



SYNERGY

B U S I N E S S C E N T E R



A CLASS BUSINESS CENTER

SYNERGY represents a Business Community characterized not only by location, but mostly by diversity of business activities and ideas.

The Business Center provides an atmosphere and comfort for international and local businesses to expand their personal abilities and skills at the higher standards, to generate important managerial decisions, and to add value to the administered companies.

This Business Centre corresponds to the requirements of European standards and is designated to serve the needs of innovative and dynamic local and international companies.



SYNERGY offers offices at international standards and the business center is an ideal location for the development of a successful business environment. The time when offices were considered just as workplaces has past. The office environment has become a place for employees to feel as part of community, a place for generating new ideas and a place to feel inspired. In the close vicinity of center of the city, near the City square, Parliament, Government, embassies, banks, and other prestigious companies, SYNERGY strives to be a symbol of a healthy business and modern management.

A PROGRESSIVE PARTNER FOR YOUR BUSINESS

MACEDONIA fast growing country

Republic of Macedonia has country candidate status in EU. It is a warm and welcoming modern country with attractive and comfortable environment, in the very heart of southeastern Europe.

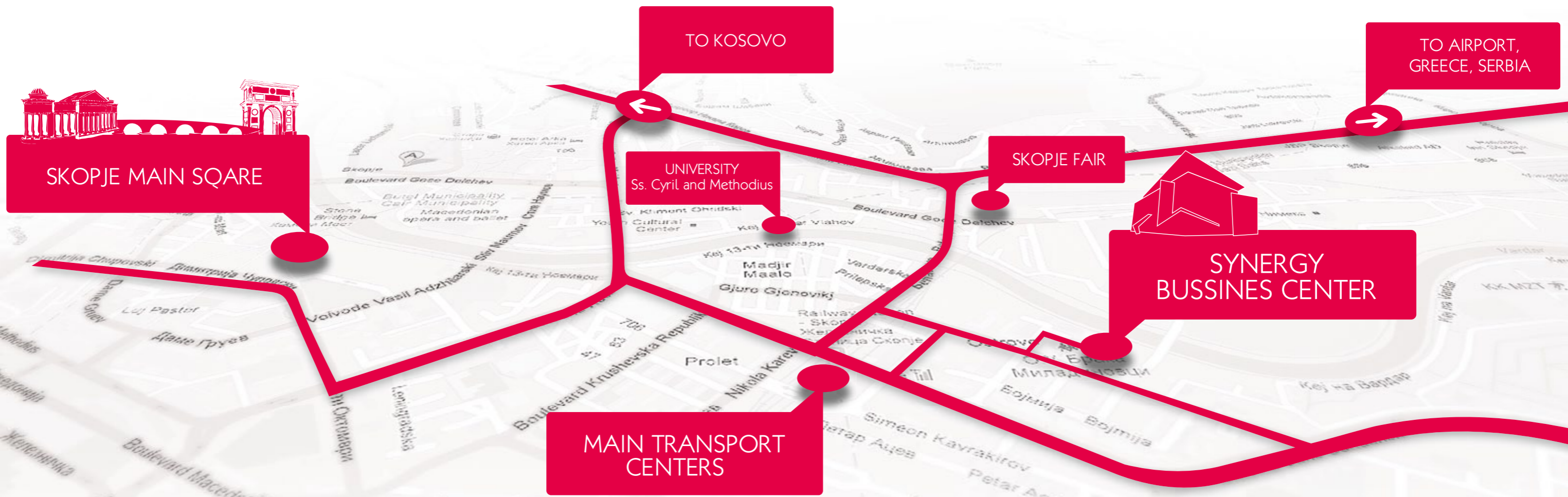
It is bordered by Serbia to the north, Albania to the west, Greece to the south, and Bulgaria to the east.

Business-wise, it is also attractive to newcomers. 70% of the 2 million population live in urban areas and seven years of sustained economic growth and low inflation has enabled consumer spending to rise very quickly.

There's a solid legal framework, a well-educated workforce, competitive costs and a favourable tax regime.

The prospects are for continuing growth, low unemployment and low inflation which will provide confidence for Macedonia to accelerate economic progress with the new support from EU funding packages.





MICRO Location

River "Vardar"

Bicycle and roller skating path

- The building is located 10 min driving out from the center of Skopje, on the river quay of the city.
- Synergy Business center is only 700m from the main transport centers (Railway and Bus station). Access to the airport is easy, as well as for the main road to Belgrade or Thessaloniki.
- Access to Synergy Business center by foot and bike is excellent. The river bank offers a safe and convenient path for this.

Retirement and Disability Insurance Fund



str. Novoproektirana

Elementary school
"Brakja Miladinovci"

str. Vladimir Komarov



THE SYNERGY BUSINESS CENTER OFFERS

- 6200sqm of Grade A office environment on 5 levels based on Western European standards.
- The size of the building is adapted for single or multiple tenancy, allowing strong corporate image.
- Highest safety standards.
- Underground parking space of 2175sqm on -2.
- 123 parking places.
- A convenient flexible space of 2046sqm on -1 for office extension, data center, conference center, customer area, showroom, etc ...
- Contemporary architecture (Dr. Arch Raimondo Flaccomio, IUAV, Italy).

SYNERGY BUSINESS CENTER AREAS

Floors	GLA (sqm)
4	1.123
3	1.286
2	1.286
1	1.286
0	1.211
-1	2.046
Total	8.238

GLA: Gross Leased Area, or net area increased by the proportional factor (11%) of common areas in the building.

