

M A T R I X





## INTRODUCTION

Matrix Office Park consists of three buildings, designed specifically for the new generations of companies, entrepreneurs, clients and employees working in a dynamic, constantly changing environment. Matrix buildings A and B are completed and more than 90% occupied, whereas Matrix building C is expected to be completed in 2023.

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

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

## UVOD

Matrix Office Park sastoji se od tri zgrade osmišljene da zadovolje zahtjeve nove generacije tvrtki, poduzetnika, klijenata i zaposlenika koji posluju u dinamičnom i stalno promjenjivom okruženju. Matrix zgrade A i B su završene i popunjene više od 90% dok se završetak zgrade C očekuje u 2023. godini.

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.





## DGNB CERTIFIED BUILDING

The Matrix C building is designed according to the DGNB (Deutsche Gesellschaft fuer Nachhaltiges Bauen) certificate.

According to the DGNB system, all facilities are at the highest technical level, while earthquake and fire safety are a priority. DGNB-certified buildings offer energy efficiency and environmental sustainability, making the buildings highly functional, requiring fewer resources when built, having lower greenhouse gas emissions, and reducing waste.

The Matrix C building participates in environmental protection beyond construction by providing its customers charging facilities for electric cars and bicycles.

## DGNB CERTIFICIRANA ZGRADA

Matrix C zgrada dizajnirana je prema DGNB (Deutsche Gesellschaft fuer Nachhaltiges Bauen) certifikatu.

DGNB certifikat osigurava ve u kontrolu kvalitete projektiranja i gradnje, ekonomske isplativosti i optimiziranja cjeloživotnih troškova zgrada. Prema DGNB sustavu, svi sadržaji su na najvišoj tehni koj razini, a protupotresna i protupožarna sigurnost su prioritet. Zgrade s DGNB certifikatom pokazuju energetska u inkovitost i ekološku održivost što ih svrstava u visoko funkcionalne zgrade – prilikom izgradnje zahtijevanju manje resursa, imaju nižu emisiju stakleni kih plinova i smanjuju otpad.

Matrix C zgrada sudjeluje u zaštiti okoliša i van okvira izgradnje tako što svojim korisnicima nudi punionice za elektri ne automobile i bicikle.

## 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.

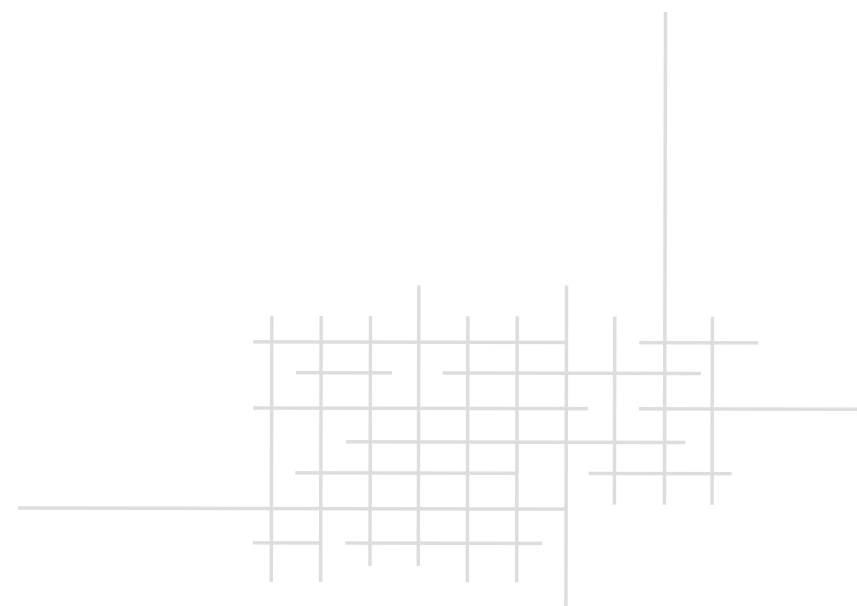
Both the city center and the airport are only 10 minutes away, while the vicinity of shops, hotels, banks, supermarkets, restaurants, fitness centers, as well as numerous other facilities, make the Matrix an ideal workplace.

