

M A T R I X

GTC MATRIX d.o.o. (Ltd.)

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matrixofficepark.com

Exclusive letting
agent

 **Propertas** A member of
GVA Worldwide

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Location

Matrix Office Park is located in the prestigious Zagreb business district on the intersection between the airport, the downtown and the most important city roads.

Modularity

We offer you offices with area from 150 m² to 1600 m² on one floor, with a possibility of renting several floors.

Sustainable building

Matrix is a highly-efficient building, designed and constructed pursuant to the standards of the renowned LEED Gold certificate of green construction.

Choose size, design and the location of your office.

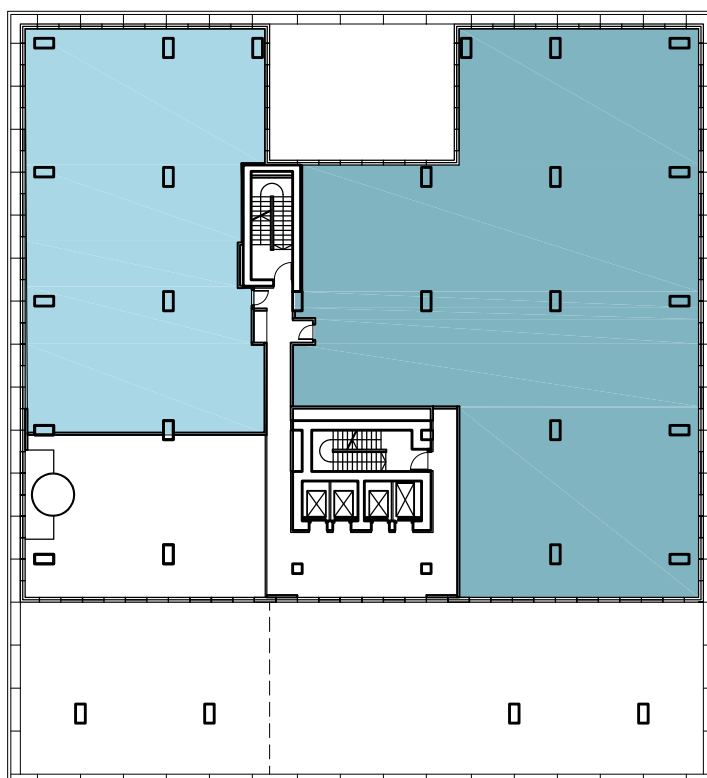
*The minimum area you can rent is 150m².



1st Floor

Gross Floor Area:

1,149m²



General

- two office buildings
- each land parcel covers approximately 6.000 m²
- the gross built area of each building is over 20.000 m²
- each building offers 10.000 m² of leasable area, with offices from 150 - 1.600 m² per floor
- the landscaped area around the buildings with partially green roofs
- each building is composed of two underground floors, ground floor, and 6 above-ground floors
- underground floors have a garage with parking, bicycle storage, storage and service space as well as shower facilities
- vertical communication consists of 4 elevators and two stairways
- facades are a combination of transparent glass and aluminum profiles
- external, fixed aluminum sun protection system
- NFPA standard: NFPA 101 safety code, NFPA 88
- Standard for Parking Structures, NFPA 13 - Standard for the Installation of Sprinkler Systems

Installations

- BMS (Building Management Systems) is integrated with HVAC systems (heating, ventilation and air conditioning), access control, security and observation, inner and outer lighting, measurement of electrical energy consumption, fire alarm system etc.
- medium voltage electricity network
- chargers for electric vehicles
- LED lighting
- high-speed internet and Wi-Fi
- utilization of geothermal resources for thermal energy
- diesel generator as standby power supply
- sprinkler installation
- mixed water engineering system, built-in separators for water treatment
- irrigation of green area using rainwater

Space Description

- shell & core construction provides flexible space layout for each client
- each space has its own sanitary facility
- space clear height is minimum 2,70 m
- raised floors, final finish of tenant's choice
- suspended ceilings – drywall or aluminum boards, of solid or modular raster
- partition walls – drywall, modular grid

Amenities

For more pleasant and productive workdays



Abundance of parking places

Each building provides for 241 garage parking spaces and 31 external parking spaces.



Fitness and wellness

Coordinate work and care for yourself in a simpler way



Safe parking for bicycles, showers and wardrobe

More pleasant arrival to work by bicycle



Chargers for electrical vehicles

Garage that is ready for the vehicles of the future



Diesel generator

Your data and business processes are safe even in the event of power failure



Ten electrical bicycles

Healthier, faster and more pleasant way of doing business in the city



Showers and wardrobes

Available to all Matrix employees



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