



CUSHMAN &
WAKEFIELD

MZIURI. BUSINESS CENTRE

A CLASS OFFICES

mziuri.
BUSINESS CENTRE



An excellent business solution to corporate occupiers meeting the highest requirements for modern workplace.

With its outstanding and strongly recognizable design, the building marks a notable solution to the contemporary office architecture in the neighbouring area.



The goal is to provide efficient working environment that will improve the quality of life and work of its business community



Property Description

- Total Office Space – approx. 10,000 m²
- Average Floor Plate – 2,000 m²
- Commercial Space – 1,578 m²
- Number of Floors - 7
- Number of Elevators - 3
- 300 Parking Space
- Total investment \$ 15,000,000



- Landmark architecture
- Easily accessible from all central areas
- Modern infrastructure, telecommunications and security systems
- Bright offices with large stained-glass retractable windows
- Panoramic views on the central park of the district–Mziuri Park





Ecologically clean environment and green cover is a priority for Mziuri business center, that's why the work space is hidden in a green alley, which creates completely different working conditions.



BUSINESS CENTER INCLUDES

- Conference Room
- Lobby Reception
- Terrace
- 24/7 Security Service
- Restaurants and Cafeterias
- Alternate source of electricity
- Alternate water reservoir





Fire safety systems in Mziuri BC complies with all international safety standards



Fire alarm



Fire suppression system(sprinklers, hydrants, water tanks)



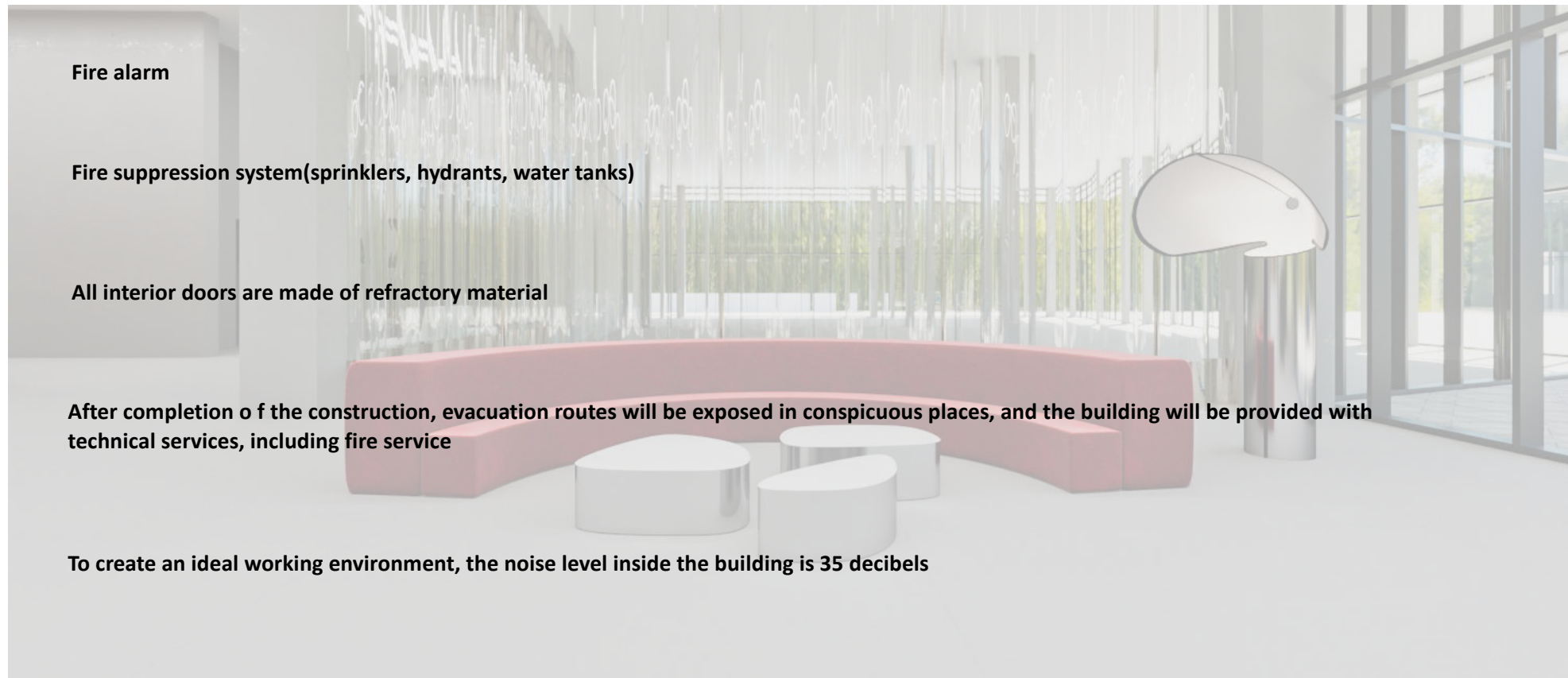
All interior doors are made of refractory material

