

M A T R I X





INTRODUCTION

Matrix Office Park consists of two buildings, designed specifically for the new generations of companies, entrepreneurs, clients and employees working in a dynamic, constantly changing environment.

Matrix offers you a stimulating and pleasant surroundings, which provides perfect working conditions. It will help you and your clients achieve your business goals, while at the same time offering you the possibility to maintain a certain lifestyle.

Our attractive and functional architectural design, modern spaces and "green" methods of construction offer the perfect surroundings for all the needs you might have.

UVOD

Matrix Office Park sastoji se od dvije zgrade osmišljene da zadovolje zahtjeve nove generacije tvrtki, poduzetnika, klijenata i zaposlenika koji posluju u dinamičnom i stalno promjenjivom okruženju.

Matrix pruža poticajnu i ugodnu okolinu, stvorenu za uspješan i kreativan rad. Vama i vašim klijentima olakšat će postizanje poslovnih ciljeva, dok će vam istovremeno omogućiti da održavate željeni životni stil.

Atraktivan i funkcionalan arhitektonski dizajn, suvremeni prostori te 'zelena' gradnja pružaju idealno okruženje za svaku vašu potrebu.





LEED CERTIFIED BUILDING

The buildings are designed in accordance with the LEED Gold standard, while their energy efficiency has been given the A+ grade. The LEED rating system is the world leading rating system when it comes to measuring sustainable and environmentally friendly construction approaches. The system assesses the total negative impact the building has on the environment, thus encouraging implementation of sustainable design.

Buildings certified with LEED Gold Certificate change one's perspective on the process of building design, construction, management and maintenance. In addition, numerous studies show that spending time in such buildings increases one's productivity.

LEED CERTIFICIRANA ZGRADA

Zgrade su dizajnirane u skladu s LEED Gold standardom, a energetska učinkovitost ocijenjena im je A+ razredom. LEED sustav certificiranja vodeći je svjetski sustav vrednovanja održivog i ekološkog pristupa gradnji. Osmišljen je kako bi omogućio procjenjivanje ukupnog učinka zgrade na okoliš i potaknuo transformaciju prema održivom dizajnu.

Zgrade certificirane LEED Gold certifikatom mijenjaju percepciju o procesu dizajna, građenja, upravljanja i održavanja zgrada, a brojna istraživanja pokazuju kako boravak i rad u takvim zgradama povećava produktivnost.

EXCELLENT LOCATION AND GREAT TRAFFIC CONNECTION

Matrix Office Park is located in the business district "Radnička", near the intersection of Slavenska Avenue and Radnička Street in Zagreb.

Its connection to various key locations, as well as great transportation infrastructure make Matrix a desirable work place. There are bus and tram stations nearby, which make it easily reachable from any direction.

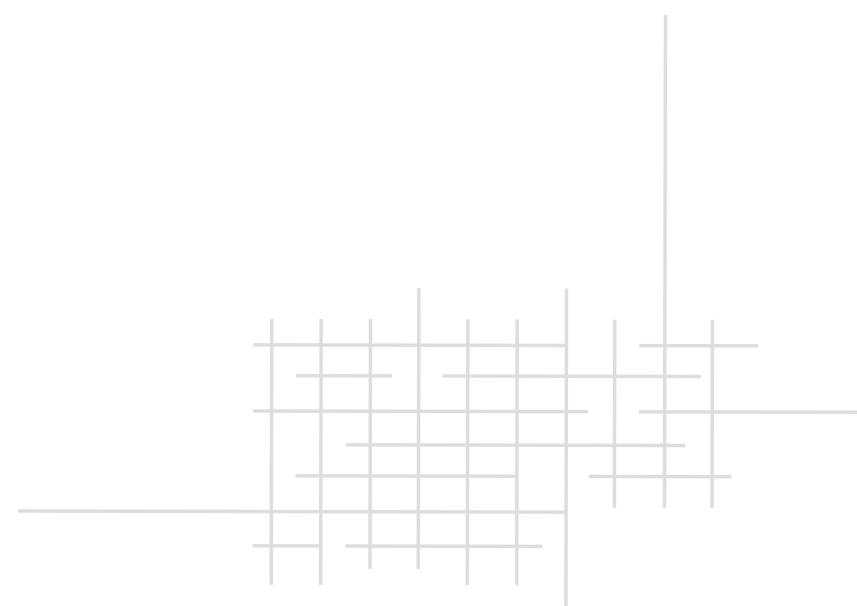
Both the city center and the airport are only 10 minutes away, while the vicinity of shops, hotels, banks, supermarkets, restaurants, fitness centers, as well as numerous other facilities, make it ideal for business.

SAVRŠENA LOKACIJA I IDEALNA PROMETNA POVEZANOST

Matrix Office Park nalazi se u sklopu poslovne zone Radnička, u blizini križanja Slavenske avenije i Radničke ceste u Zagrebu.

Odlična prometna infrastruktura i povezanost s ključnim lokacijama čine Matrix poželjnim radnim mjestom. Autobusne i tramvajske stanice nalaze se u neposrednoj blizini kompleksa, te ga čine lako dostupnim iz svih smjerova.

Centar grada i zračna luka nalaze se na 10 minuta udaljenosti, a u blizini se nalaze brojni trgovački centri, hoteli, banke, supermarketi, fitness centri te niz drugih sadržaja koji Matrix čine idealnim mjestom za rad.



LOCATION LOKACIJA



- 1 VMD neighbourhood
VMD kvart
- 2 Green Gold
- 3 Centar 2000
- 4 Zagreb Tower
- 5 Almeria centar