## SAVRŠENA LOKACIJA I IDEALNA PROMETNA POVEZANOST

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

Odlučna 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



## MATRIX

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



Main train station  
Željezni ki kolodvor



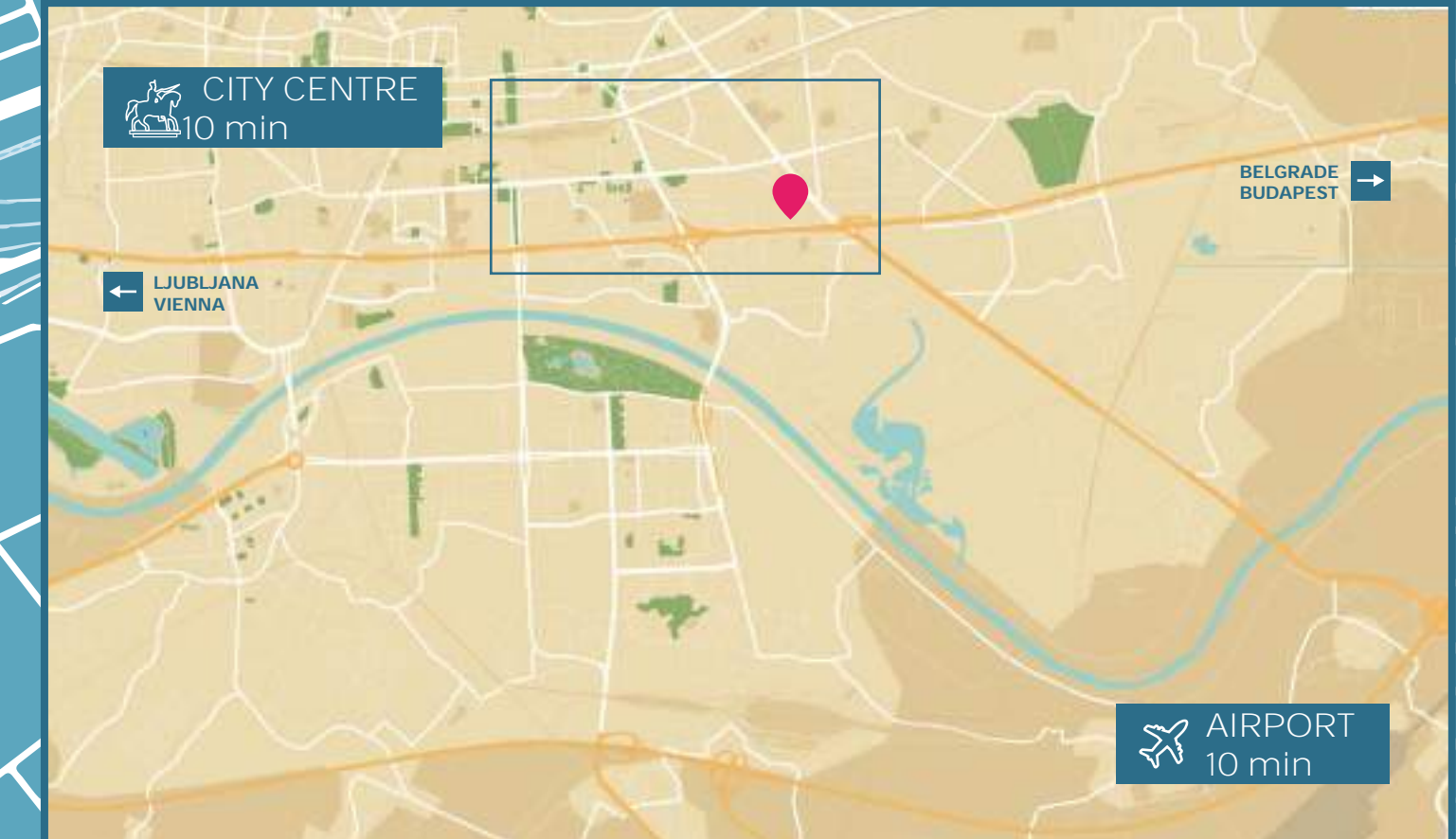
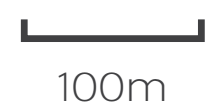
Main bus station  
Autobusni kolodvor