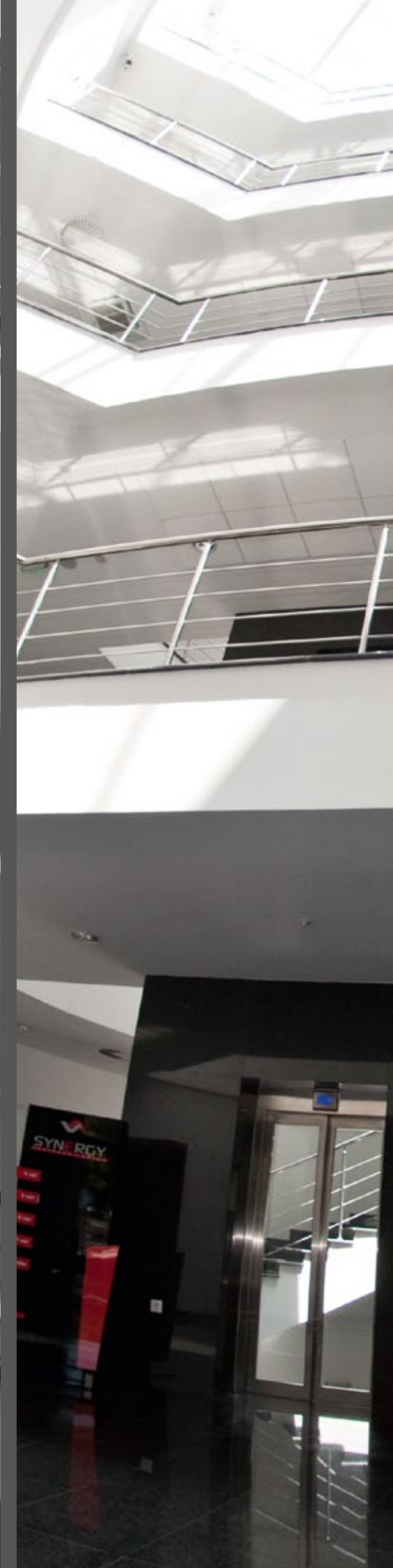
KEY Specifications

OFFICE FLOORS

- Flexible office space allowing both closed and landscape office concepts.
- Free height of min. 270cm (300cm on the ground floor).
- Suspended ceiling (30cm) and raised floor (15cm) for clean and flexible technical distributions.
- Floor and ceiling finishing using acoustic materials.
- Office bearing capacity of 300 kg/sqm.

BUILDING SHELL AND LOBBY

- Full glass facade on structural (modulation of +/- 80cm) and classical framing (modulation of 300cm).
- A main large lobby distributes the whole building with two panoramic lifts and a large stairway.
- Luxurious finishing is used, including atrium covering the whole space.





BUILDING MANAGEMENT SYSTEM

A centralized management platform interconnects the main technical components of the building (heating system, cooling system, ventilation system, electricity).

This allows:

- To define the best global building performance for the users, based on the user requirements;
- To have a clear sharing out of the costs between tenants;
- To monitor usage and to detect defaults.

(HVAC) Heating, Ventilation and Air-Conditioning

- Fan coil air-conditioning system (4 pipes) allowing both heating and cooling in middle season.
- End - user temperature regulation is possible.
- Each building floor has 4 independent ventilation units providing pretreated air flow (filtering, cooling and heating).
- Winter mode-city heating, with automatic measurement and regulation.

TECHNICAL Specifications

MULTI-USAGE FLOOR

On -1, a large multi-usage space is provided with free height of 420cm, storage and loading areas. The purpose can be (one of several):

- Cafeteria for the employees
- Conference center (can accommodate up to 1000 people with industrial kitchen, full air conditioning and movable wall panels)
- Data center
- Exclusive client area
- Office space
- Extra parking
- Treasury

SECURITY

- Digital CCTV system
- Access control at office and parking entries (incl. gates)
- Dedicated control room for 24h/7 security





TECHNICAL Specifications

SAFETY

- Whole building is under sprinkler extinguishing system
- Smoke and CO detection
- Lighting protection
- Circulation is ready for disable people

