



Leninsky Prospect 119



LP 119 property data

High quality office asset

Class A business centre with the highest sustainability standards, surrounded by nature and universities.

Strategic location

The property is strategically located on Leninsky Prospect near the intersection with Vernadskogo Prospect, the largest traffic arteries in the southwest of Moscow and offers quick access to the central areas of the city. The drive from the business centre to the Garden Ring takes about 20 minutes and the connection to the Kievskoe highway provides access to Vnukovo International Airport in only 10-15 minutes by car. A few minutes' walk away is the local recreation areas Landscape Reserve Troparevo. In addition, the MKAD's close location provides convenient access to other suburban areas of the city and Domodedovo International Airport.

Key data

Address: Leninsky Prospect 119A, 119571 Moscow
 Project developer: STRABAG Real Estate
 General constructor: STRABAG Russia
 Construction period: 2011–2013

Facts & Figures

Number of floors:.....8+2 underground
 Gross building area:approx. 22,650m²
 Rentable area:.....approx. 15,142m²
 Typical floor plate:1,686m²
 Ceiling height:2.95 m
 Smallest rentable area:.....approx. 364 m²
 Number of underground parking spaces:188
 Canteen:.....approx. 404 m²
 Storage/ Archives:.....approx. 653 m²
 Lifts Schindler:.....4+2
 Key tenants:.....Natura Siberica, Würth Elektronik,
 B+R Industrial Automation,
 Straumann Group, Weidmueller
 Sustainability certification:.....ÖGNI/DGNB in Gold
 Occupancy rate:61%
 Net rental income:.....2,800 000 EUR



Building facilities

Comfort

- Flexible floor plans with highly efficient use of space
- Offices flooded with daylight and adjoining park
- Impressive fully glazed 3-level atrium
- Mini-kitchens
- Professional facility management by RD Management Services
- Conference room for tenants' use
- Server room on typical floors
- Sophisticated engineering systems meeting international high quality standards
- Canteen and Café by professional operator „FreshCafé“
- ATM
- Terrace facing the park
- Parking for bicycles

Safety

- Central reception
- 24/7 security service
- Access Control System
- CCTV monitoring of all access points to the building
- Smoke detectors
- Building management system
- Fully equipped sprinkler system





Metro station
Troparyovo



Third Transport
Ring



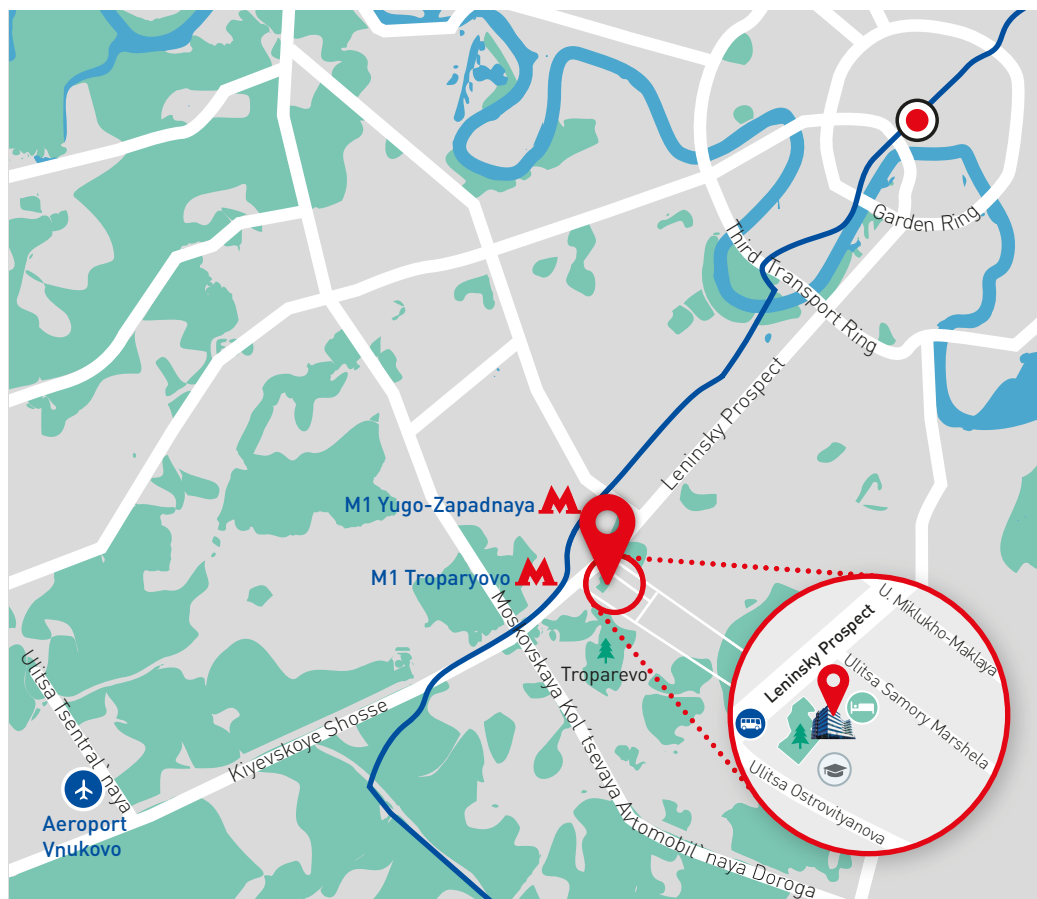
Vnukovo
International Airport



Garden
Ring



Domodedovo
International
Airport



Bus station Detskaya bol'nitsa



Park of Usasba Bogoroditskoye



Hotel



Russian State Medical University



STRABAG

REAL ESTATE

STRABAG Real Estate GmbH

Irina Kuzlichenkova

Leninsky Prospekt 119 A

119571 Moscow

Tel. +7 495 734 73 06

irina.kuzlichenkova@strabag.com

www.strabag-real-estate.com