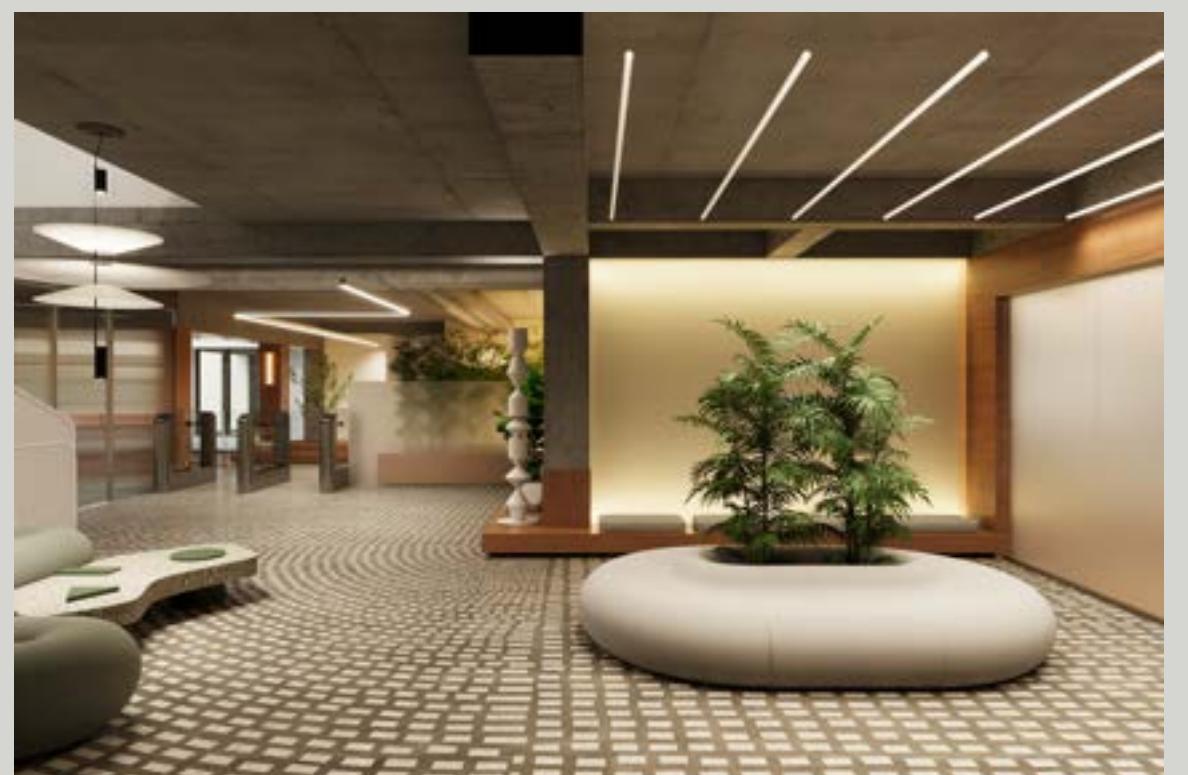
DUKE OF WELLINGTON | 10 SEATS

VICTOR HUGO | 6 SEATS

GEORGE ORWELL | 6 SEATS

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GROUND FLOOR**







● CO-WORKING

Spacious Co-Working Hub: Floor 1 is dedicated to an innovative co-working environment.

Accommodates Up to 60 Workstations: Offers highly comfortable setups to enhance focus.

Ideal for Modern Professionals: Tailored for remote IT specialists, creative designers, developers, freelancers, and visionary entrepreneurs.

Collaborative Atmosphere: Encourages interaction and innovation among professionals from diverse industries and backgrounds.

Perfect for Startups: A dynamic space that fosters growth, creativity, and entrepreneurial spirit

● MEETING ROOMS

2 x 6 Persons | 1x 4 Persons | 1x 5 Persons

Three Meeting Rooms / Private Work Spaces: available for use at your convenience.

Well-Proportioned Rooms: Two 14 m² rooms and one 12 m² room, ideal for hosting meetings, brainstorming ideas, or holding private conversations.