Main train station
Željeznički kolodvor



Main bus station
Autobusni kolodvor

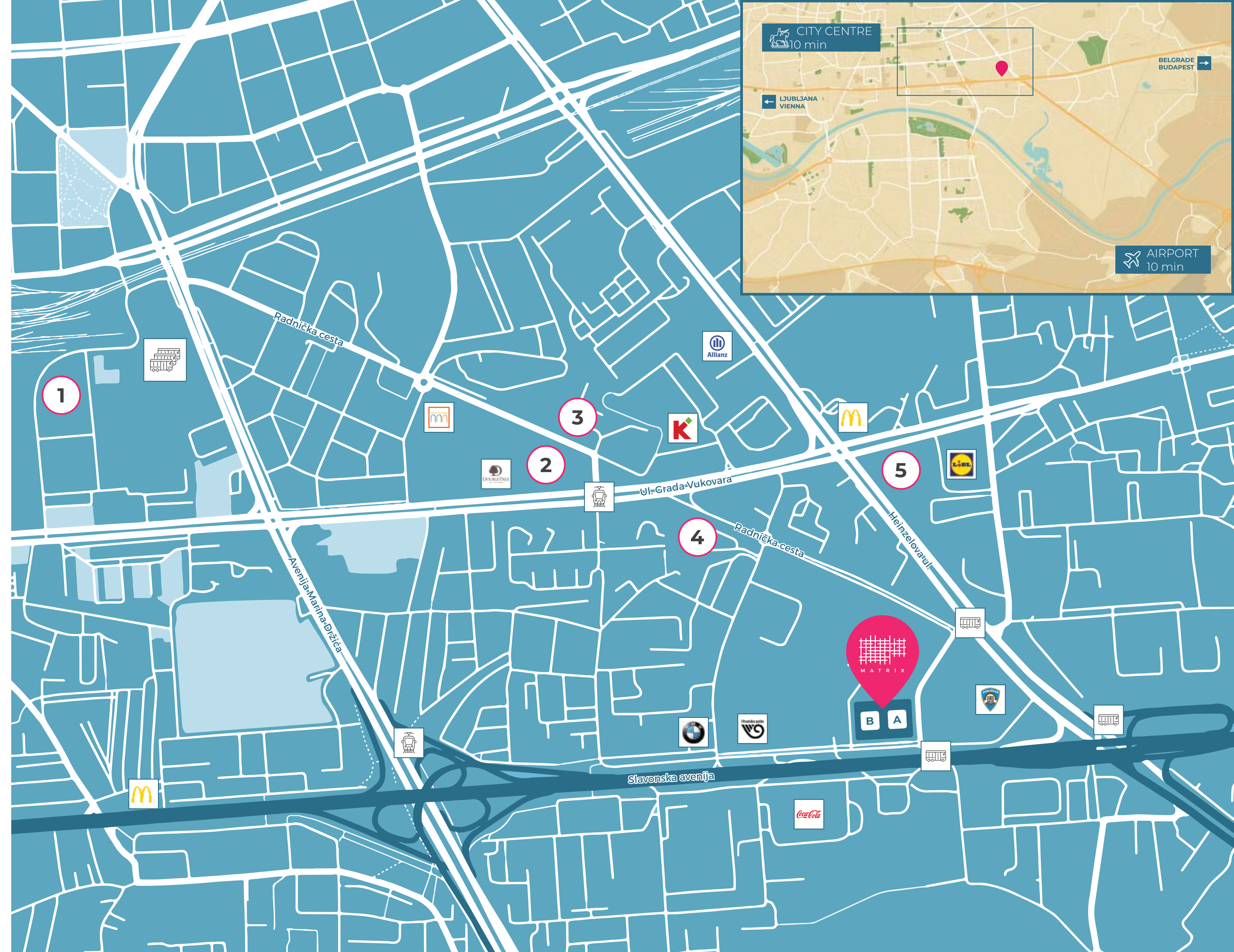


Tram station
Tramvajska stanica



Bus station
Autobusna stanica

100m





ADJUST YOUR SPACE TO YOUR NEEDS

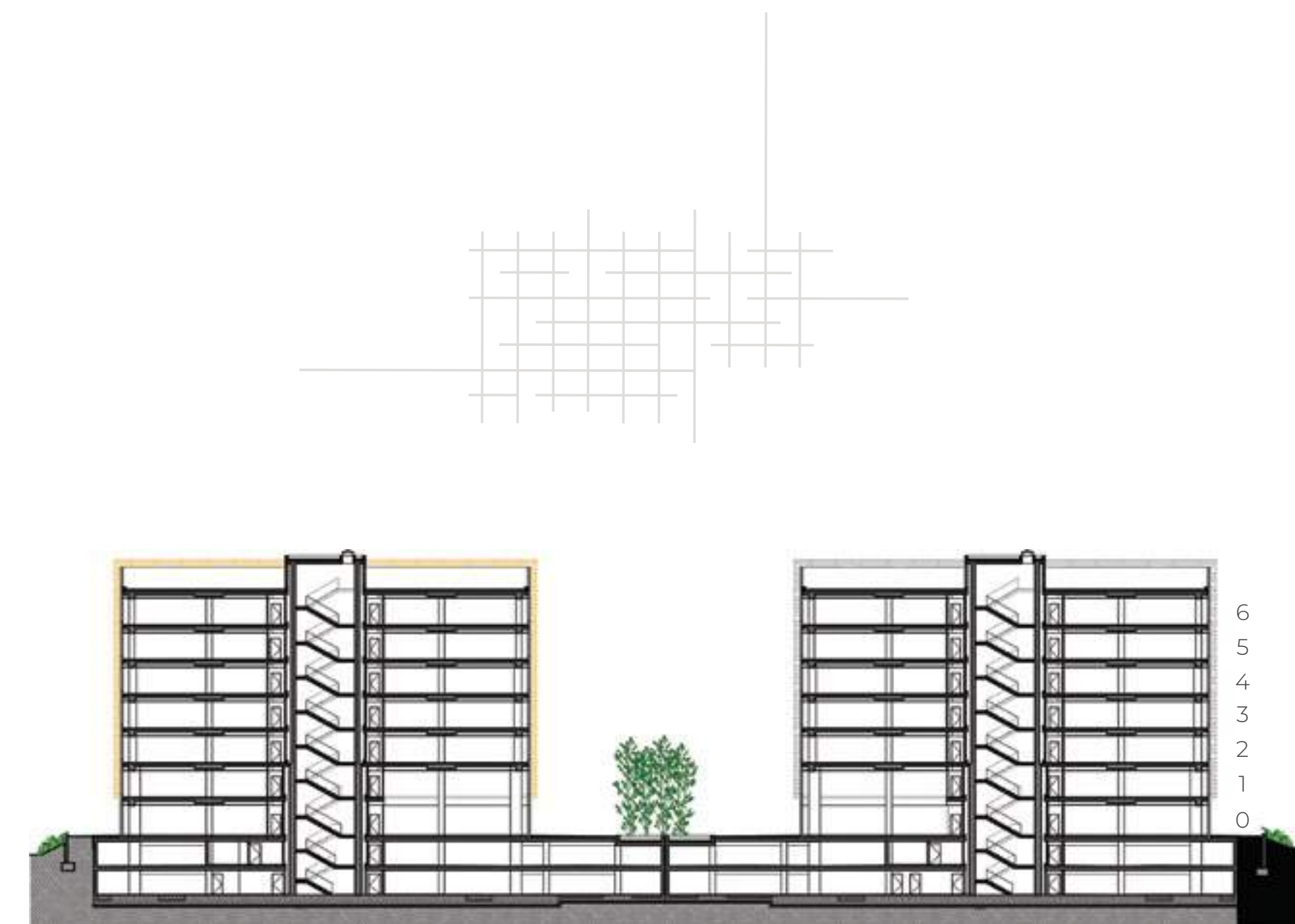
Due to their modular structure, Matrix buildings allow you to adjust the size of your office to the growth and development of your company.

Depending on your current needs, you can use modules to enlarge or reduce the size of your office.

