



Property	Building no 1/Warehouse	Building no 2/Warehouse	Building no 3/Warehouse	Building no 10/Warehouse	Building no 10B/Warehouse	Building no 30/Warehouse	Building no 40/Warehouse	Building no 57/Warehouse	Building no 130/Warehouse	Building no 51/Office	Building no 51 BC/Office	Building no 51A/Office
Address	UJ, Jagodnicka 88	UJ, Jagodnicka 88	UJ, Jagodnicka 88	UJ, Jagodnicka 88	UJ, Jagodnicka 88	UJ, Jagodnicka 88	UJ, Jagodnicka 88	UJ, Jagodnicka 88	UJ, Jagodnicka 88	UJ, Jagodnicka 88	UJ, Jagodnicka 88	UJ, Jagodnicka 88
Available	January 2023	January 2023	January/February 2023	January 2023	January 2023	January 2023	January/March 2023	January 2023	January 2023	January/February/March 2023	January 2023	January 2023
Total office space (possible)	4 711 sqm	45 713 sqm	32 771 sqm	23 905 sqm	10 990 sqm	31 118 sqm	4 913 sqm	1 204 sqm	103 sqm	4 440 sqm	2 763 sqm	2 522 sqm
Number of floors	one	four	one	two	two	three	three	three	one	four	three	five
Available space for rent	4 711 sqm	36 535 sqm	5 584 sqm	22 405 sqm	0 sqm	14 435 sqm	2 586 sqm	625 sqm	0 sqm	2 460 sqm	176 sqm	459 sqm
level -1	-	-	-	-	-	-	-	-	-	-	-	-
ground floor	4 711 sqm	15 303 sqm	5 584 sqm	22 405 sqm	0 sqm	14 108 sqm	0 sqm	0 sqm	0 sqm	234 sqm	43 sqm	0 sqm
1st floor	-	17 386 sqm	-	0 sqm	0 sqm	327 sqm	669 sqm	331 sqm	-	536 sqm	91 sqm	467 sqm
2nd floor	-	3 846 sqm	-	-	-	0 sqm	1 917 sqm	328 sqm	-	0 sqm	42 sqm	21 sqm
3rd floor	-	0 sqm	-	-	-	-	-	-	-	1 390 sqm	-	321 sqm
Minimum rental period	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months
Common area factor	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	10%	10%
Base of the space	2,00 €/m ² /sqm	3,70 €/m ² /sqm - low storage, 4,00 €/m ² /sqm - high storage	2,50 €/m ² /sqm	3,50 €/m ² /sqm	2,50 €/m ² /sqm	4,50 €/m ² /sqm	2,50 €/m ² /sqm	2,00 €/m ² /sqm	2,00 €/m ² /sqm	6,50 €/m ² /sqm	6,50 €/m ² /sqm	6,50 €/m ² /sqm
Parking spaces rent/fee	25 €/m ² /car; 50 €/m ² /truck; 100 €/m ² /OTK	25 €/m ² /car; 50 €/m ² /truck; 100 €/m ² /OTK	25 €/m ² /car; 50 €/m ² /truck; 100 €/m ² /OTK	25 €/m ² /car; 50 €/m ² /truck; 100 €/m ² /OTK	25 €/m ² /car; 50 €/m ² /truck; 100 €/m ² /OTK	25 €/m ² /car; 50 €/m ² /truck; 100 €/m ² /OTK	25 €/m ² /car; 50 €/m ² /truck; 100 €/m ² /OTK	25 €/m ² /car; 50 €/m ² /truck; 100 €/m ² /OTK	25 €/m ² /car; 50 €/m ² /truck; 100 €/m ² /OTK	25 €/m ² /car; 50 €/m ² /truck; 100 €/m ² /OTK	25 €/m ² /car; 50 €/m ² /truck; 100 €/m ² /OTK	25 €/m ² /car; 50 €/m ² /truck; 100 €/m ² /OTK
Service charge	7,20 PUA/sqm	6,30 PUA/sqm	6,30 PUA/sqm	6,30 PUA/sqm	7,00 PUA/sqm	6,10 PUA/sqm	7,50 PUA/sqm	7,50 PUA/sqm	7,50 PUA/sqm	11,50 PUA/sqm	10,70 PUA/sqm	10,50 PUA/sqm
Additional information	<u>Special open building (no walls)</u> <u>Availability of high storage</u> <u>www.okm.hr/office/130warehouse</u>	<u>Special open building (no walls)</u> <u>Availability of high storage</u> <u>www.okm.hr/office/130warehouse</u>	<u>Special open building (no walls)</u> <u>Availability of high storage</u> <u>www.okm.hr/office/130warehouse</u>	<u>No heating</u> <u>Heating OTK</u>	<u>Availability of high storage</u>	<u>Availability of high storage</u>	<u>No heating</u> <u>Availability of high storage</u> <u>www.okm.hr/office/130warehouse</u>	<u>No heating</u> <u>Availability of high storage</u> <u>www.okm.hr/office/130warehouse</u>	<u>Availability of high storage</u> <u>www.okm.hr/office/130warehouse</u>	<u>Heating, Tables in common areas</u>	<u>Heating, Tables in common areas</u>	<u>Heating, Tables in common areas</u>