Effortless Booking: Reserve with ease, anytime you need them.

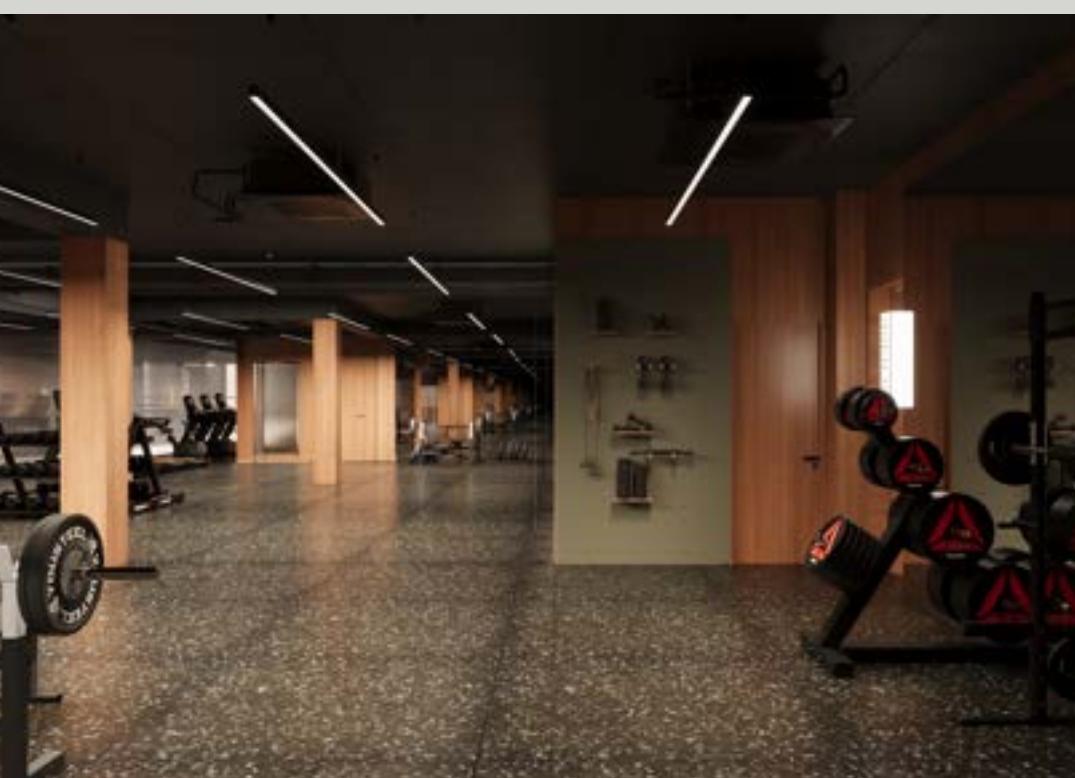
● TWO PHONE BOOTHS

● GYM, YOGA, WELLNESS

1ST FLOOR

278.1 M²