PRILAGODITE PROSTOR SVOJIM POTREBAMA

Matrix zgrade građene su modularno. Upravo ova karakteristika omogućuje vam da veličinu ureda lako prilagodite rastu i razvoju vaše tvrtke.

Pomoću modula svoj ured lako možete proširivati ili smanjivati, ovisno o aktualnim potrebama.





PARKING SPACES AND SHOWER FACILITIES

Each building offers **272** parking spaces: **241** in the underground garage and **31** in the parking lot outside, on the north side of the building.

The underground garage entrance ramp is also located on the north side. Each building has a bicycle parking facility, as well as dressing rooms and shower facilities.

PARKING I PROSTOR S TUŠEVIMA

Svaka poslovna zgrada ima **272** parkirna mjesta: **241** mjesto u podzemnoj garaži i **31** mjesto na vanjskom parkiralištu na sjevernoj strani zgrade.

Rampa za ulaz u podzemnu garažu smještena je na sjevernoj strani. Svaka zgrada sadrži parkirališni prostor za bicikle, kao i garderobu i tuševe za korisnike zgrade.

BUILDING AREA POVRŠINA ZGRADE

refers to one building
odnosi se na jednu zgradu

FLOOR / ETAŽA	DESCRIPTION / OPIS	GROSS LEASABLE AREA / BRUTO M ²	NUMBER OF PARKING SPACES / BROJ PARKIRNIH MJESTA
G (-2) P (-2)	garage, storage, technical facilities garaža, spremišta, tehnički prostori		114
G (-1) P (-1)	garage, storage, technical facilities garaža, spremišta, tehnički prostori		127
GROUND FLOOR PRIZEMLJE	lobby, retail units, restaurant ulazni prostor, trgovine, restoran	1,293	31
1 st FLOOR 1. KAT	working area - offices radni prostor - uredi	1,149	
2 nd FLOOR 2. KAT	working area - offices radni prostor - uredi	1,473	
3 rd FLOOR 3. KAT	working area - offices radni prostor - uredi	1,619	
4 th FLOOR 4. KAT	working area - offices radni prostor - uredi	1,619	
5 th FLOOR 5. KAT	working area - offices radni prostor - uredi	1,619	
6 th FLOOR 6. KAT	working area - offices radni prostor - uredi	1,619	
total / ukupno		10,391	272