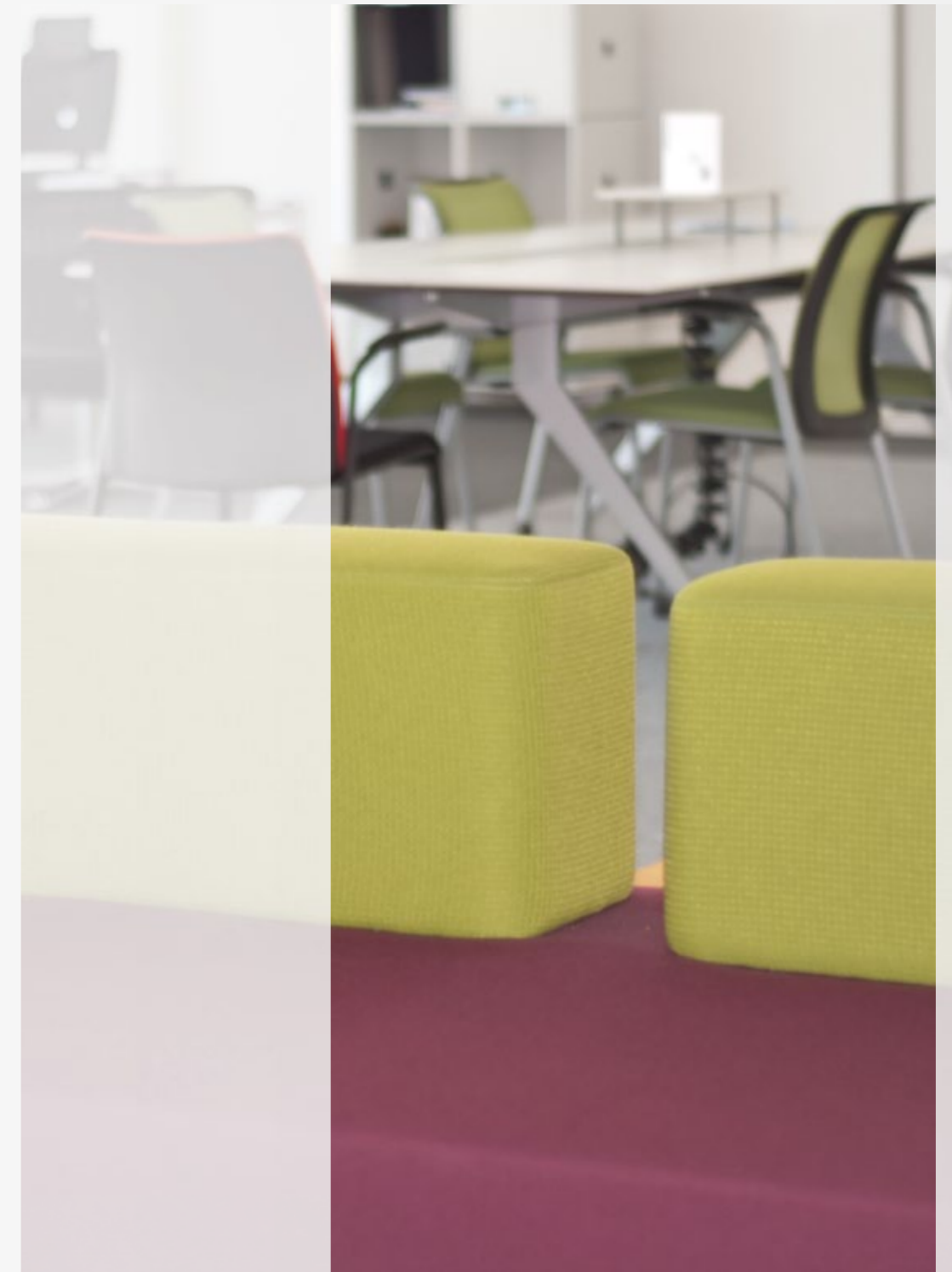
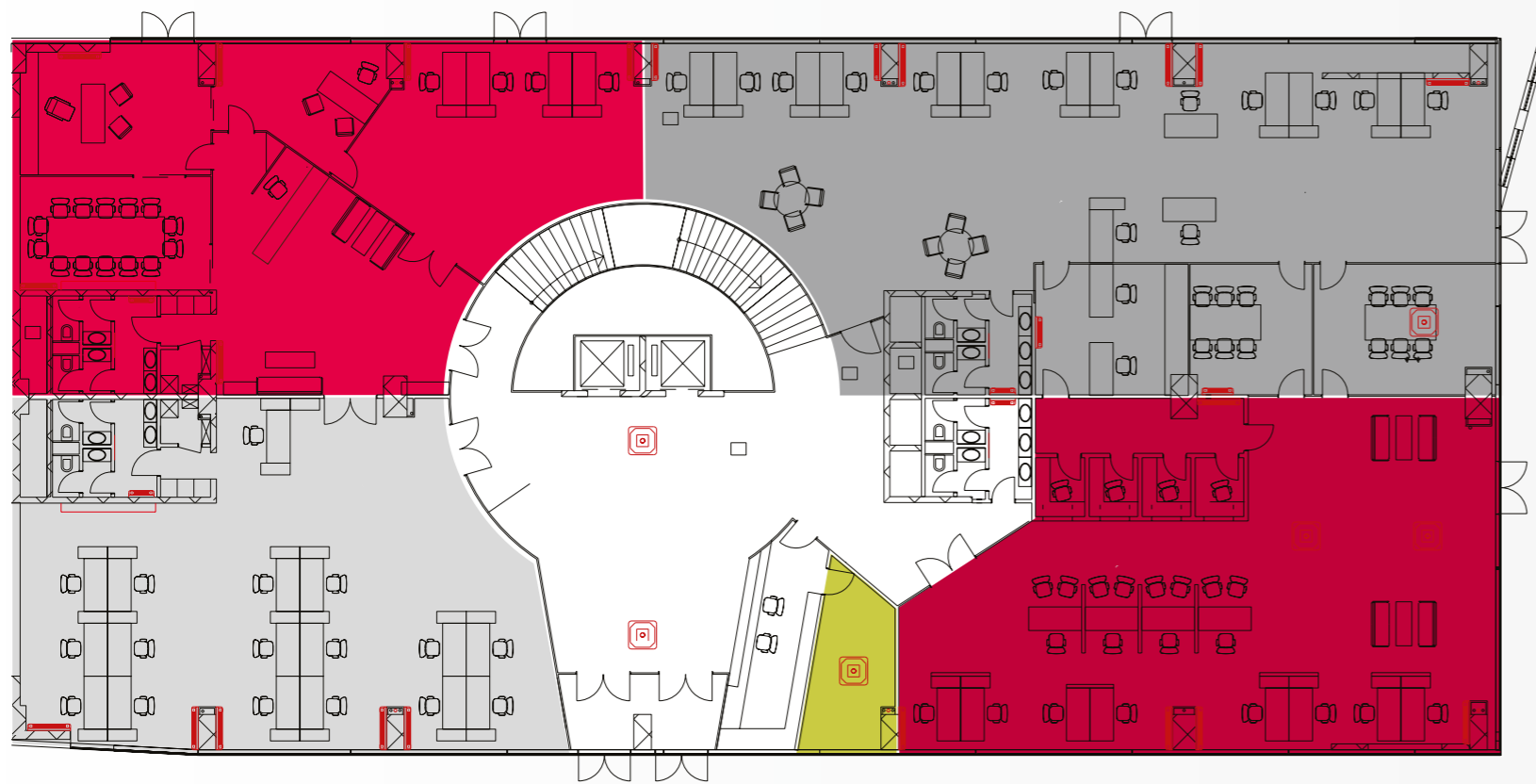
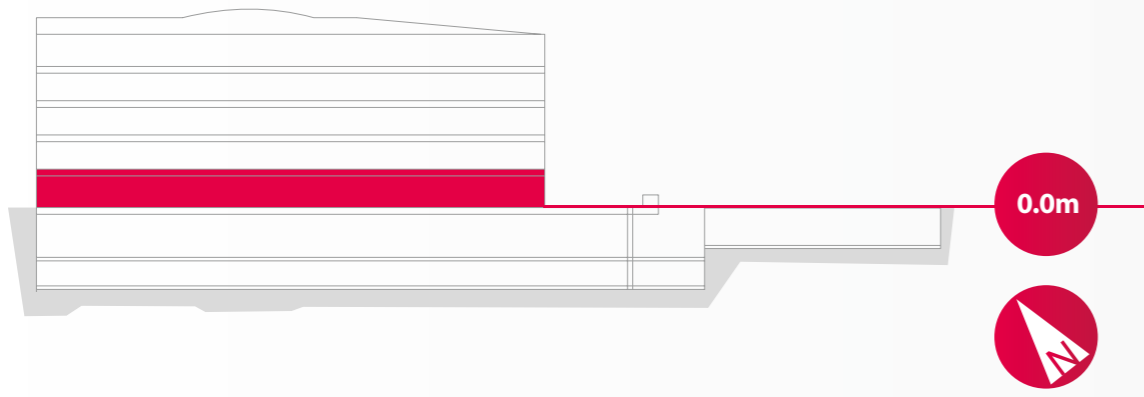
ELECTRICAL

- Flexible electrical distribution via the raised floor and floor boxes.
- Each floor is divided into 4 zones. Each zone has NORMAL and EMERGENCY boards and meters.
- Diesel generator of 270 KVA is installed for EMERGENCY distribution.