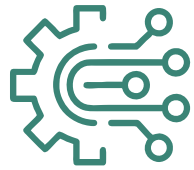


After completion of the construction, evacuation routes will be exposed in conspicuous places, and the building will be provided with technical services, including fire service



To create an ideal working environment, the noise level inside the building is 35 decibels





ENGINEERING AND TECHNOLOGY

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- The Building is equipped with the central heating and cooling system. Low noise Air Cooling Systems is provided by AERMEC
- Door and window system - Reynaers Aluminum (Belgium)
- Kone Lifts (Finland)
- Facade lighting system - iGuzzini (Italy)



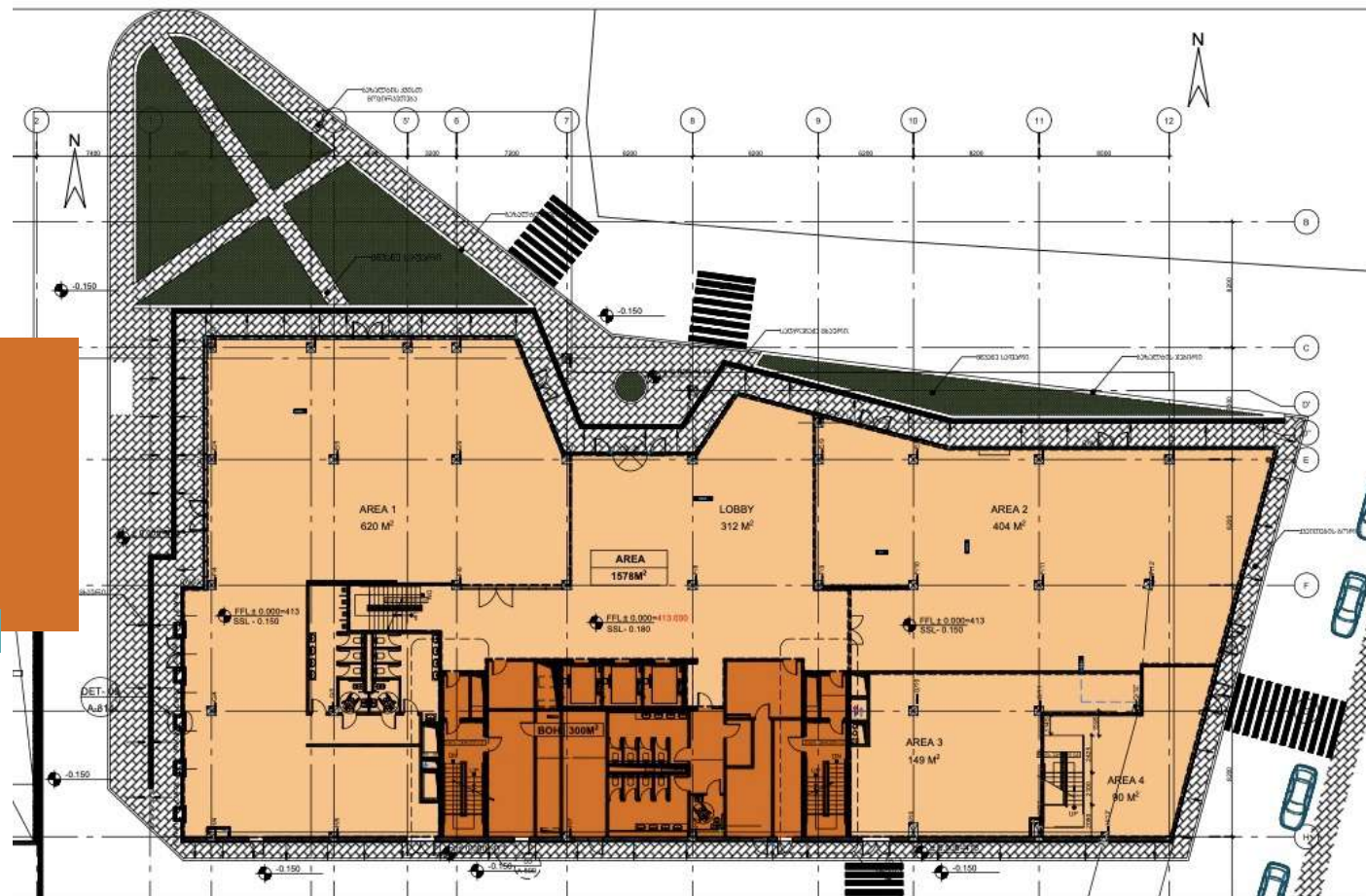
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Architectural studio – **HAUSART**
Construction Company – **DOMUS**
Concept Design – **NINO ARZIANI**
Developer – **GAMA LLC**