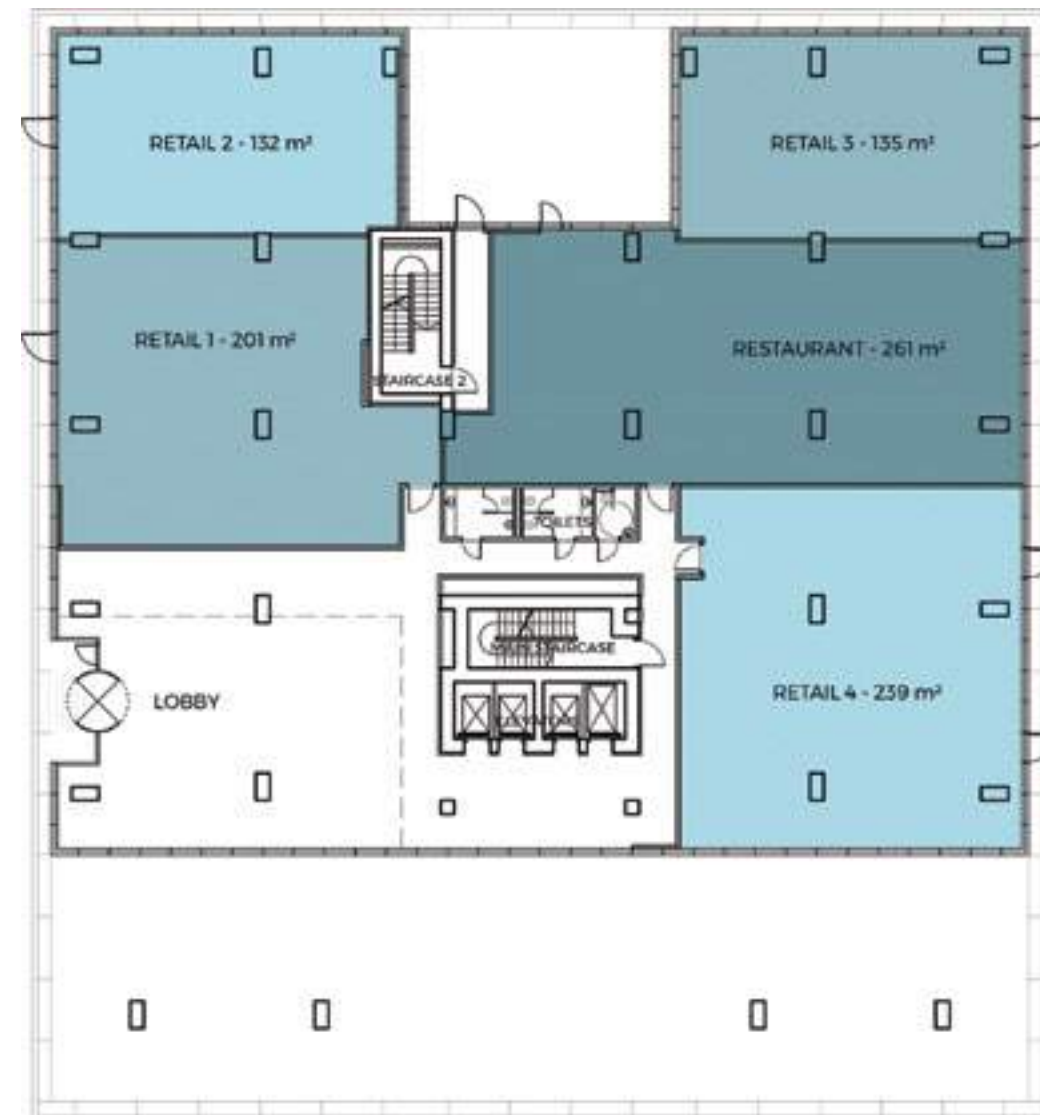
*Offices from 150 – 1,600 m² per floor

*Uredi od 150 - 1.600 m² po etaži



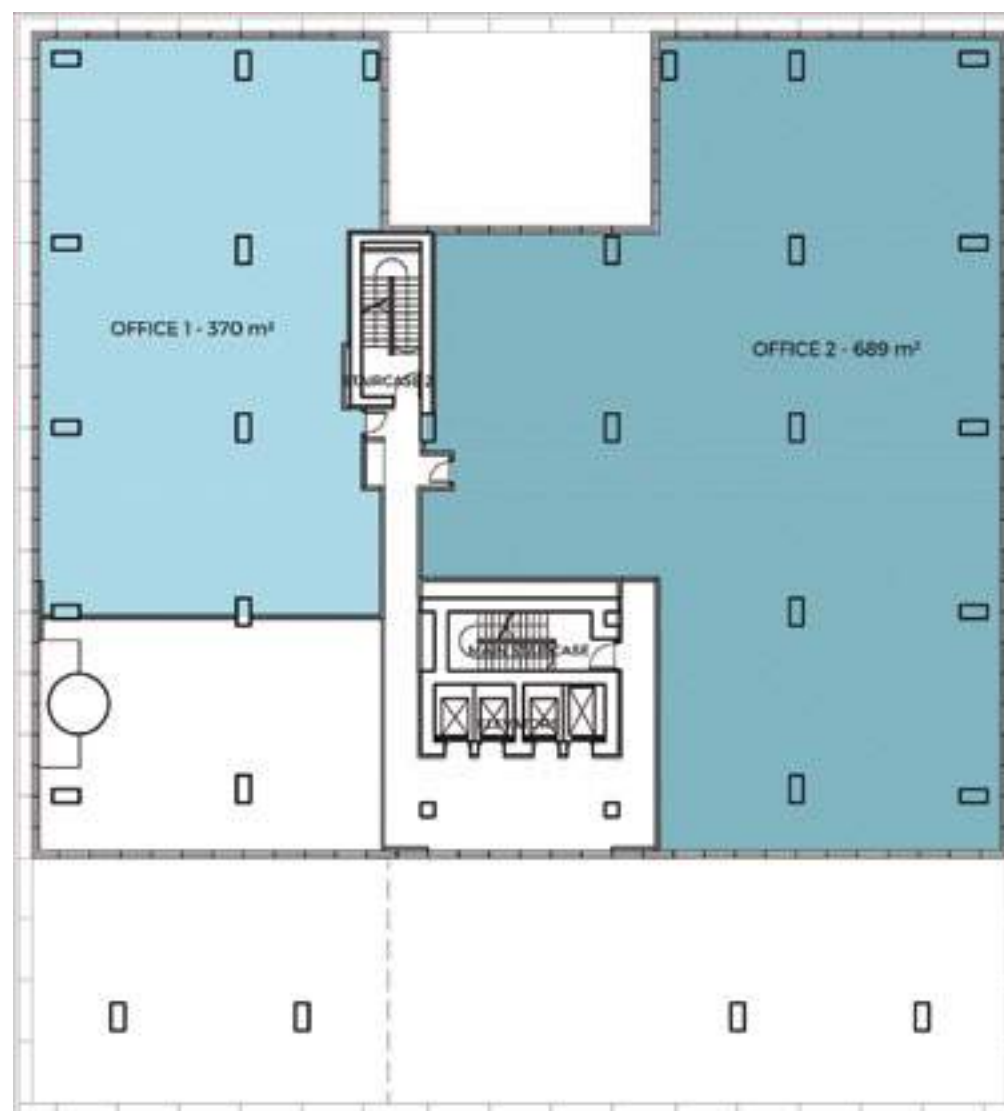
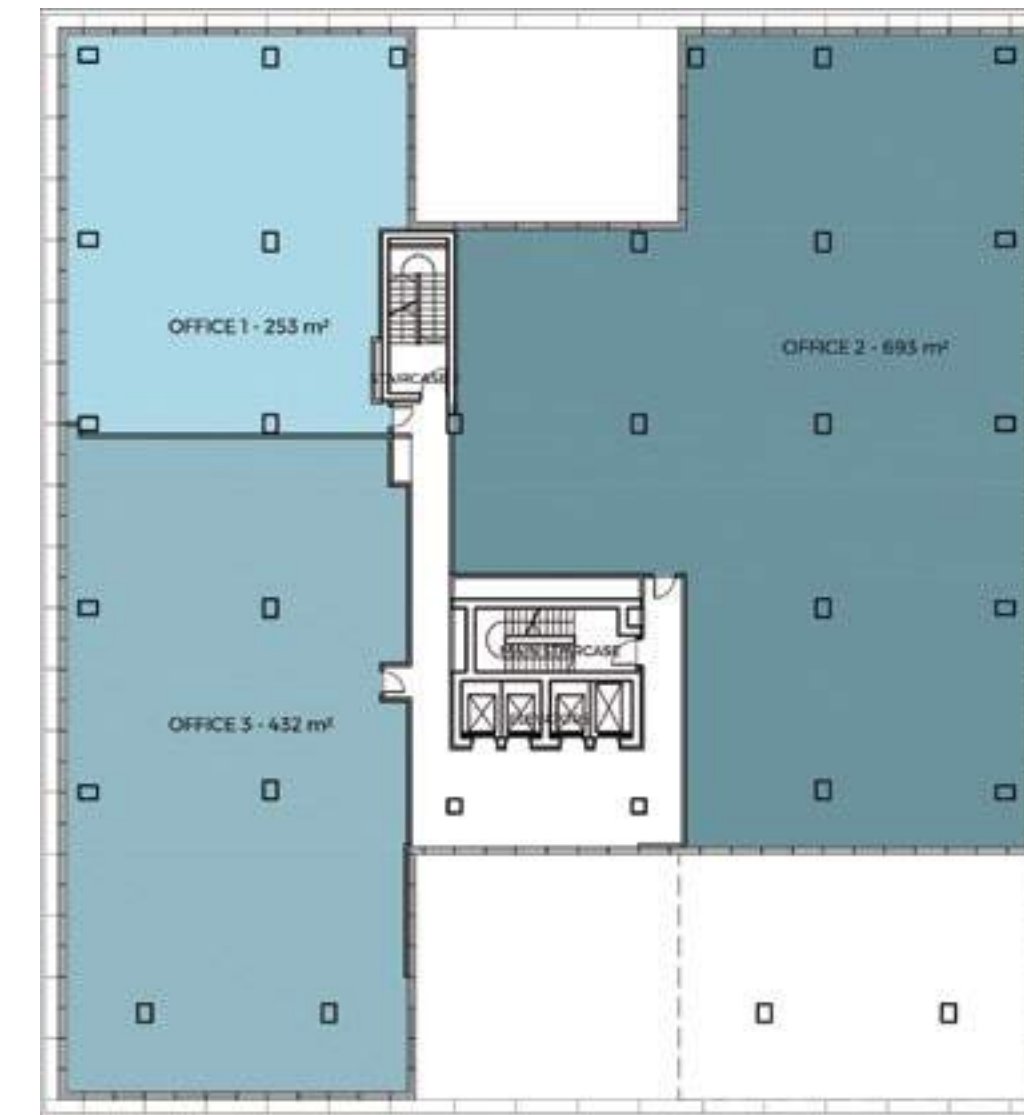
GROUND FLOOR
PRIZEMLJE