GROUND floor

Leasable area: 1211m²

Area includes 11% add-on factor of common areas.

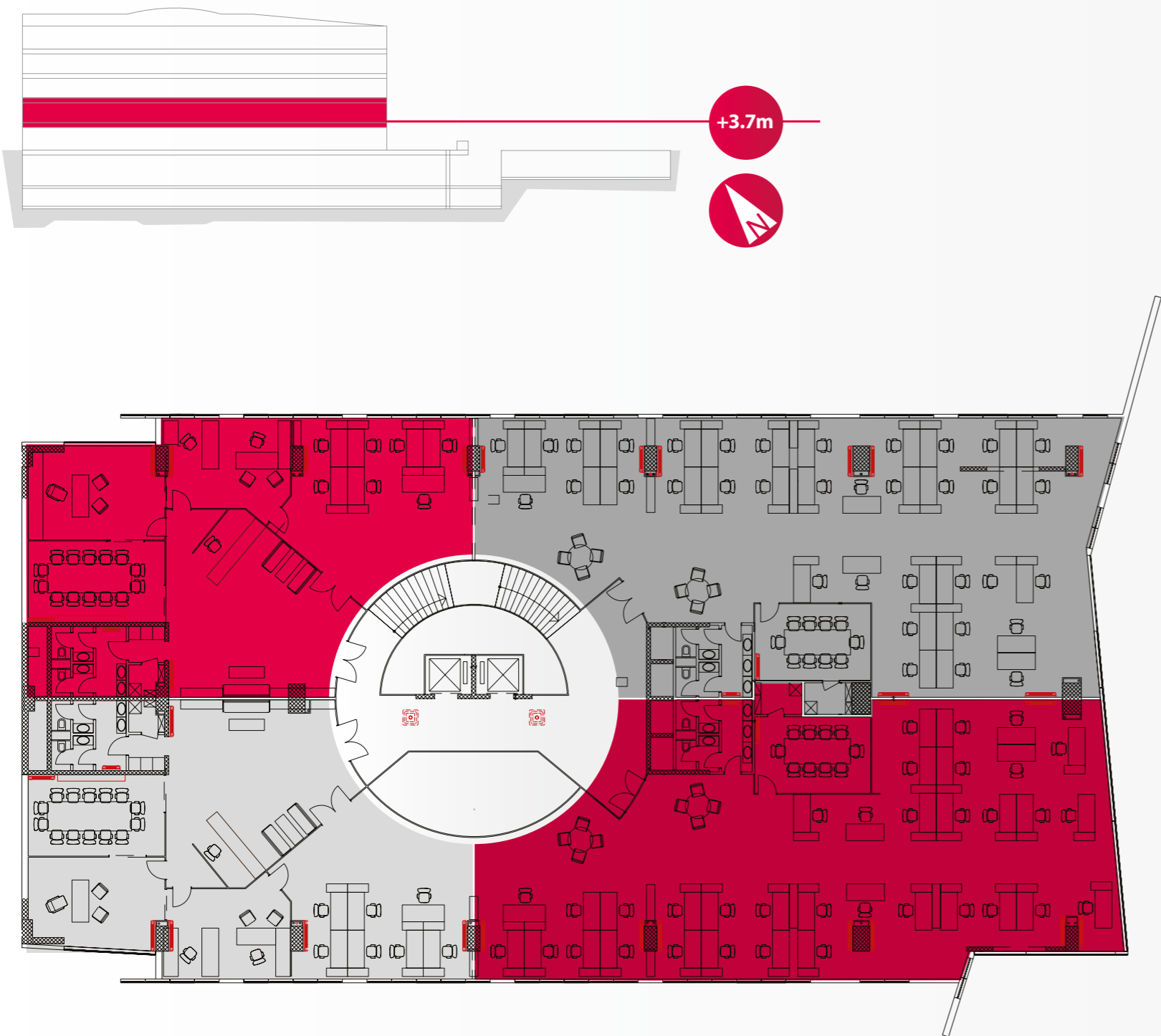


- Leasable area - 248m²
- Leasable area - 228m²
- Leasable area - 242m²
- Leasable area - 342m²
- Lobby - 132m²
- Surveillance - 19m²
- Ground parking - CAPACITY: 42 vehicles

FIRST floor

Leasable area: 1286m²

Area includes 11% add-on factor of common areas.