● 1 FLOOR

● PREMIUM OFFICES

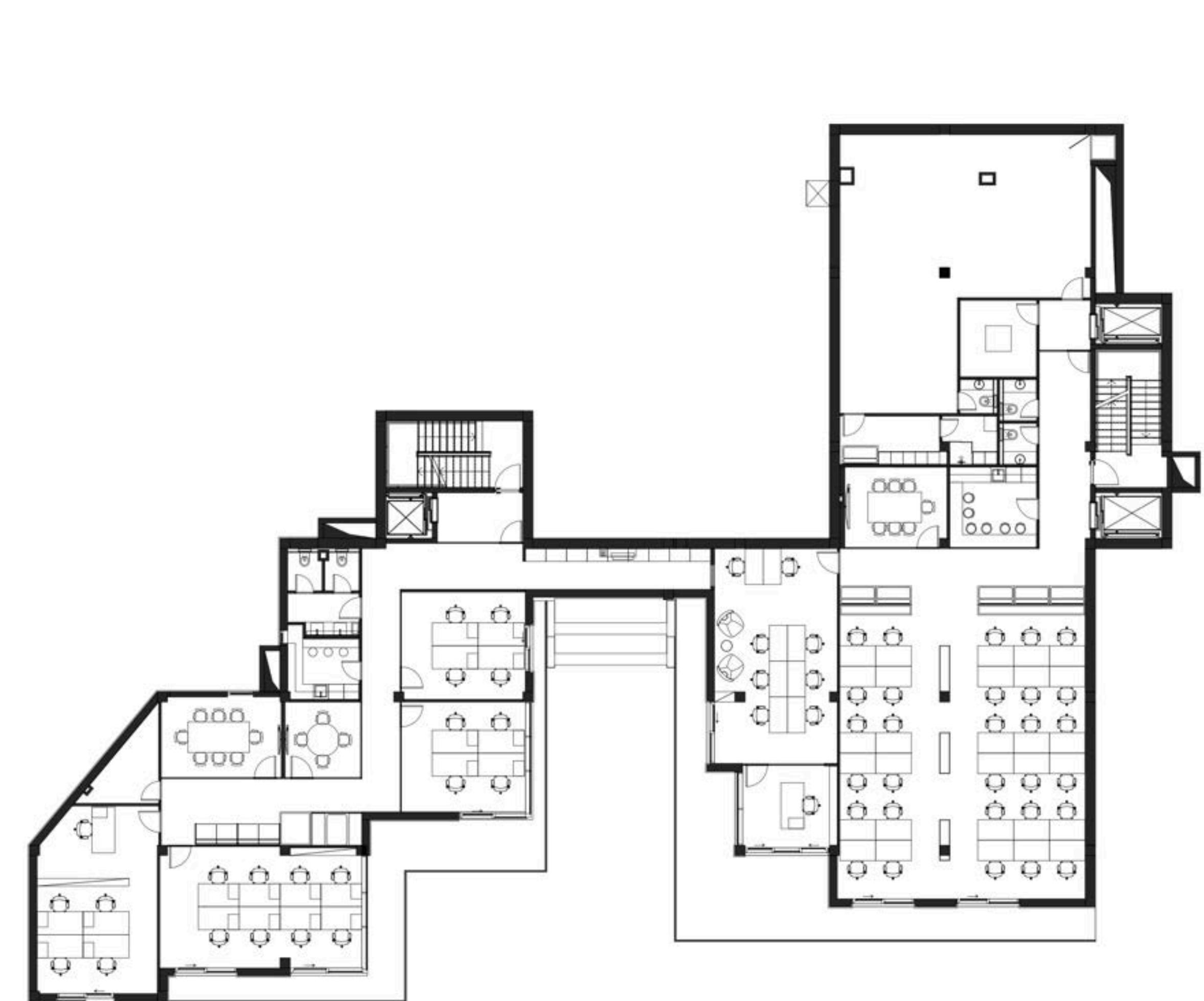
Space to Thrive: Floor 2 is a premium office space & accommodates up to 50 professionals.