1,293 m²



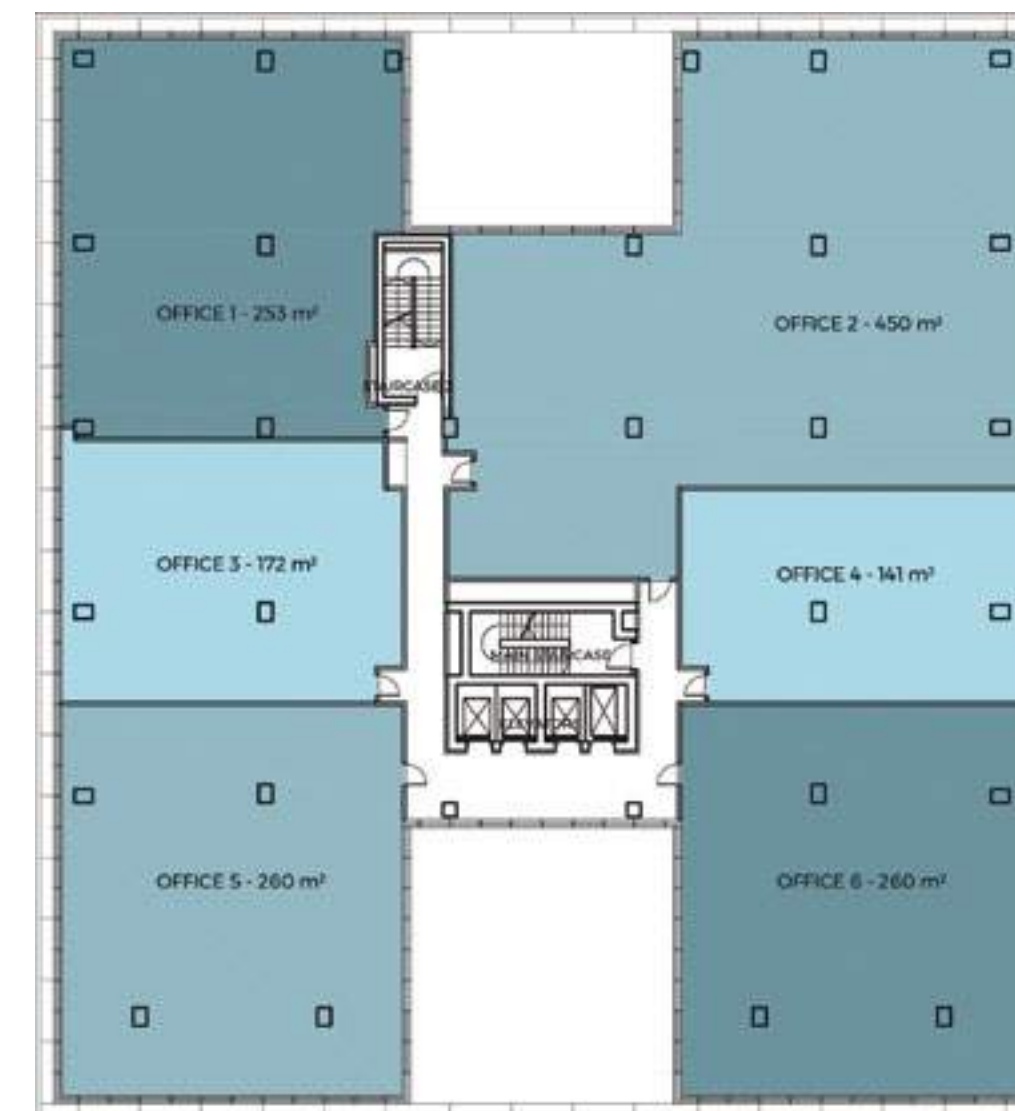
2nd FLOOR
2. KAT

1,473 m²



1st FLOOR
1. KAT

1,149 m²



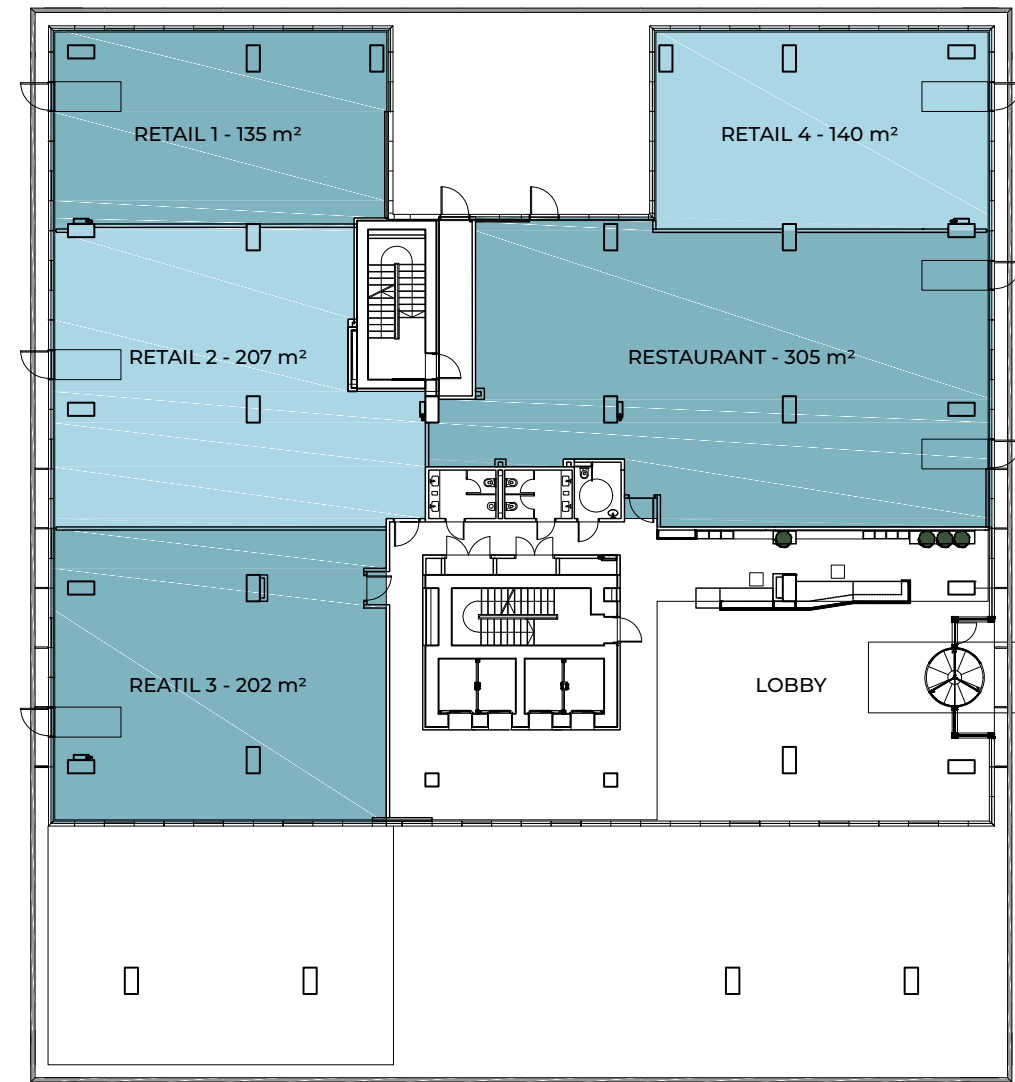