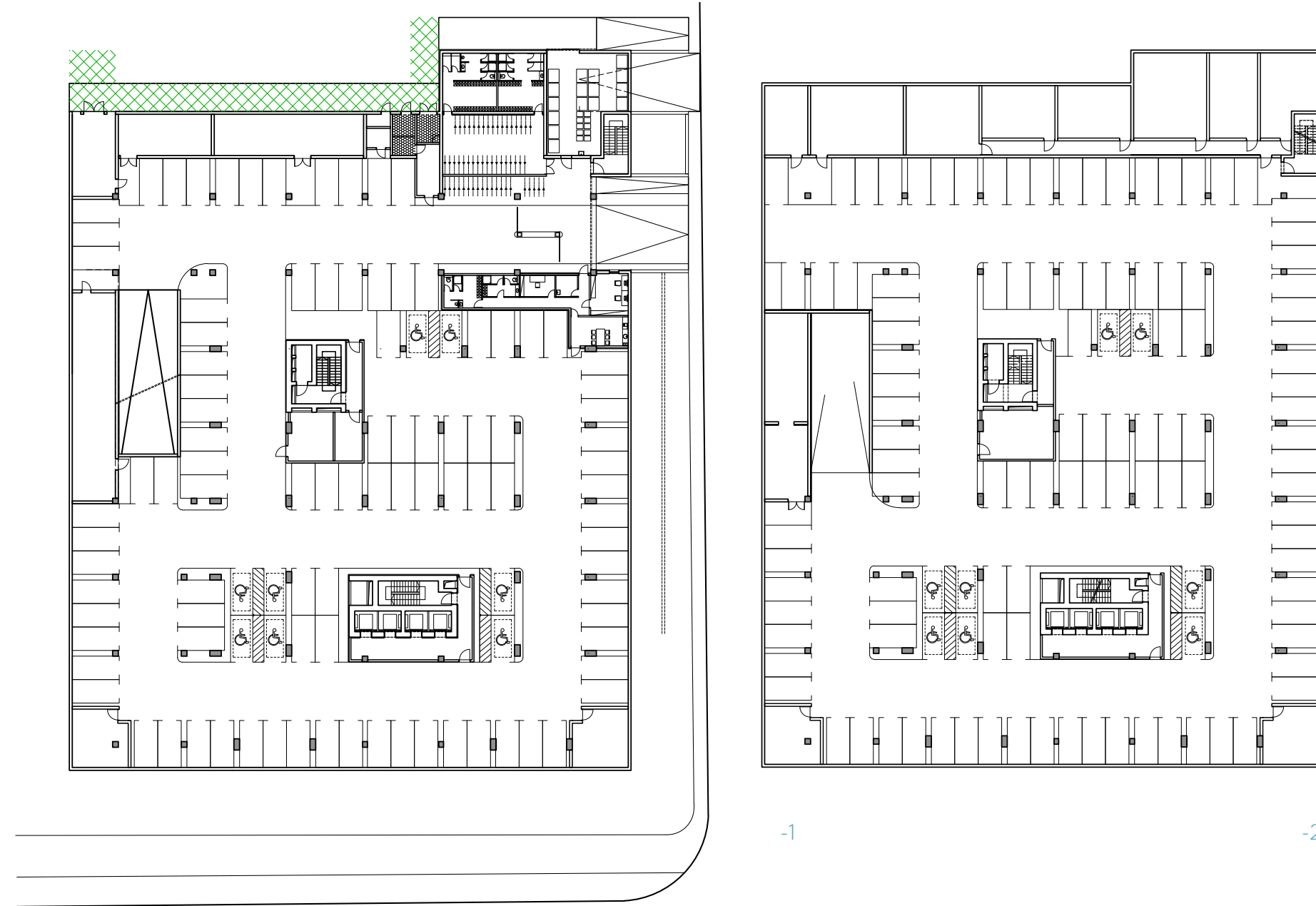


Tram station  
Tramvajska stanica



Bus station  
Autobusna stanica





## PARKING SPACES AND SHOWER FACILITIES

Building offers 255 parking spaces: 217 in the underground garage and 38 in the parking lot outside, on the north side of the building.

The underground garage entrance ramp is also located on the north side. In the basement floors next to the garage, there are also technical rooms, storage rooms, changing rooms and toilets for cyclists and tenants.

## PARKING I PROSTOR S TUŠEVIMA

Poslovna zgrada ima 255 parkirna mjesta: 217 mjesta u podzemnoj garaži i 38 mjesta na vanjskom parkiralištu na sjevernoj strani zgrade.

Rampa za ulaz u podzemnu garažu smještena je na sjevernoj strani. U podrumskim etažama uz garažu, smještene su i tehni ke prostorije, spremišta, garderobe i sanitarije za bicikliste i zakupnike.

## BUILDING AREA POVRŠINA ZGRADE

refers to one building  
odnosi se na jednu zgradu

floor / etaža	DESCRIPTION / OPIS	GROSS LEASABLE AREA / BRUTO M <sup>2</sup>	NUMBER OF PARKING SPACES / BROJ PARKIRNIH MJESTA
G (-2) P (-2)	garage, storage, technical facilities garaža, spremišta, tehni ki prostori		115
G (-1) P (-1)	garage, storage, technical facilities garaža, spremišta, tehni ki prostori		102
GROUND FLOOR PRIZEMLJE	lobby, retail units, restaurant ulazni prostor, trgovine, restoran	965	38
1 <sup>st</sup> FLOOR 1. KAT	working area - offices radni prostor - uredi	1,110	
2 <sup>nd</sup> FLOOR 2. KAT	working area - offices radni prostor - uredi	1,468	
3 <sup>rd</sup> FLOOR 3. KAT	working area - offices radni prostor - uredi	1,515	
4 <sup>th</sup> FLOOR 4. KAT	working area - offices radni prostor - uredi	1,635	
5 <sup>th</sup> FLOOR 5. KAT	working area - offices radni prostor - uredi	1,635	
6 <sup>th</sup> FLOOR 6. KAT	working area - offices radni prostor - uredi	1,635	
<b>total / ukupno</b>		<b>9,963</b>	<b>255</b>