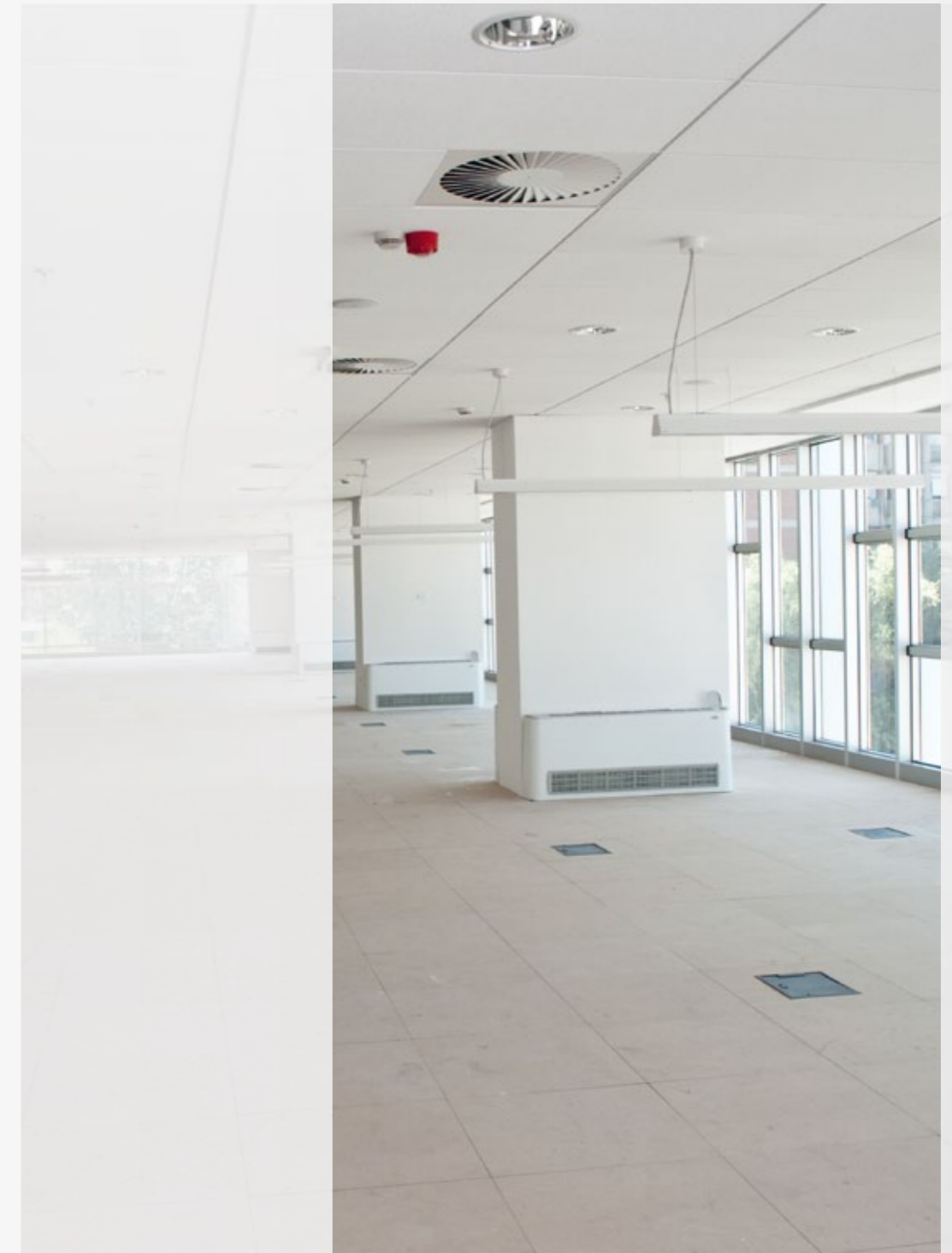
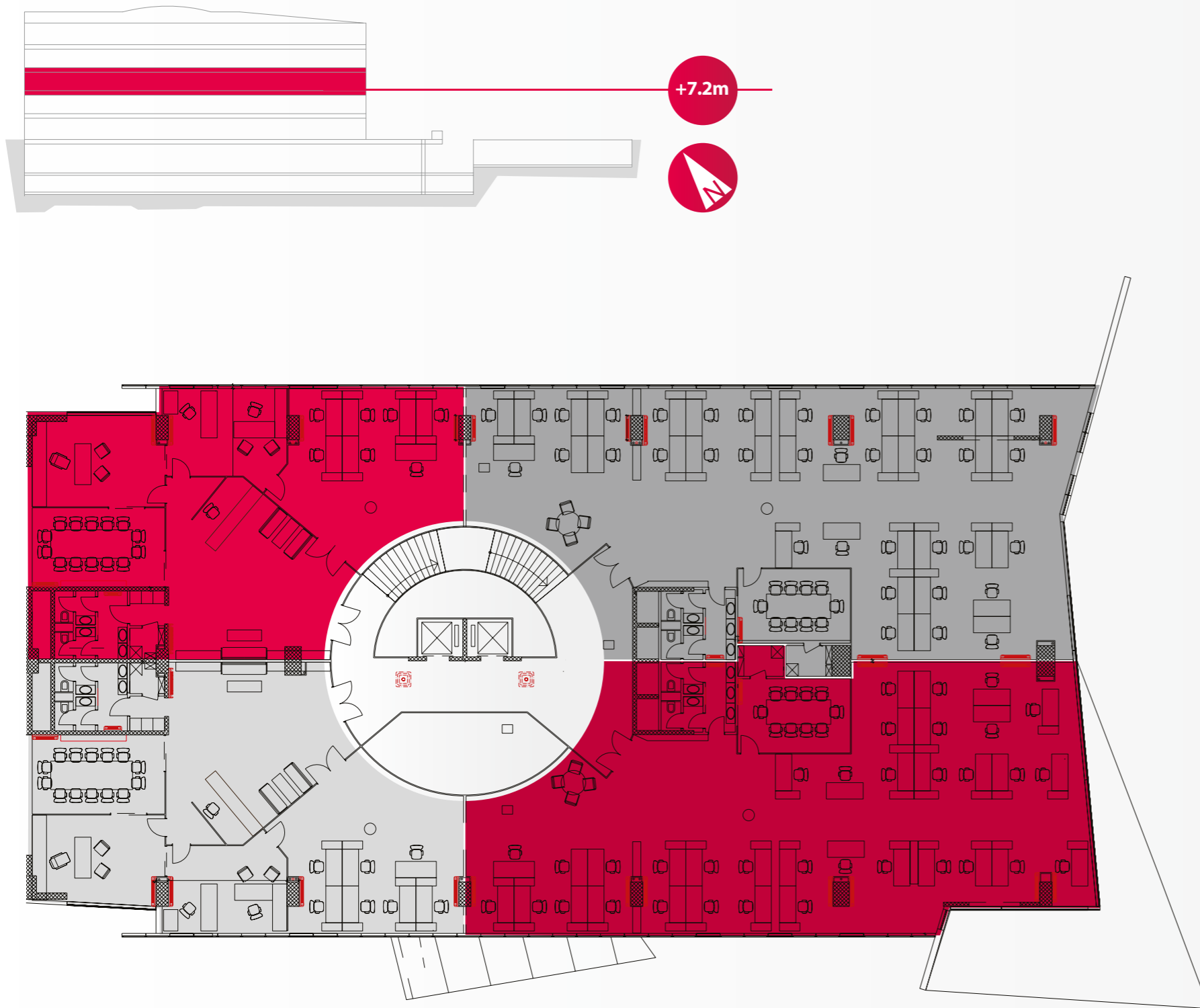


- Leasable area - 261m²
- Leasable area - 261m²
- Leasable area - 382m²
- Leasable area - 382m²

SECOND floor

Leasable area: 1286m²

Area includes 11% add-on factor of common areas.