3rd-6th FLOOR
3.-6. KAT

1,619 m²

B

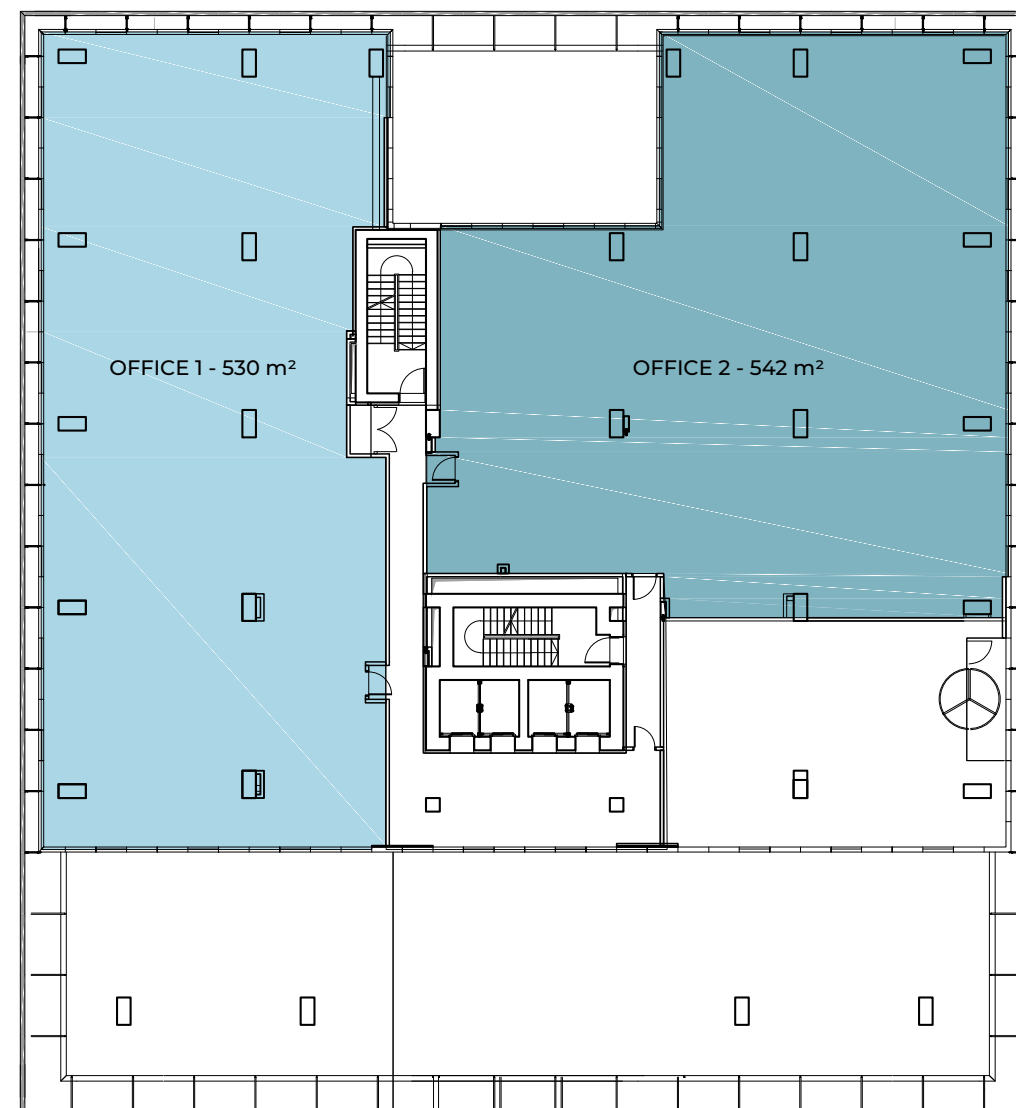
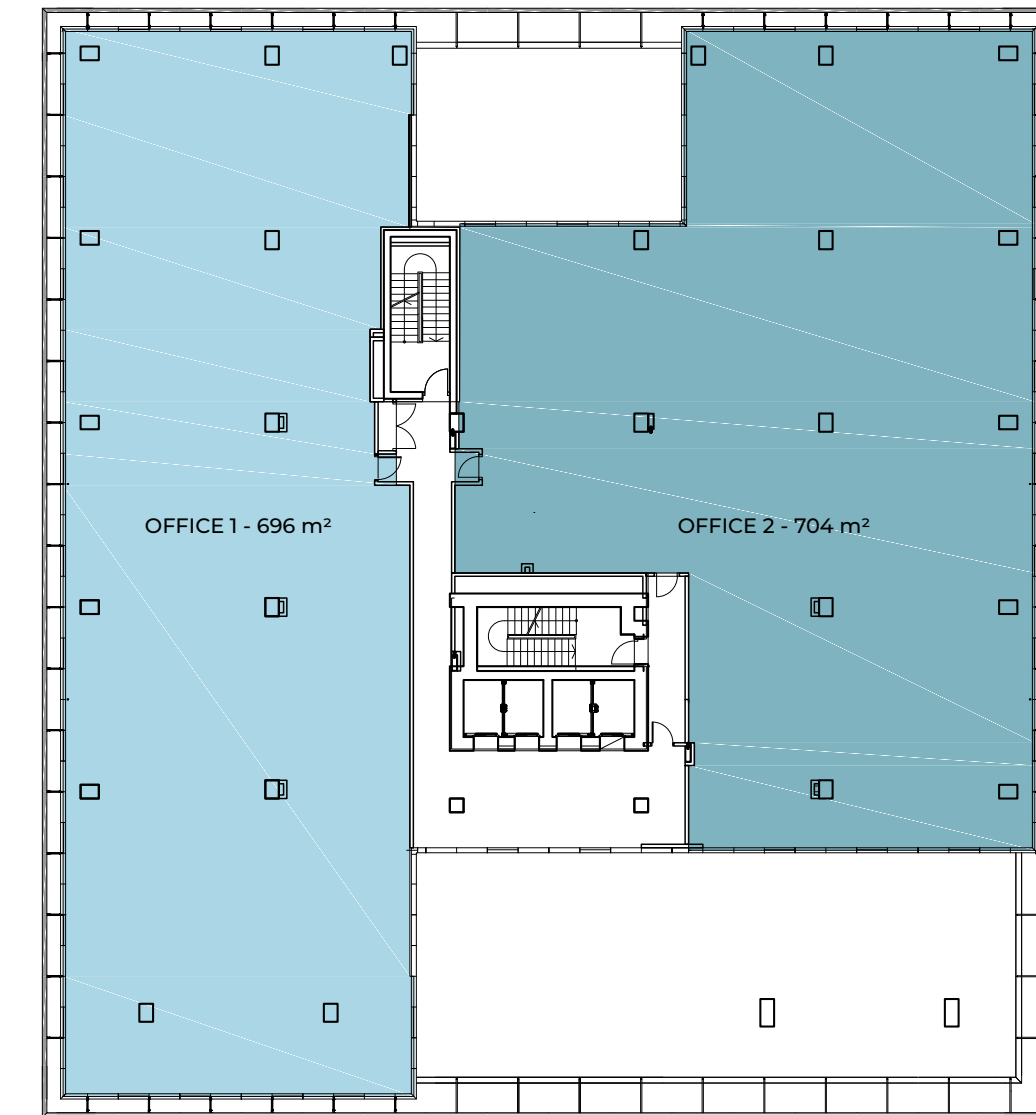
GROUND FLOOR
PRIZEMLJE