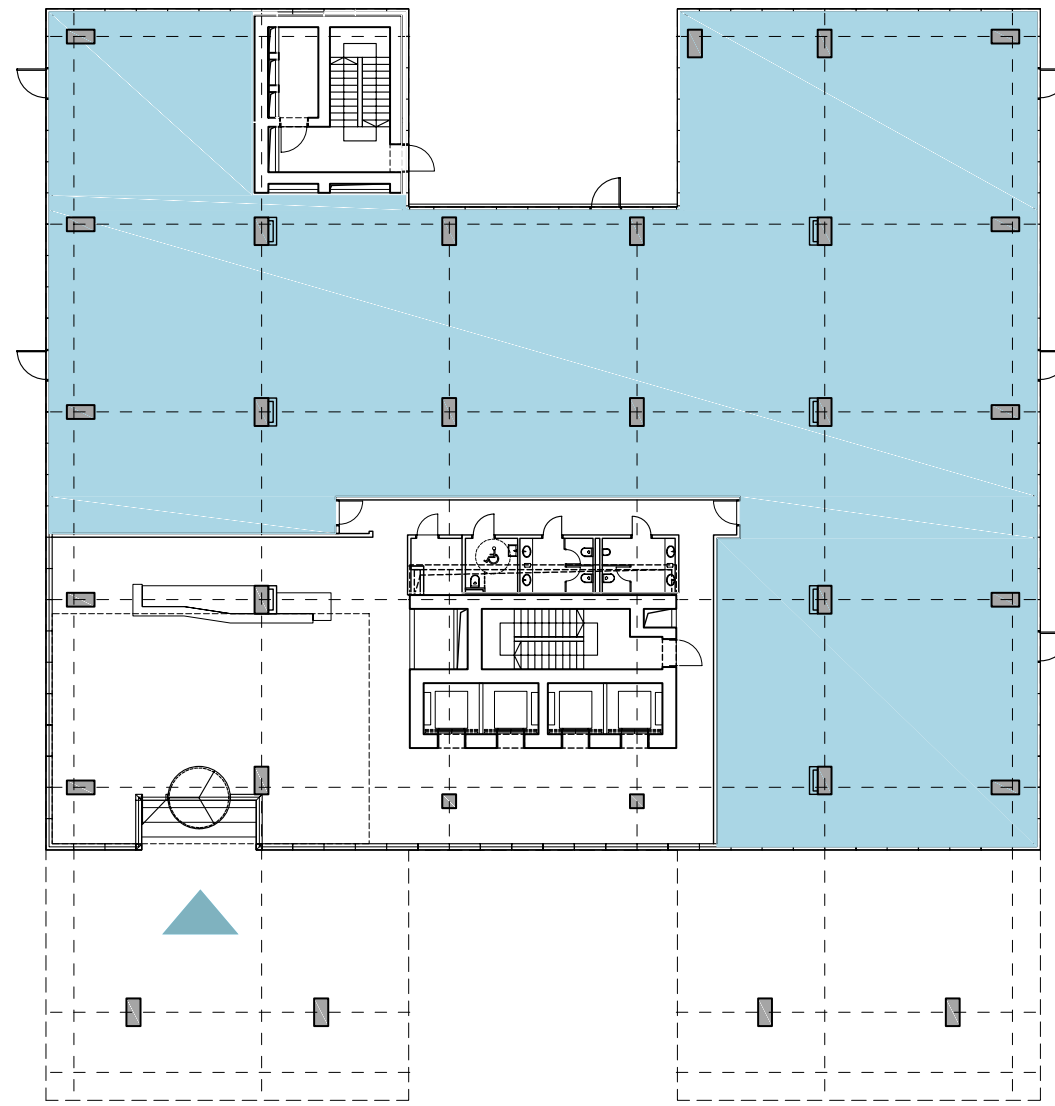
\*Offices from 150 - 1,600 m<sup>2</sup> per floor