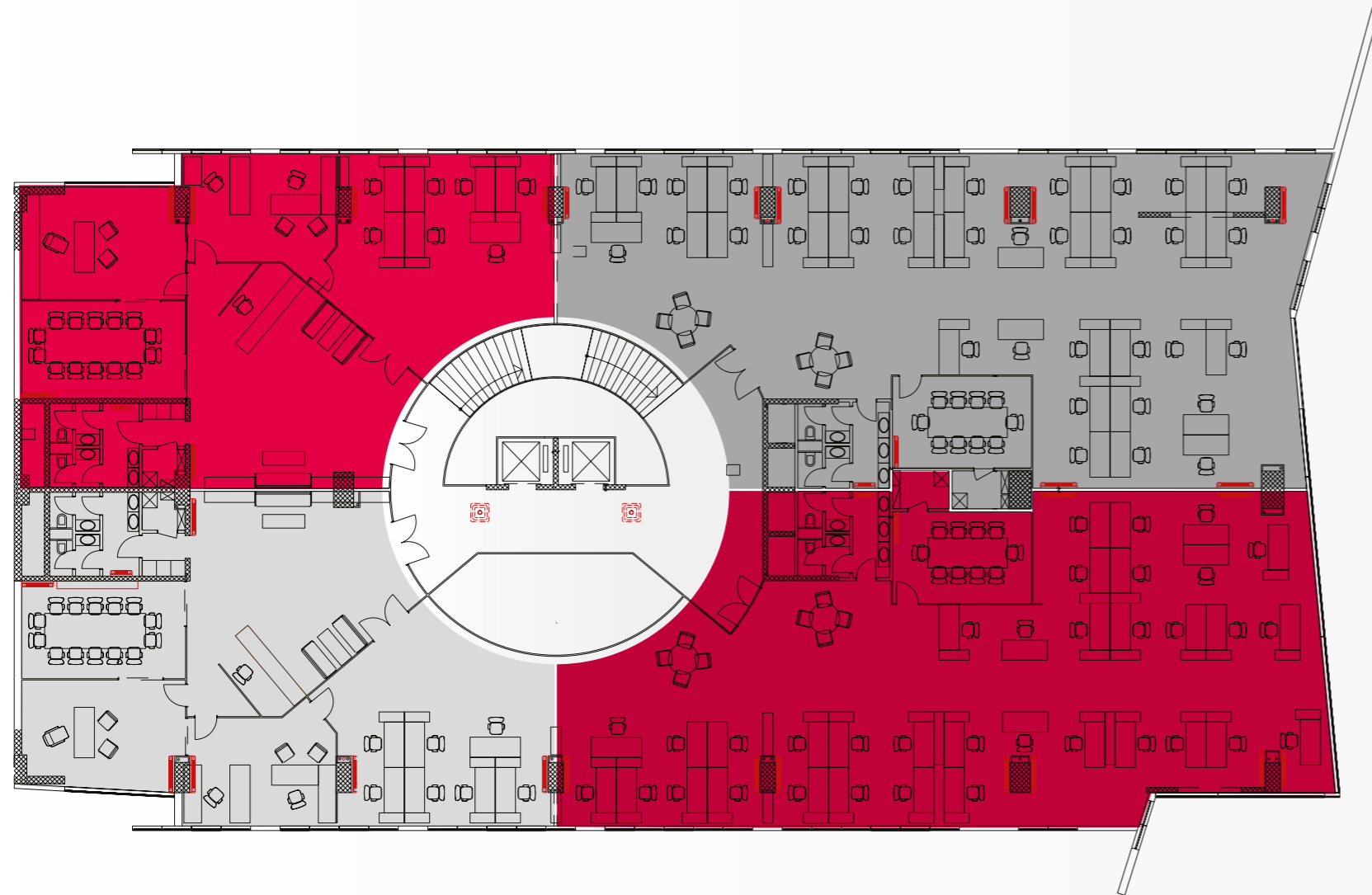
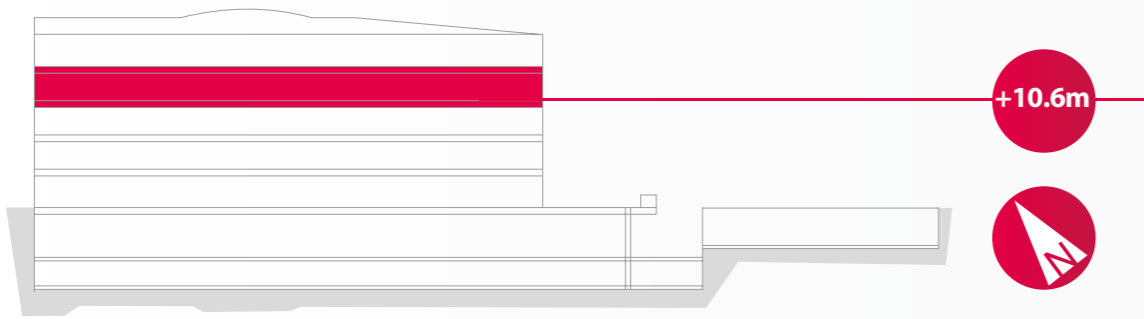


- Leasable area - 261m²
- Leasable area - 261m²
- Leasable area - 382m²
- Leasable area - 382m²

THIRD floor

Leasable area: 1286m²

Area includes 11% add-on factor of common areas.