Completion – Q3 2023

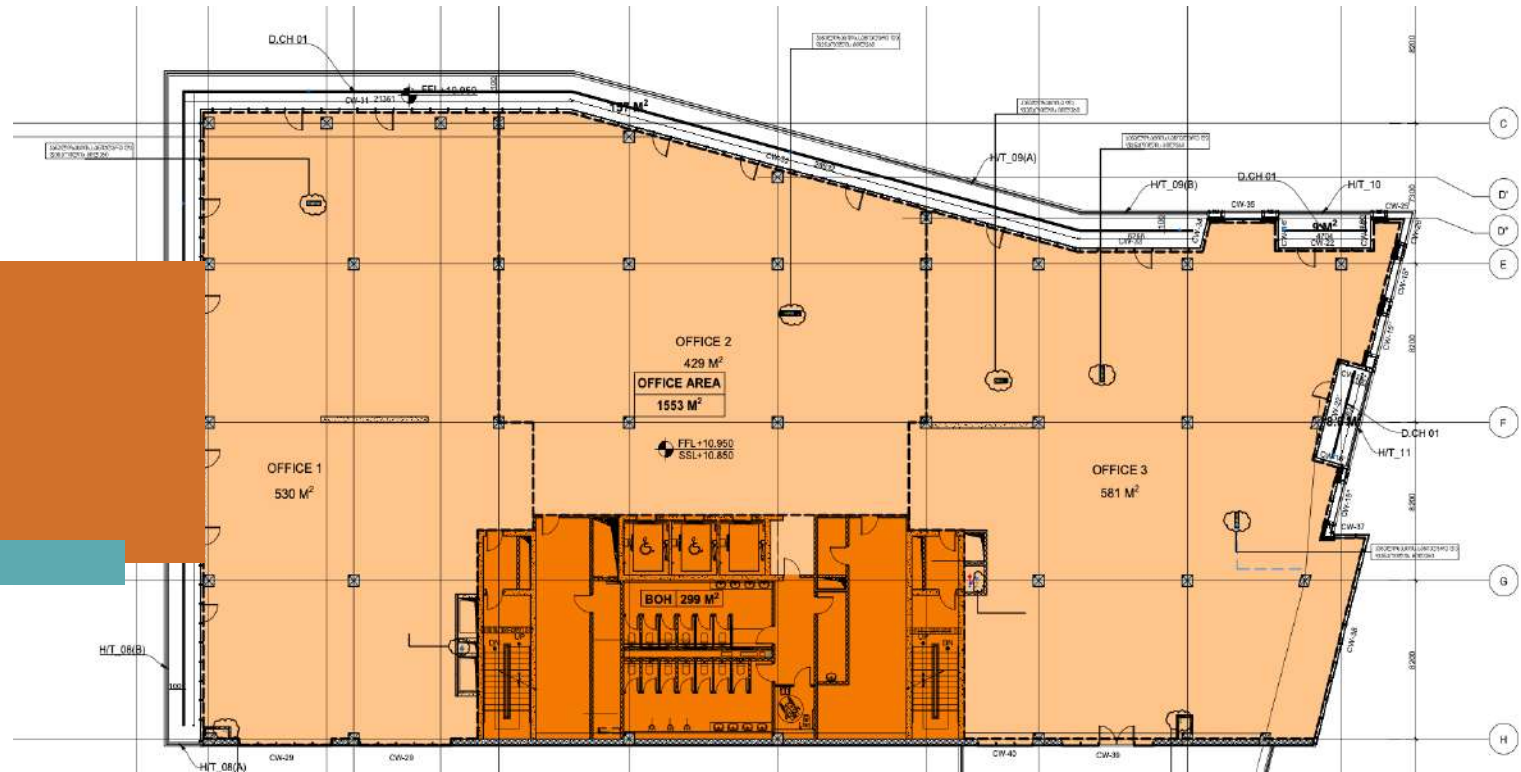


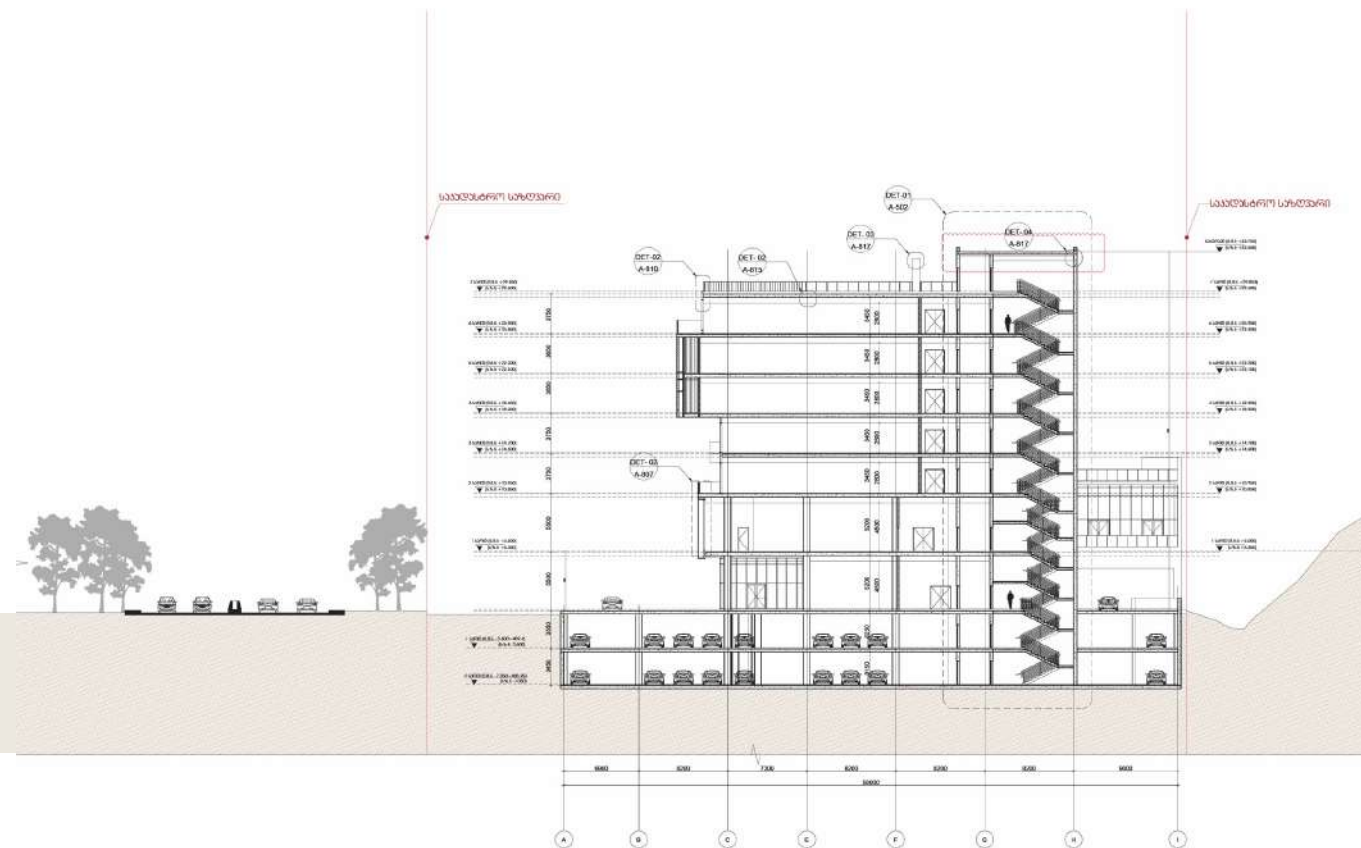
LOBBY AND DINING AREA





STANDARD OFFICE FLOOR PLAN





Accessibility

- METRO
- CAR



Transport Accessibility

- BUS
- WALKING
- CAR







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