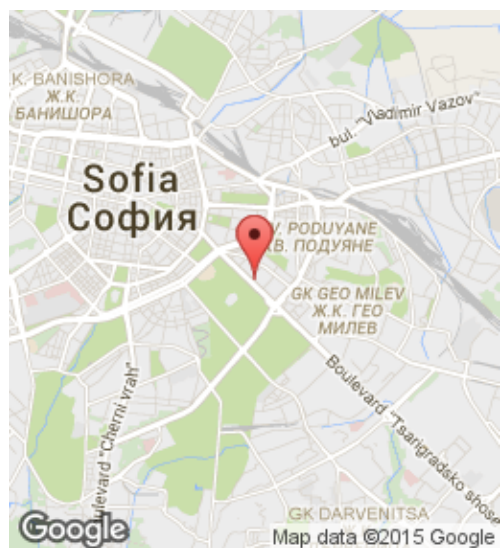


Polygraphia Palace

47 Tsarigradsko shousse Blvd., Sofia



Location

Polygraphia is located in Yavorov district, on Sofia's major landmark boulevard – Tsarigradsko shousse. Just across the boulevard is the largest park area in the city – Borisova Garden. In close proximity of landmark buildings and Government institutions (Sofia University, the National Library, the Parliament, etc). The Building has excellent public transport links such as Metro station in close proximity a number of trolley-bus and bus lines, only 20 min. away from Sofia Airport.

Description

The building provides a combination of location, architecture and size which no other real estate in Sofia does. Part of Bulgaria's Cultural Heritage with Sofia competing for the Culture Capital of Europe 2019 Contest. Polygraphia is a unique Neoclassic-style mixed with Soviet-Renaissance-style building dating back to 1954.

BUILDING INFORMATION

| | |
|----------------------|----------|
| Building status | Existing |
| Building class | A |
| Completion year | 2007 |
| Total space | 21 000 m |
| Office gross space | 7 703 m |
| Average floor size | 1 938 m |
| Add-on factor | 35% |
| Above ground floors | 6 |
| Surface parking lots | 50 |

LEASE TERMS

| | |
|-----------------|--------------|
| Available space | After log in |
|-----------------|--------------|

These property particulars are only of information character and do not constitute offer to conclude any commercial deal or agreement within the meaning of provisions of art. 290-291 of the Bulgarian Commercial Act.



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