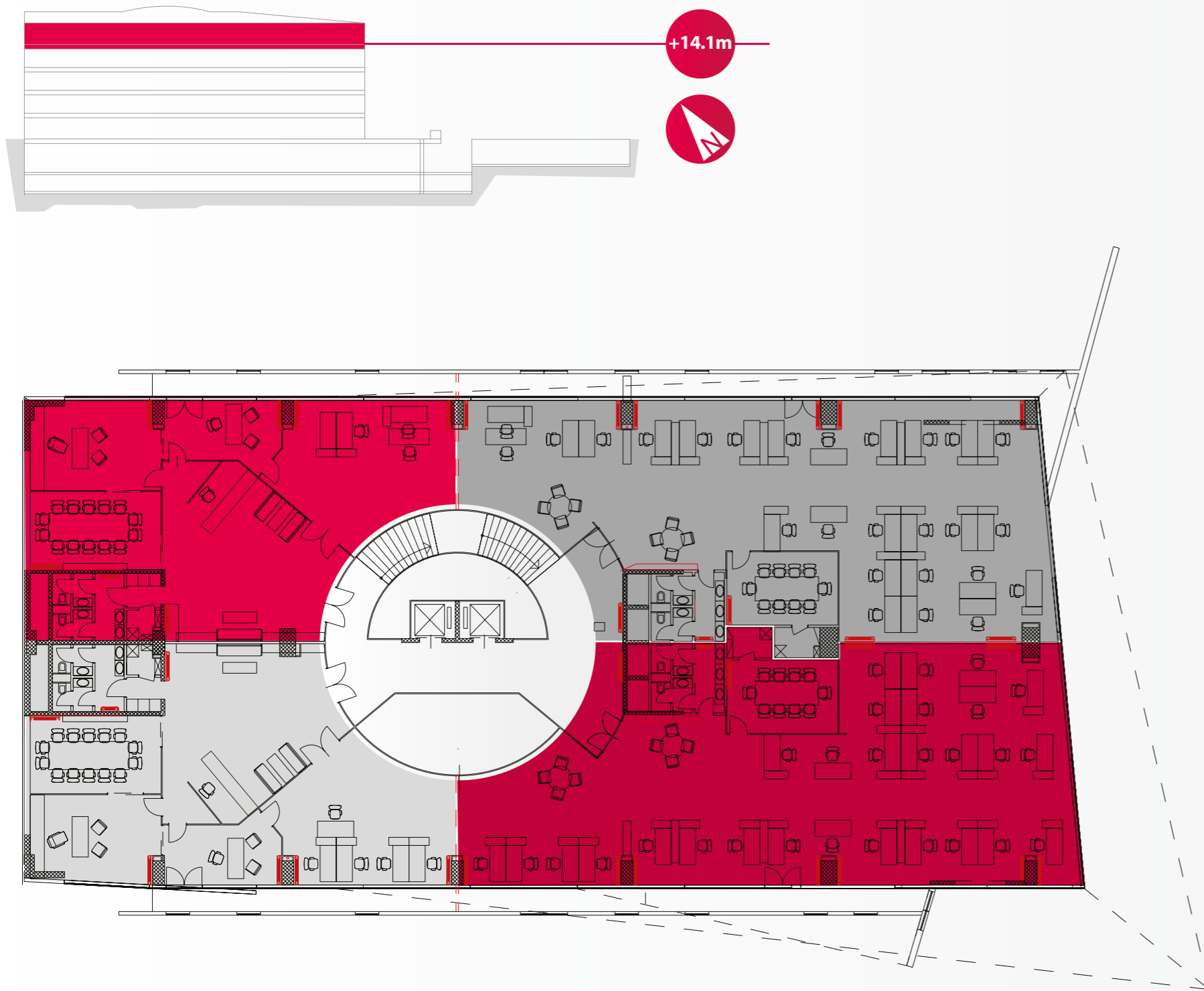


● Leasable area - 261m² ● Leasable area - 261m² ● Leasable area - 382m² ● Leasable area - 382m²

FOURTH floor

Leasable area: 1123m²

Area includes 11% add-on factor of common areas.



● Leasable area - 227.5m² ● Leasable area - 227.5m² ● Leasable area - 334m² ● Leasable area - 334m²