\*Uredi od 150 - 1.600 m<sup>2</sup> po etaži

# C

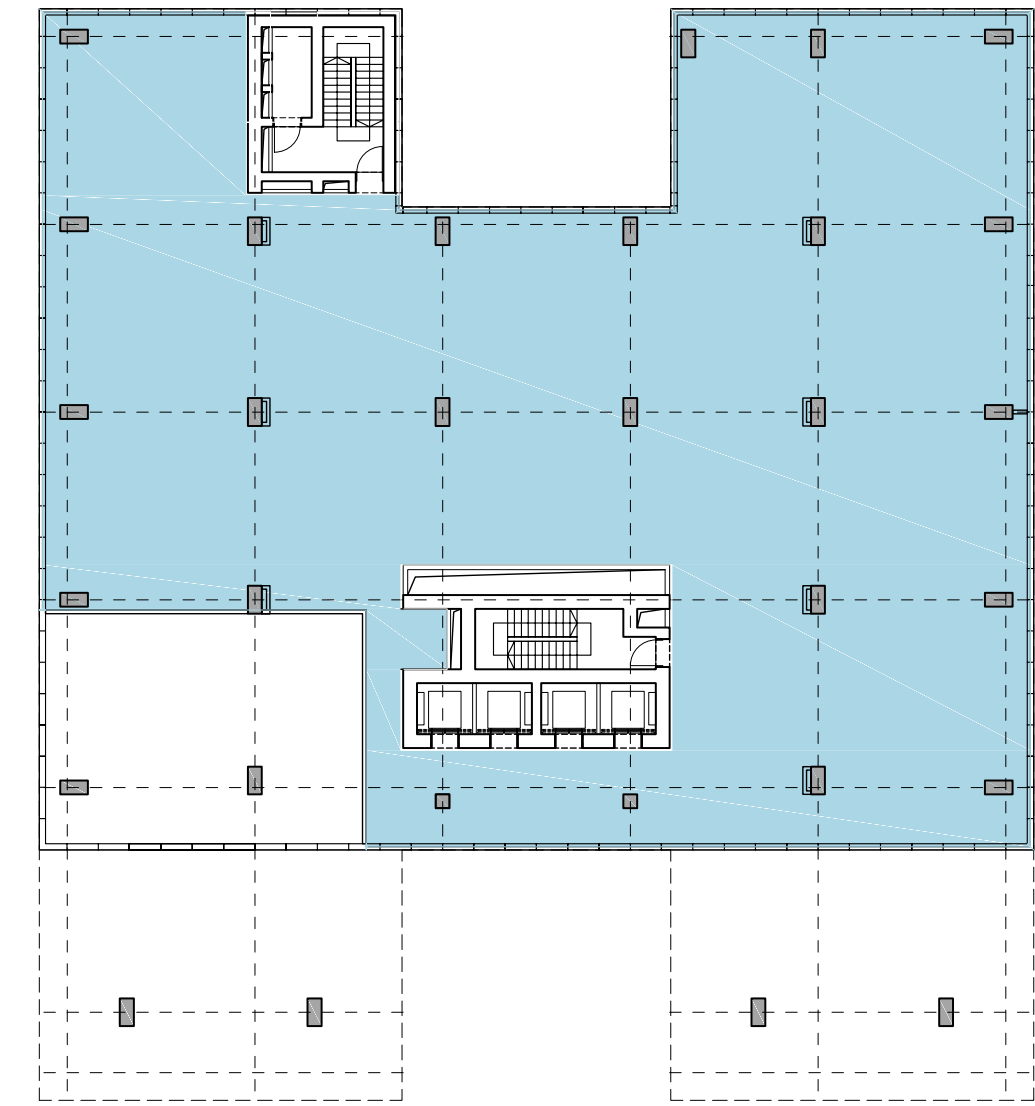
GROUND FLOOR  
PRIZEMLJE

**965 m<sup>2</sup>**



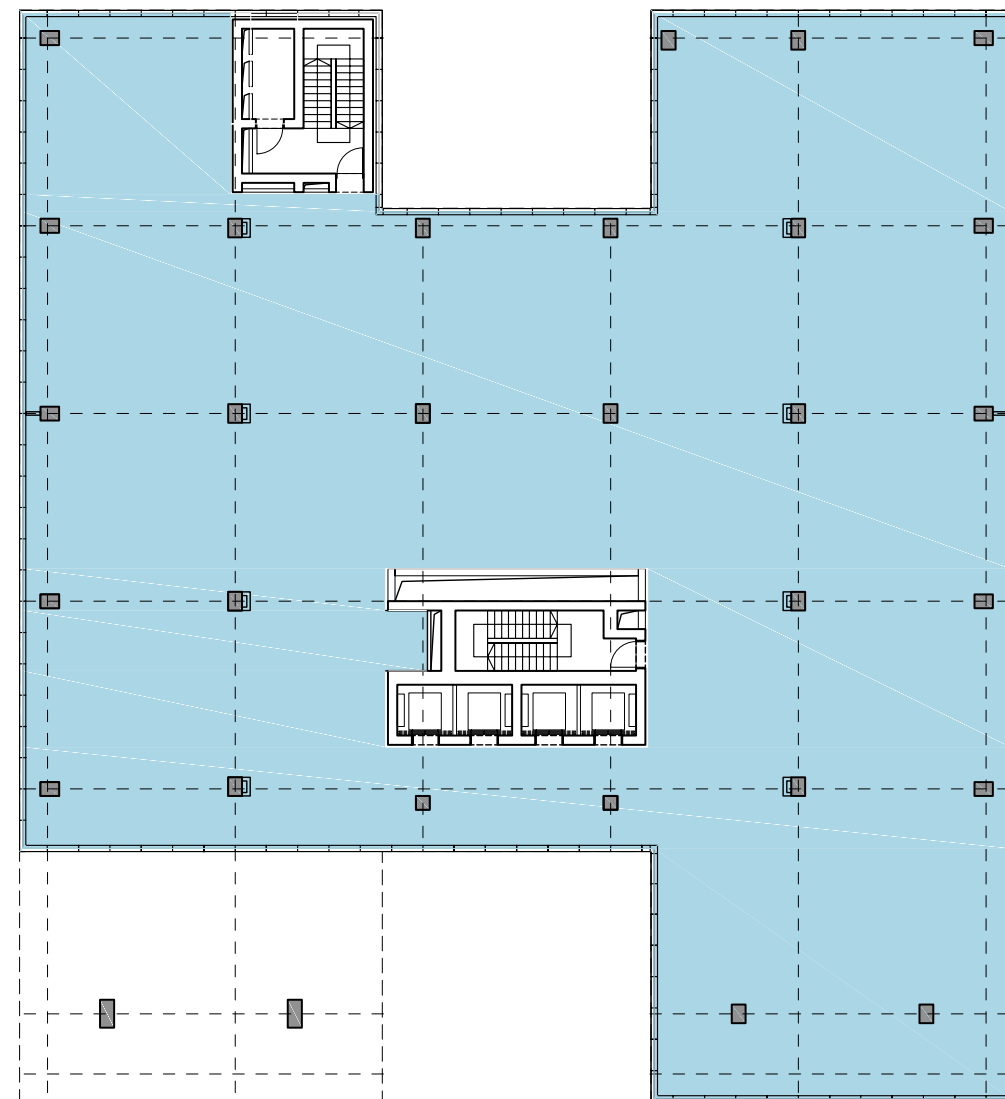
1st FLOOR  
1. KAT

**1,151 m<sup>2</sup>**



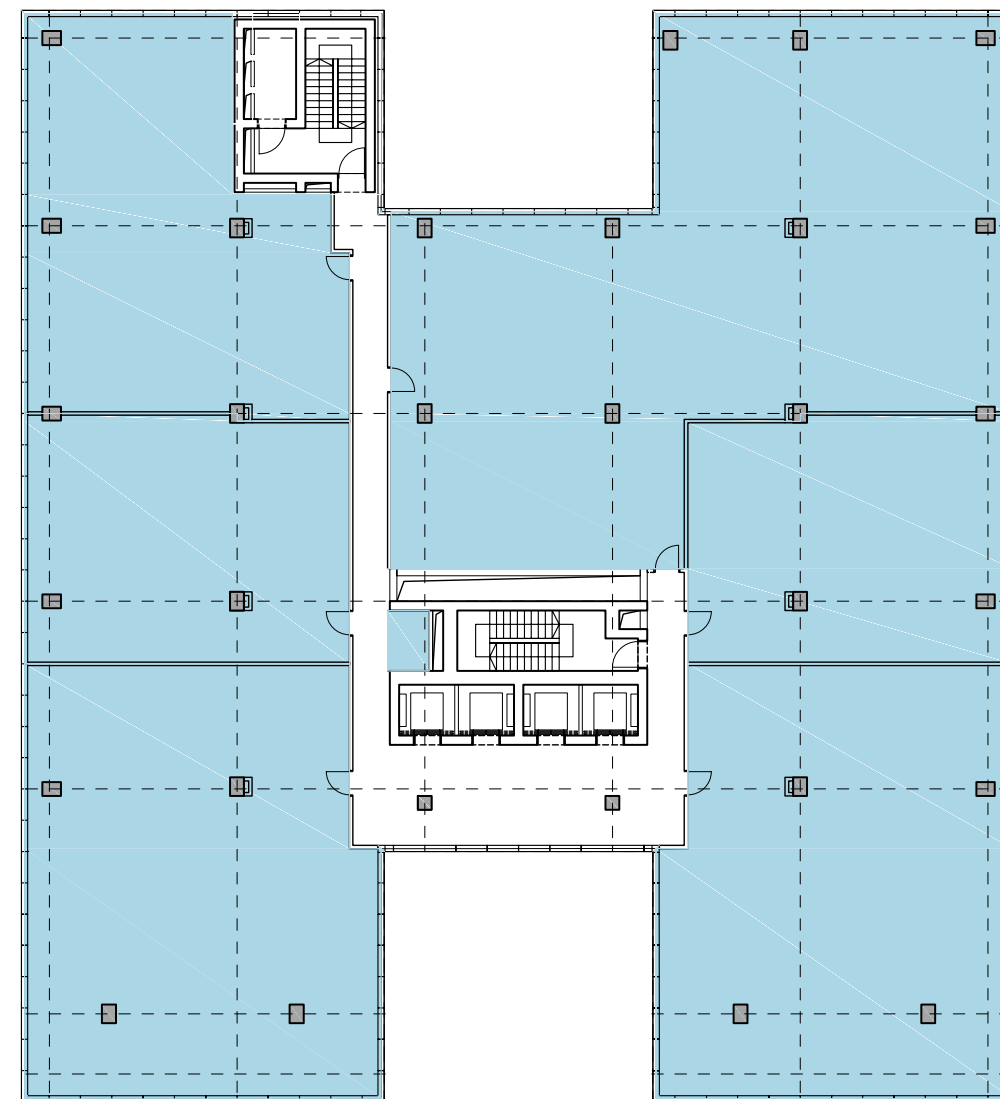
2nd FLOOR  
2. KAT

**1,468 m<sup>2</sup>**



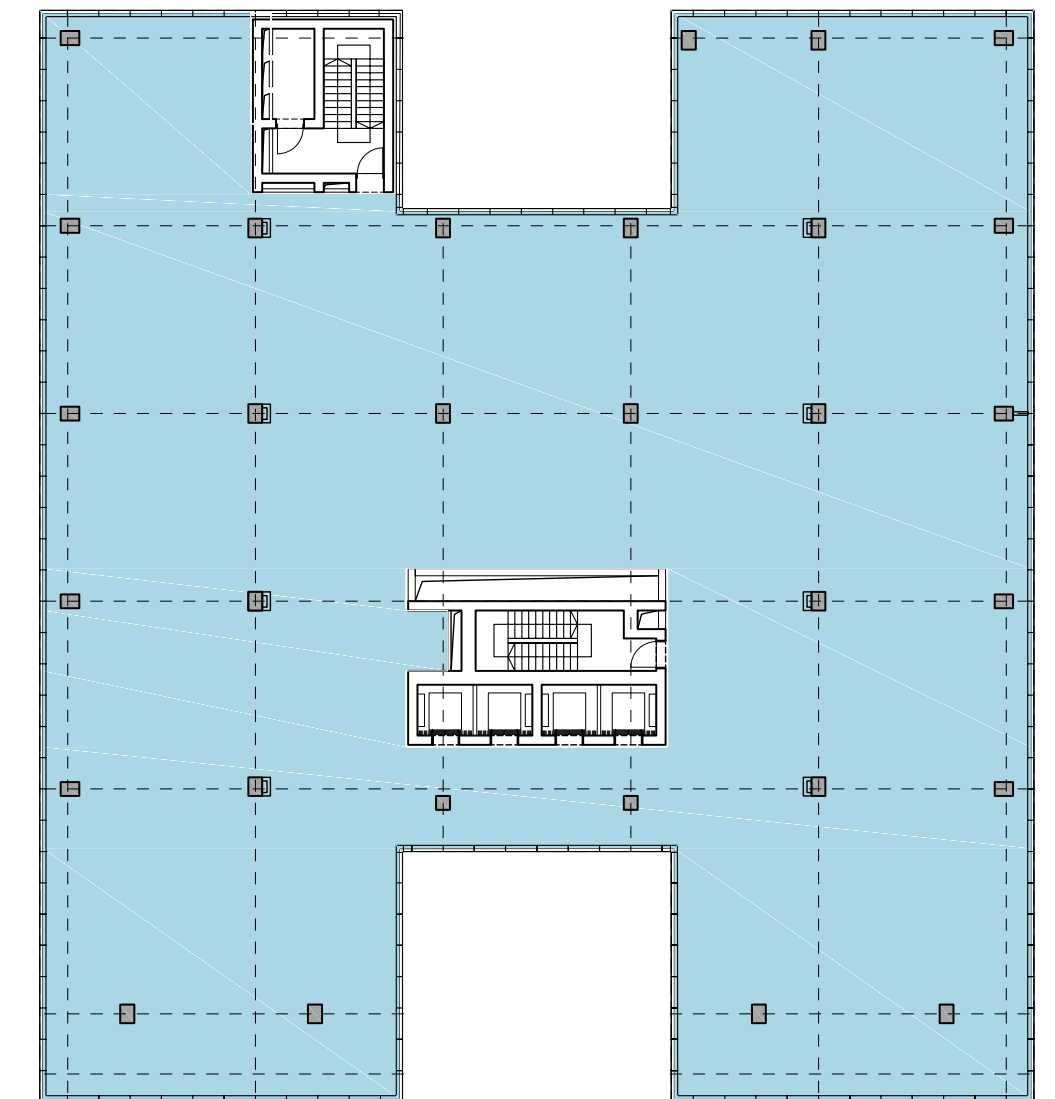
3rd FLOOR  
3. KAT

**1,515 m<sup>2</sup>**



4th-6th FLOOR  
4.-6. KAT

**1,635 m<sup>2</sup>**







## SPECIFICATIONS

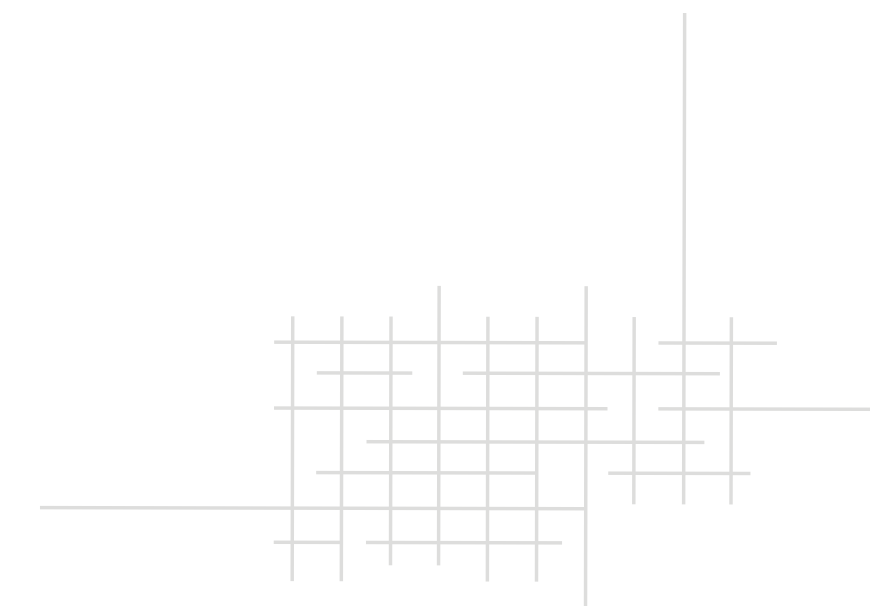
### GENERAL INFO

Three office buildings  
Each building parcel covers approximately 6,000 m<sup>2</sup>  
The total surface area of each building is over 20,000 m<sup>2</sup>  
Each building offers 10,000 m<sup>2</sup> of leasable area, with 150 - 1,600 m<sup>2</sup> 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  
NFPA 101 Life Safety Code, 88A Standard for Parking Structures, 13 Standard for the Installation of Sprinkler System