1,293 m²



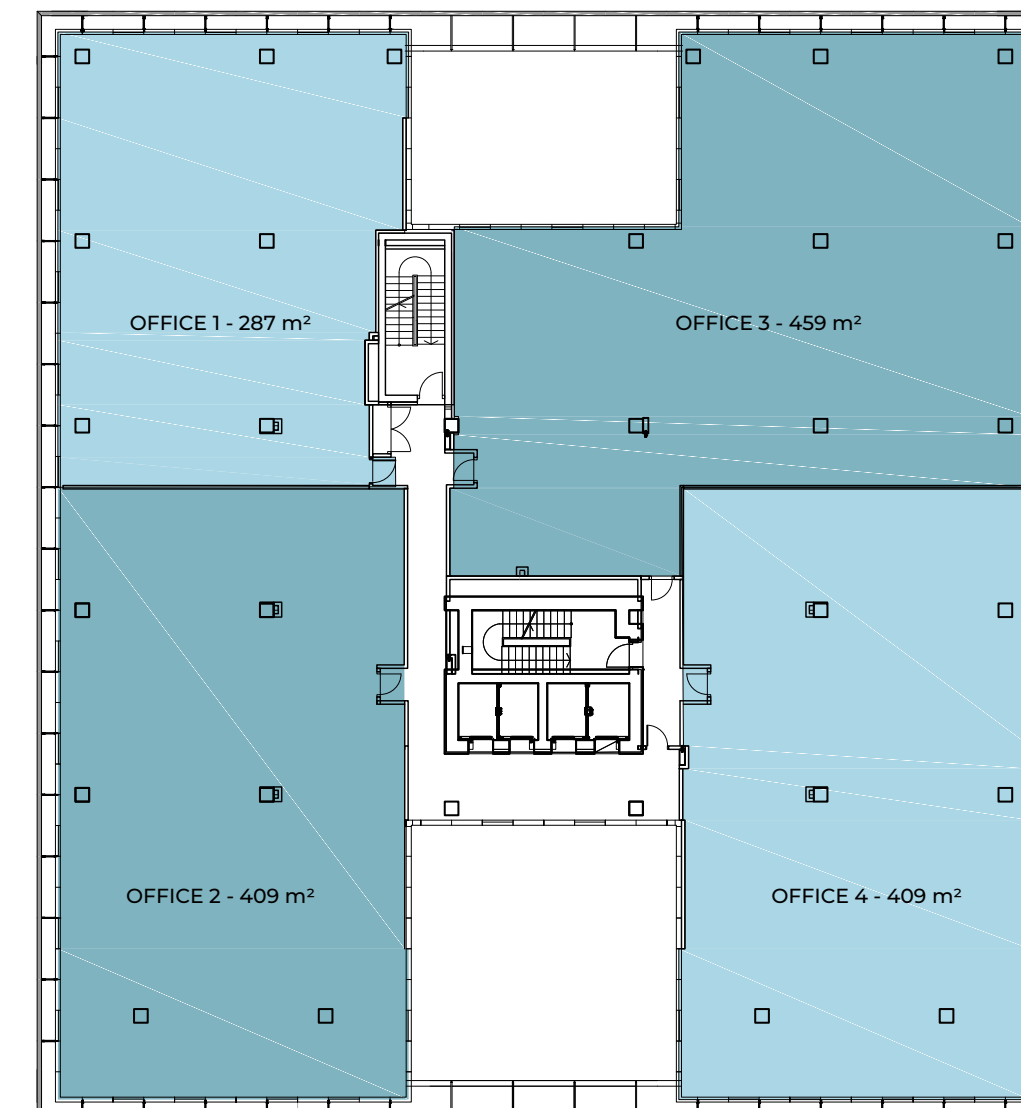
2nd FLOOR
2. KAT

1,473 m²



1st FLOOR
1. KAT

1,149 m²



3rd-6th FLOOR
3.-6. KAT

1,619 m²



SPECIFICATIONS

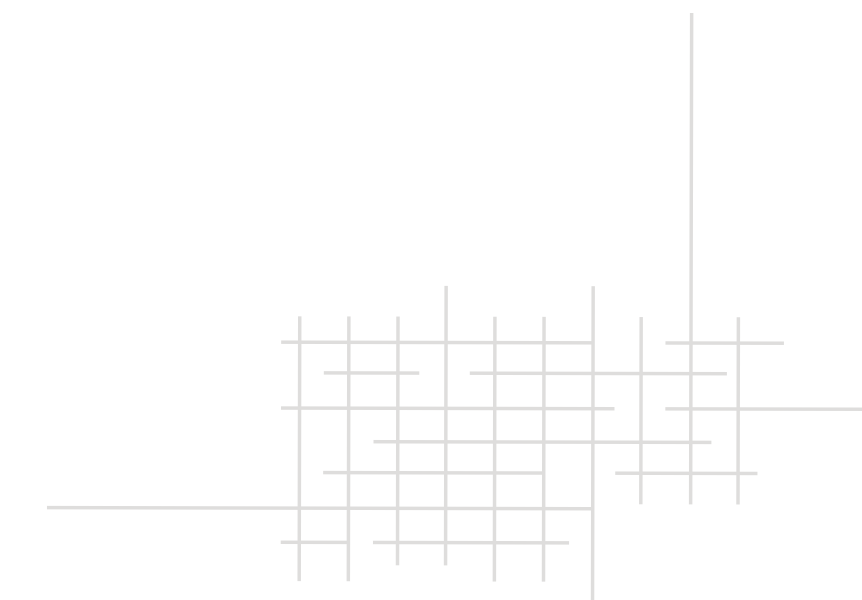
GENERAL INFO

- Two office buildings
- Each building parcel covers approximately 6,000 m²
- The total surface area of each building is over 20,000 m²
- Each building offers 10,000 m² of leasable area, with 150 - 1,600 m² offices (per storey)
- Landscaped area around the buildings with partially green roofs
- Each building is composed of two underground floors, a ground floor and 6 above-ground floors
- Underground floors have a garage with parking, a bicycle storage, a storage space and shower facilities
- There are 4 elevators and two stairways
- Facades are a combination of transparent glass and aluminum profiles
- Protection from the sun - External, fixed aluminum brise soleil
- NFPA 101 Life Safety Code, 88A Standard for Parking Structures, 13 Standard for the Installation of Sprinkler System