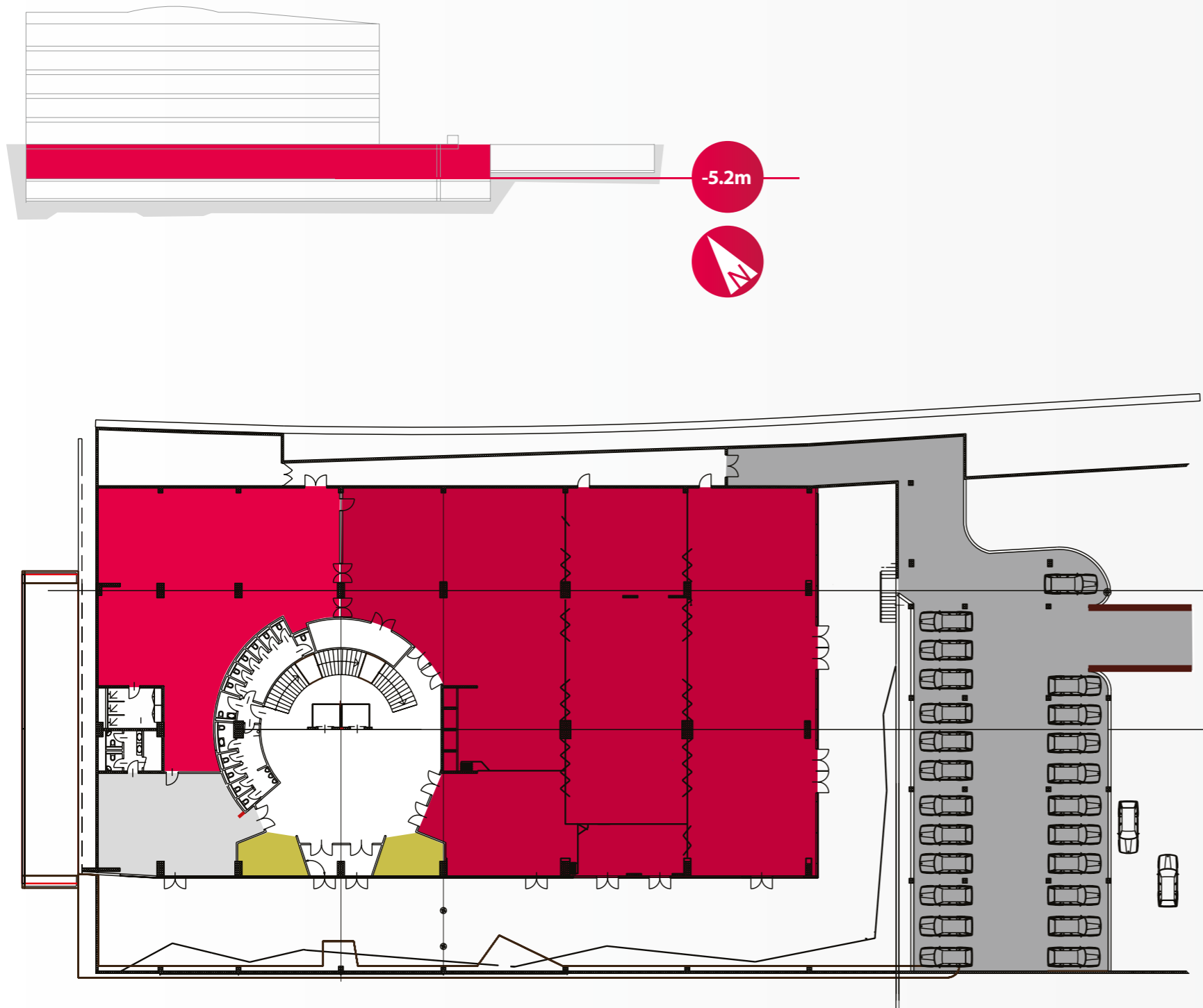
CONTEMPORARY ITALIAN DESIGN

flexible • efficient • attractive

MULTI USAGE | -1 floor

Leasable area: 2046m²

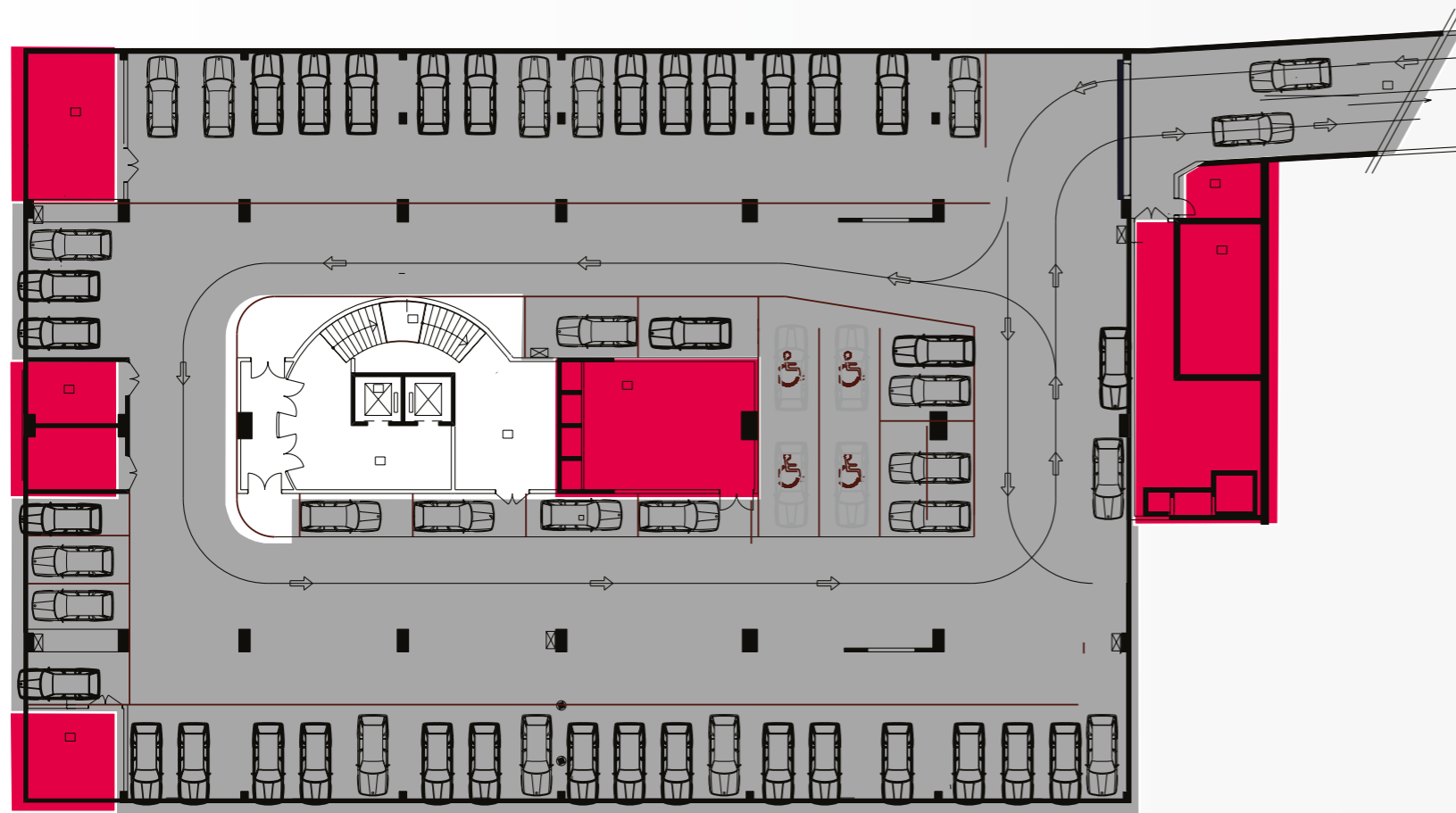
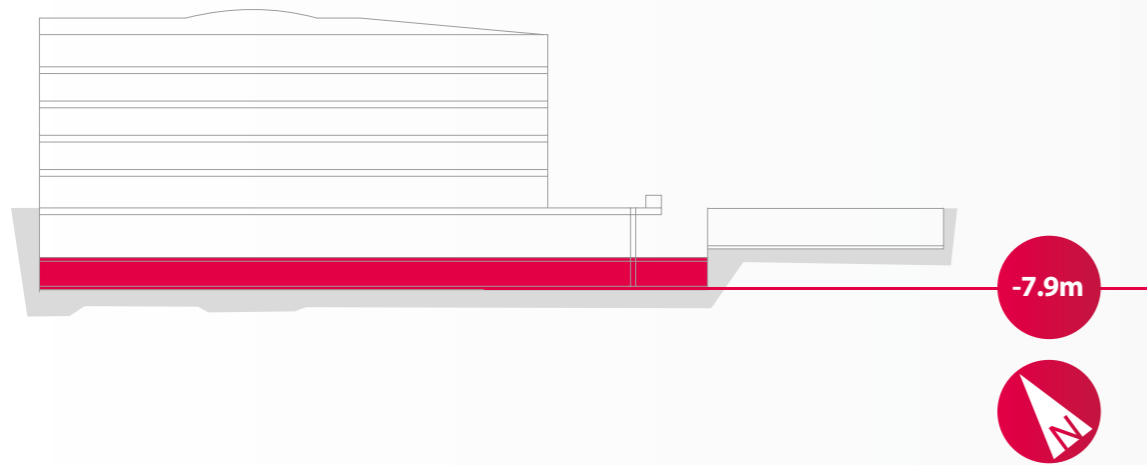
Area includes 11% add-on factor of common areas.



- Conference hall
- Kitchen
- Lobby
- Operative Bar
- Wardrobe
- Underground parking - CAPACITY: 23 vehicles

PARKING | -2 floor

Parking area: 2175m²



● Technical area ● Underground parking - CAPACITY: 58 vehicles



A S E N C E O F S P A C E

Maximum glazed area, creating a sense
of visual comfort and transparency



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