## SPECIFIKACIJE

### OPĆE INFORMACIJE

Tri poslovne zgrade  
Površina parcele svake zgrade iznosi približno 6.000 m<sup>2</sup>  
Ukupna površina svake zgrade je preko 20.000 m<sup>2</sup>  
Oko 10.000 m<sup>2</sup> prostora za iznajmljivanje u svakoj zgradi, s uredima veličine od 150 - 1.600 m<sup>2</sup> 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  
Profil je su kombinacija stakla i aluminijskih profila  
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

# 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 vatrodjave 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





▲ Avenue Centre, Croatia ▼ GTC Fortytone, Serbia

# GTC |

GTC Group is the leading investor and developer of commercial real estate focused on the Central and Eastern European markets. During 25 years of its activity, GTC has:

- developed 76 commercial properties, offering over 1 300 000 m<sup>2</sup> of lease area
- purchased 18 commercial properties, offering over 260 000 m<sup>2</sup> of lease area
- developed residential projects offering approx. 380 000 m<sup>2</sup> of floor space.

Today, GTC actively manages the real estate portfolio of 54 commercial buildings providing 854 000 m<sup>2</sup> of office and retail space. In addition, GTC has a development pipeline of 420 000 m<sup>2</sup> retail and office properties in capital cities of Central and Eastern Europe, thereof 54 000 m<sup>2</sup> under construction.

With head office in Warsaw and regional offices in Romania, Serbia, Croatia, Bulgaria, and Hungary, GTC is well structured to manage the portfolio of commercial real estate properties across the region.



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



GTC Grupa vode i je investitor i developer poslovnih nekretnina fokusiran na tržištu Srednje i Isto ne Europe. Tijekom 25 godina aktivnosti, GTC je:

- razvio 76 trgova kih nekretnina, s više od 1 300 000 m<sup>2</sup> površine za iznajmljivanje
- kupio 18 poslovnih objekata, s više od 260 000 m<sup>2</sup> površine za zakup
- razvio stambene projekte koji nude cca. 380 000 m<sup>2</sup> površine

Danas, GTC aktivno upravlja portfeljem od 54 poslovne zgrade koje pružaju više od 854.000 m<sup>2</sup> poslovnog i prodajnog prostora. Osim toga, GTC ima razvojni cjevovod od 420 000 m<sup>2</sup> maloprodajnih i uredskih nekretnina u glavnim gradovima srednje i isto ne Europe, od ega je 54 000 m<sup>2</sup> u izgradnji.

Sa sjedištem u Varšavi i regionalnim uredima u Rumunjskoj, Srbiji, Hrvatskoj, Bugarskoj i Ma arskoj, GTC je dobro strukturiran za upravljanje portfeljem komercijalnih nekretnina u cijeloj regiji.





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chance to make a  
first impression.

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