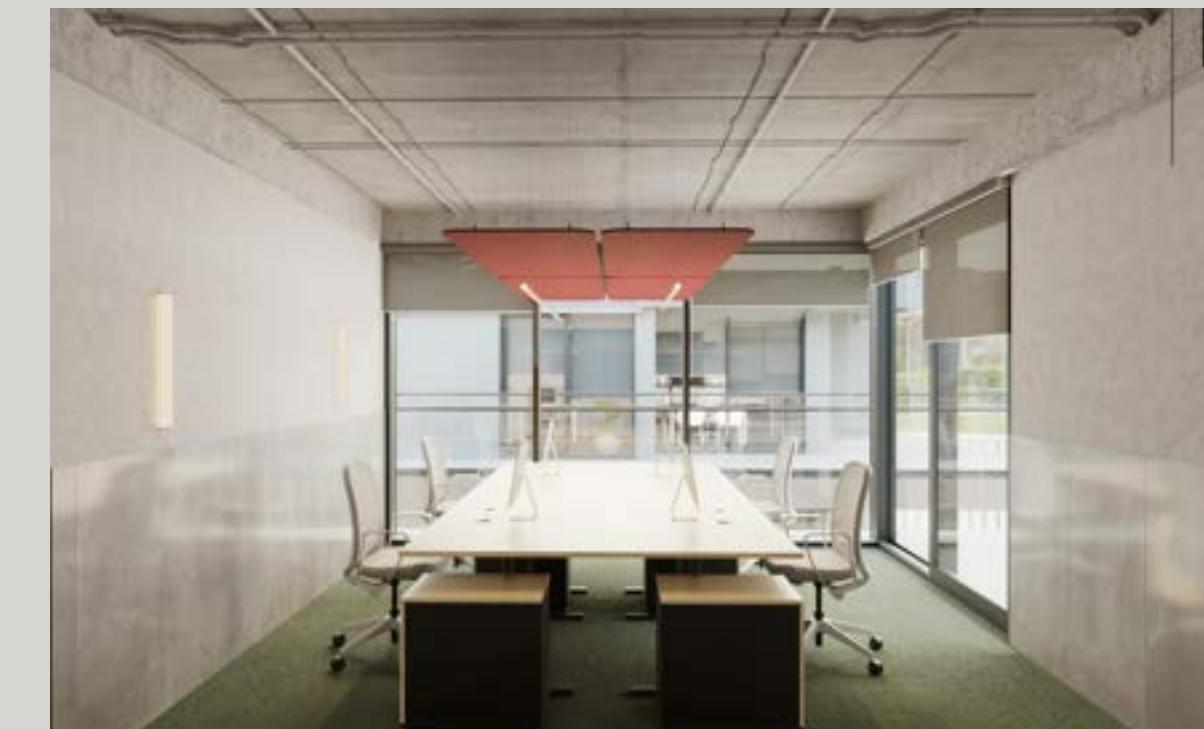
Exclusive Amenities: a private kitchen area, perfect for refreshing breaks and informal networking.

Sophisticated Meeting Rooms: Three elegantly designed rooms equipped with cutting-edge technology.

2ND FLOOR

391.1 M²



● 2 FLOOR

● OFFICES

Flexible Workspace: 350 m² of customizable space designed to adapt to your business needs.

Scalable Options: Divide the area into smaller offices, averaging 60 m², to suit your team's size and structure.

