

MEGI Office Center in a nutshell



Key specifications

Building shell and lobby

Full glass facade on structural (modulation of +/- 80 cm) and classical framing (modulation of 300 cm).

A main large lobby distributes the whole building with two panoramic lifts and a large stairway. Luxurious finishing is used, including a granite flooring and an atrium covering the whole space.

Office floors

Flexible office space allowing both closed and landscape office concepts

Free height of min. 270 cm (300 cm on the ground floor).

Suspended ceiling (30cm) and raised floor (15cm) for clean and flexible technical distributions.

Acoustic ceiling.

Office bearing capacity of 300 kg/sqm.

Flexible flooring.

HVAC (Heating, Ventilation and Air-Conditioning)

Fan coil air-conditioning system (4 ducts) allowing both heating and cooling in middle season.

End-user temperature regulation is possible.

Each building floor has 4 independent ventilation units providing pretreated air flow of 35 m³/person at ↓ 0.3 m/s (filtering, cooling and heating).

Winter mode-city heating, with automatic measurement and regulation.

Individual meters for each section.

Multi-Usage floor

On -1, a large multi-usage space is provided with free height of 420 cm, storage and loading areas.

The purpose can be (one or several):

- ❑ cafeteria for the employees
- ❑ conference center (can accommodate up to 1000 people with industrial kitchen, full air conditioning and movable wall panels)
- ❑ data center
- ❑ exclusive client area
- ❑ office space
- ❑ extra parking
- ❑ treasury

Electrical

Structured cabling system

Flexible electrical distribution via the raised floor and floor boxes.

Each floor is divided into 4 zones. Each zone has NORMAL and EMERGENCY boards and meters.

Diesel generator of 270 KVA is installed for EMERGENCY distribution.



MEGI Office Center

MEGI



Leasing Agent:

FORTON

Commercial Property Advisers

Forton MKA D.o.o. Skopje
8-Ma Udana Brigada 20b Kat 2
1000 Skopje
Republic of Macedonia

Mob : +389(0)78 360 102
Tel : +389 (0)2/310 1000
Fax : 389 (0)2/310 1001
E-mail : info@forton-mka.com
www.forton-mka.com

Visit Our Website
www.megicenter.com

MEGI Office Center
inspire your business



Office Center MEGI in a nutshell

Urban location

The MEGI Office Center offers:

- ▣ 6500 sqm of Grade A office environment on 5 levels based on Western European standards
- ▣ the building is suitable for single or multiple tenancy
- ▣ strong building identity
- ▣ close to the city center, easy access
- ▣ 123 parking places
- ▣ a convenient flexible space of 2500 sqm on -1 for office extension, datacenter, conference center, customer area, showroom, etc.
- ▣ contemporary architecture (Dr. Arch Raimondo Flaccomio, IUAV, Italy)

Expected delivery

Q3 / 2010

Location in the city, accessibility

The building is located 10 min driving out from the chaotic center of Skopje, on the river quay of the city.

The Office Center MEGI is only 700m from the main transport centers (Railway and Bus Stations). Access to the airport is easy, as well as for the main road to Belgrade, Thessaloniki or Sofia.

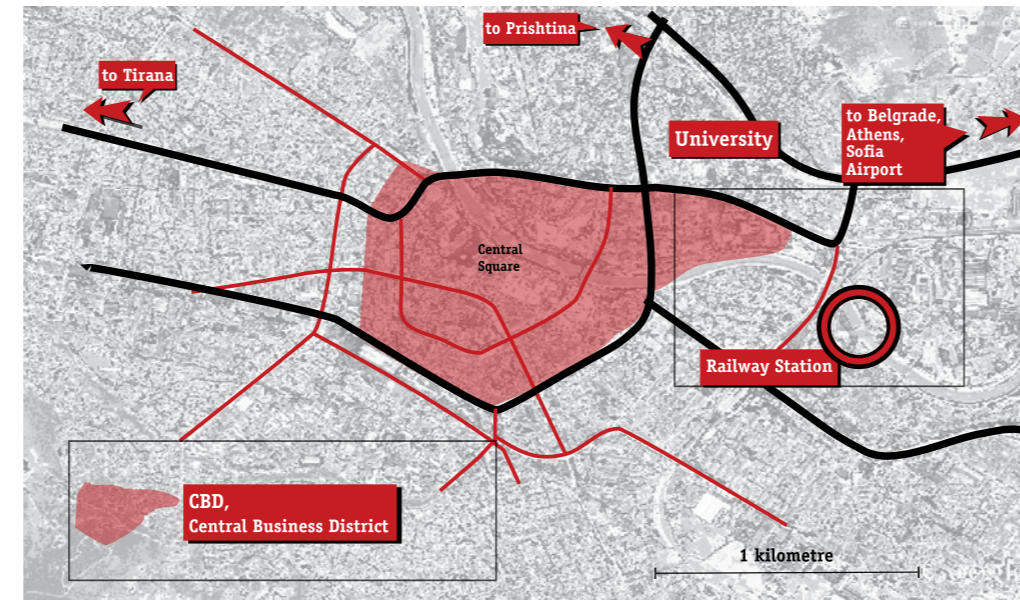
Access by foot and by bike is excellent. The river bank offers a safe and convenient path for this.

Areas of the MEGI Office Center

Floors	GEA	GLA
5	1,239	1,317
4	1,264	1,346
3	1,264	1,346
2	1,264	1,346
1	2,220	1,087
-1	2,767	2,043
-2	2,472	
Total	12,489	8,485

GEA: Gross External Area, or built area.

GLA: Gross Leased Area, or space subject to a lease contract, including parts of the shared spaces



BMS (Building Management System)

A centralized management platform interconnects the main technical components of the building (heating system, cooling system, ventilation system, electricity,...).

This allows: - to define the best global building performance for the users, based on the user requirements

- to have a clear sharing out of the costs between tenants

- to monitor usage and to detect defaults

Security

Digital CCTV system

Access control at office and parking entries (incl. gates)

Dedicated security room

Night building lighting

24h/24 security surveillance

Safety

Whole building is under sprinkler extinguishing system

Smoke and CO detections

Lightning protection

Circulation is ready for disable people