SPECIFIKACIJE

OPĆE INFORMACIJE

- Dvije poslovne zgrade
- Površina parcele svake zgrade iznosi približno 6.000 m²
- Ukupna površina svake zgrade je preko 20.000 m²
- Oko 10.000 m² prostora za iznajmljivanje u svakoj zgradi, s uredima veličine od 150 - 1.600 m² po etaži
- Hortikulturno uređenje oko zgrade i djelomično zeleni krov
- Svaka zgrada sastoji se od dvije podzemne etaže, prizemlja i 6 nadzemnih etaža
- Podzemne etaže sadrže garažu s mjestima za parkiranje, prostor za bicikle, spremišta i tuševe
- Vertikalna komunikacija sastoji se od 4 dizala i dva stubišta
- Pročelja su kombinacija stakla i aluminijskih profila
- Zaštita od sunca - vanjski, fiksni aluminijski brisoleji
- NFPA standard: NFPA 101 - Sigurnosni propis, NFPA 88A - Standard za garažne sustave, NFPA 13 - Standard za sprinkler sustav zaštite od požara



SPECIFICATIONS

INSTALLATIONS

- Central Building Management System (CBMS) - combines HVAC (Heating, ventilation and air conditioning) subsystems, access control, video surveillance, outdoor and indoor lighting management systems, power consumption measurement, fire control and more
- Medium voltage electricity network
- Chargers for electric vehicles
- LED lighting
- High-speed internet and Wi-Fi
- Use of geothermal resources for thermal energy
- Diesel generator as stand-by power supply
- Sprinkler installation
- Mixed water engineering system, built-in separators for water treatment
- Irrigation of green area using rain water

SPECIFIKACIJE

INSTALACIJE

- Centralni nadzorni upravljački sustav (CNUS) - objedinjuje podsustave HVAC-a (Heating, ventilation and air conditioning), kontrolu pristupa, video nadzor, upravljanje vanjskom i unutarnjom rasvjetom, mjerenje potrošnje električne energije, kontrolu vatrodajave i drugo
- Srednje naponska elektroenergetska mreža
- Punjači za električna vozila
- LED rasvjeta
- Brzi internet i Wi-Fi
- Korištenje geotermalnih izvora za toplinsku energiju
- Dizel agregat kao rezervni izvor napajanja
- Sprinkler sustav
- Mješoviti sustavi odvodnje, ugrađeni separatori za pročišćavanje vode
- Navodnjavanje zelenih površina kišnicom





SPECIFICATIONS

SPACE DESCRIPTION OFFICE SPACE (1ST - 6TH FLOOR)

- Shell & core construction give you the possibility to adjust the space to your needs
- Each space has its own sanitary facility
- The clear height is at least 2.70 m
- Raised floors, final finish of tenant's choosing
- Suspended ceilings – drywall or aluminum boards (solid or modular raster)
- Partition walls – drywall, modular grid

SPECIFIKACIJE

OPIS PROSTORA UREDSKI PROSTOR (1. - 6. KAT)

- Roh-bau faza izvedbe omogućuje vam da prilagodite prostor svojim potrebama
- Svaki prostor ima vlastiti sanitarni čvor
- Svijetla visina prostora iznosi min. 2,70 m
- Dvostruki podovi - završna obloga po izboru zakupca
- Spušteni stropovi - gips-kartonske ili aluminijske ploče, punog ili modularnog rastera
- Pregradni zidovi – gips-kartonski, modularnog rastera

DOWNLOAD APPLICATION

[Play Store](#) / [App Store](#): Matrix Zagreb



▲ Avenue Centre, Croatia ▼ GTC Fortytone, Serbia

GTC |

GTC Group is a leading real estate investor and developer, focused on Poland and four capital cities of Central and Eastern Europe. Since 1994 GTC has developed 66 high standard, modern office and retail properties with a total area of nearly 1.2 million sq. m throughout Eastern Europe.

At the moment, GTC is actively managing a commercial real estate portfolio of 36 commercial buildings providing 614,000 sq. m of leasable office and retail space in Poland, Budapest, Bucharest, Belgrade and Zagreb.

In addition, GTC plans to develop additional 349,000 sq. m of retail and office properties in capital cities of Eastern Europe, of which 110,000 sq. m are already under construction.

The GTC S.A. shares are listed on the Warsaw Stock Exchange, included in the WIG30 index, and listed on the Johannesburg Stock Exchange. The company's shares are also included in the Dow Jones STOXX Eastern Europe 300 Index.

GTC Grupa vodeći je investitor i developer nekretnina, s fokusom na Poljsku i četiri glavna grada u središnjoj i istočnoj Europi. Od 1994. GTC je na području istočne Europe izgradio 66 suvremenih uredskih i trgovačkih objekata visokog standarda i ukupne površine od gotovo 1,2 milijuna kvadratnih metara.

Trenutno, GTC aktivno upravlja komercijalnim portfeljem nekretnina od 36 poslovnih zgrada, koje pružaju 614.000 m² prodajnih i uredskih prostora za najam u Poljskoj, Budimpešti, Bukureštu, Beogradu i Zagrebu.

Uz to, GTC planira razviti dodatnih 349.000 m² trgovačkih i uredskih prostora u glavnim gradovima istočne Europe, od čega je 110.000 m² već u izgradnji.

Dionice GTC S.A. izlistane su na varšavskoj burzi, gdje su uključene u WIG30 indeks, a uz to, izlistane su i na johannesburškoj burzi. Dionice društva također su uključene u Dow Jones STOXX Eastern Europe 300 indeks.



▲ City Rose Park, Romania ▼ Sterlinga Business Centre, Poland





**You only get one
chance to make a
first impression.**

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ZA OSTAVITI PRVI DOJAM.

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po potrebi.*



GTC Matrix d.o.o.

Avenija Dubrovnik 16, 10020 Zagreb
+385 1 6659 400 • matrix@gtc-zagreb.hr
matrixofficepark.com

Exclusive letting agent



matrix@propertas.hr