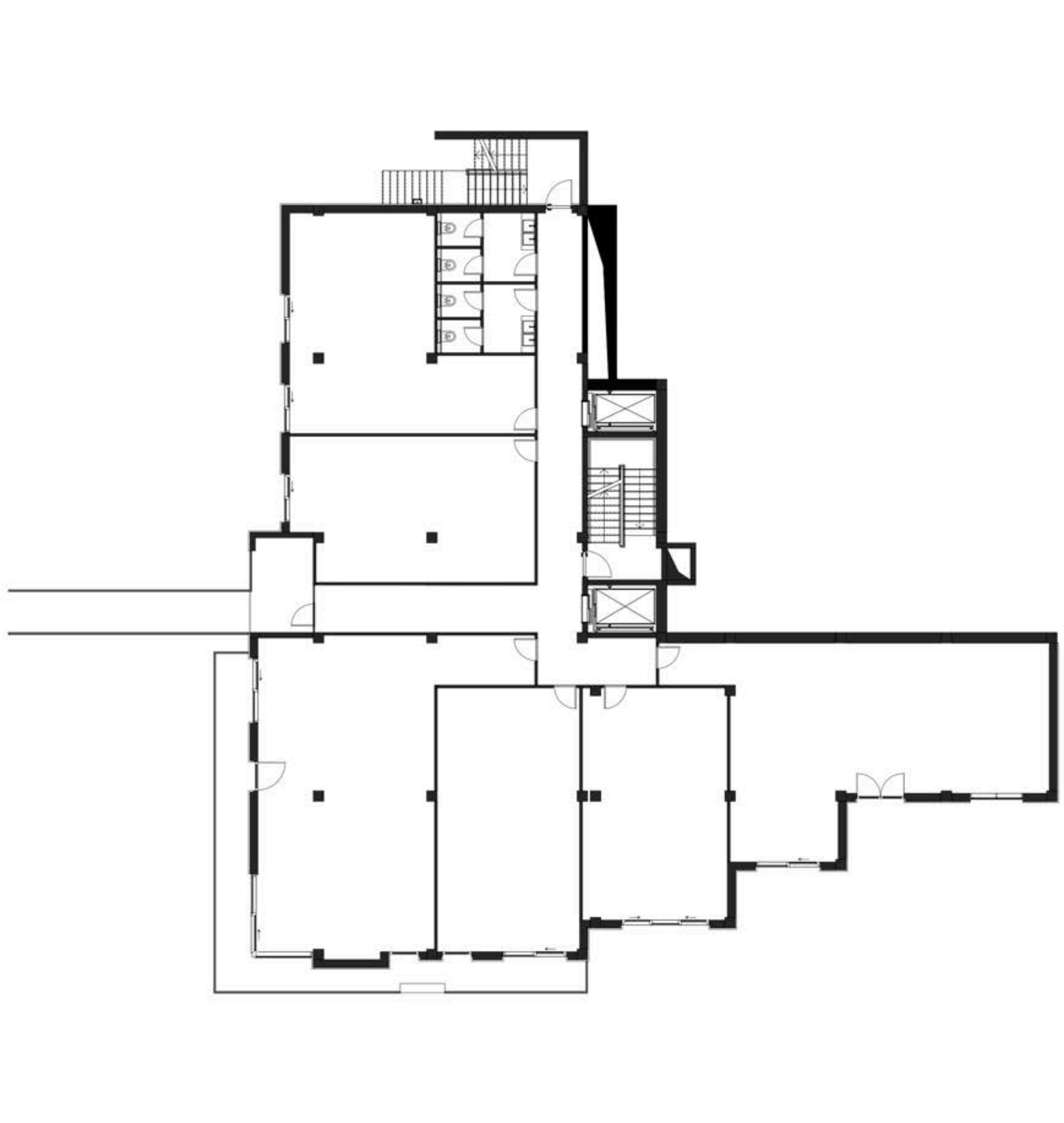
Tailored Layouts: Create the perfect environment, from open-plan setups to private offices.

Convenient Features: A private kitchen adds comfort and practicality to your workday.

Premium Meeting Rooms: Fully equipped spaces for productive discussions and collaboration.

**4TH
FLOOR**

492.8 M²



● OFFICES

Flexible Workspace: Floor 5 offers 300 m² of adaptable office space designed to meet your business needs.

Customizable Layouts: Divide the area into smaller offices, each averaging 60 m², tailored to your team's dynamics.

