**CENTER**

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| Office nickname: | **CENTER** |
| Address: |  |
| Google maps location URL: |  |
|  |  |
| Size in sq m: |  |
| Price without VAT |  |
| Price with VAT |  |
| Price per sqm |  |
| Floor number: |  |
| Parking |  |
| Agent name: |  |
| Agent WhatsApp number: |  |
| Agent company: |  |
| website: |  |
| Running costs |  |
| **Average Score: 8,3**  Building – 8  Office -8 Location 9 |  |
| **Score reason** |  |
| **Constanta´s comments** | The tenant assured that the renovation works will be finished in 2-5 weeks after signing the contract.  It could be a very nice office.  I was a little disappointed because of the attitude of the tenant towards how the finishing works are done by the construction workers. I had the impression that nobody controls the construction.  1 floor (parterre) there could be a very nice reception for DERIV.  1 floor (parterre) will be a cosmetic shop, luxury supermarket, bank or coffee shop.  The real estate agent said that on the 3 floor(terrasse) it will be a summer terrasse.  Possible to rent it. The Price will depend on the requirements of the lessee.    It is a nice place, but it needs additional investments in order to make a “DERIV office” and not an IT office with desks and computers. |
| **Comments about this office:** | -Loft style -rather high ceiling  - the walls will be painted by the lessee. - ceramic floor / anthracite color  - no lights, they will be installed on request of the lessee.  - if needed an additional Restroom will be constructed.  - no Security and Surveillance. This must be organized by the lessee.  Utilities: will be paid according to the meters, according to prices of the suppliers (I suppose 3-4 euro/m2 in total for water, electricity etc )  No internet connection at the moment, but this could be connected within 14 day |
| **Layout plan:** |  |
| Furniture: | No furniture. |
| Picture |  |
| Videos |  |

|  |  |
| --- | --- |
| **Pros**   * City Center, very good location -New building. * 500-700 m to central park * High Speed Internet could be contacted. * Private Parking in city Center. | **Cons**   * Public parking. Almost impossible to park in that region. * Price/Quality ratio – difficult to estimate. * Finishing works in process. |