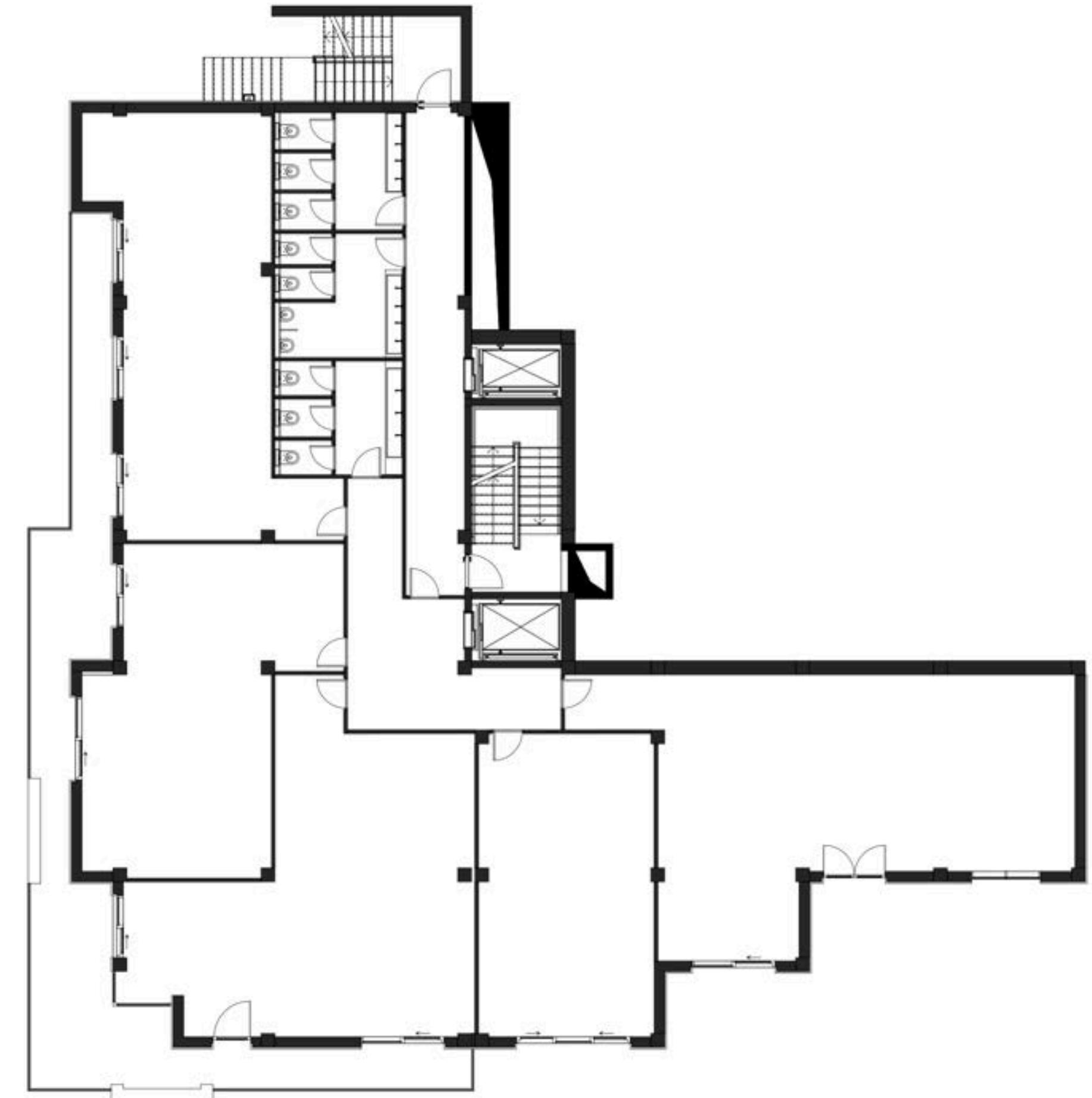
Collaborative or Private Options: Create an open-plan environment or private offices to suit your workflow.

Convenient Amenities: Includes a private kitchen for breaks and informal meetings.

Fully-Equipped Meeting Rooms: Designed to enhance collaboration and focus, supporting all your professional needs.

**5TH
FLOOR**

463.5 M²



● RESTAURANT

Rooftop Elegance: A one-of-a-kind dining destination offering an elevated experience above the vibrant city of Tbilisi.

Panoramic Skyline Views: Enjoy breathtaking, sweeping views of the capital's dazzling skyline.

Gourmet Culinary Journey: A refined menu blending global inspirations with authentic Georgian heritage.

Versatile Dining Atmosphere: Ideal for executive gatherings, romantic dinners, or stylish social events.

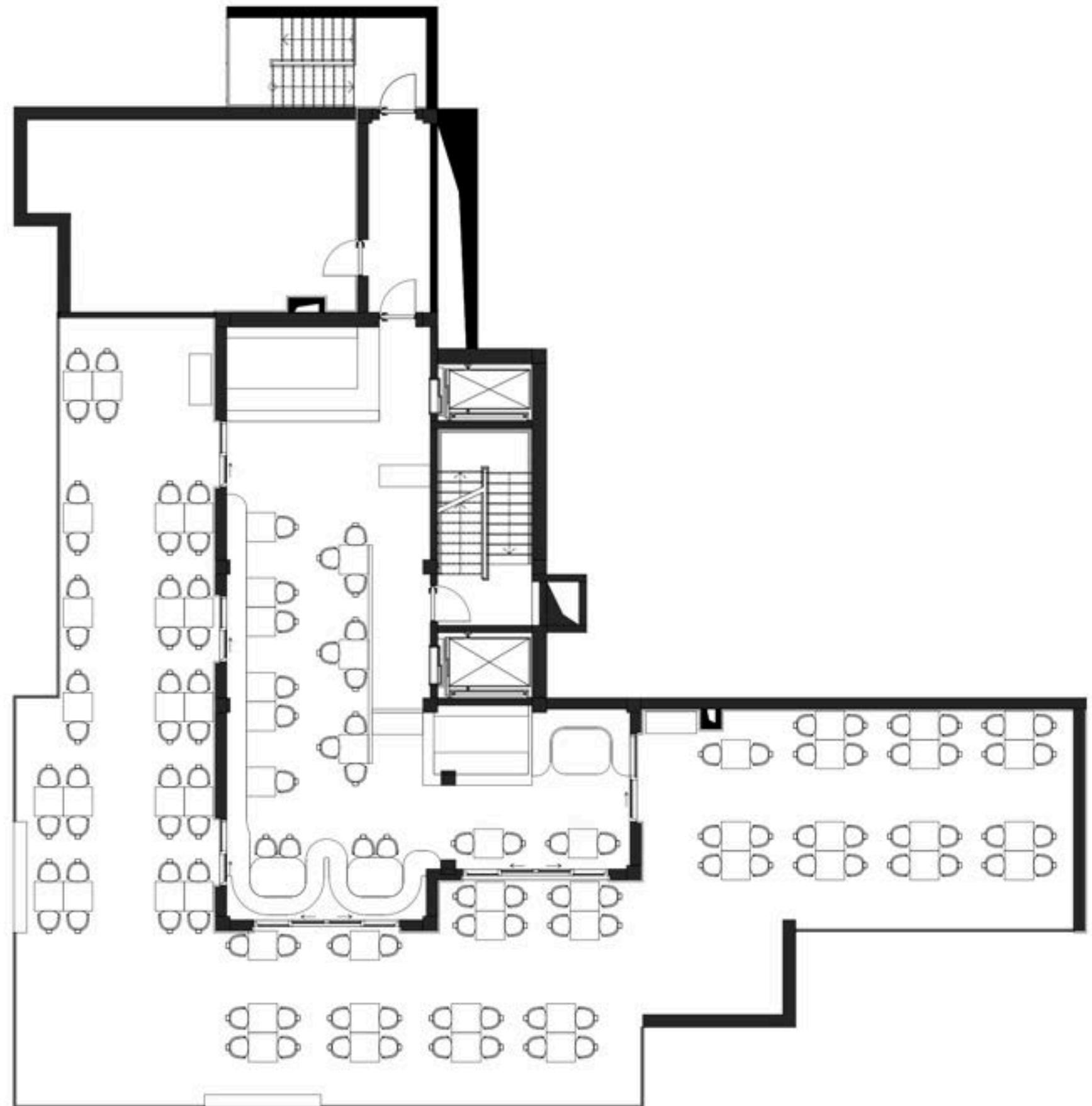
Exquisitely Crafted Dishes: Prepared with precision using the finest ingredients to deliver bold, unforgettable flavors.

Premium Drink Selection: Savor expertly paired fine wines and bespoke cocktails to elevate your dining experience.

Sophisticated Ambiance: A seamless mix of luxury, style, and comfort designed for an unforgettable evening.

6TH FLOOR

400 M²



TIMELINE

- 1ST ROUND OF OFFICE ALLOCATIONS

JUNE 2025

- 2ND ROUND OF OFFICE ALLOCATIONS

JULY 2025

- 3 COMPLETING DEADLINE

AUGUST 2025



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