



CRYSTAL BUSINESS CENTER

The difference is crystal clear.

38-40 Osogovo Street
Sofia, Bulgaria

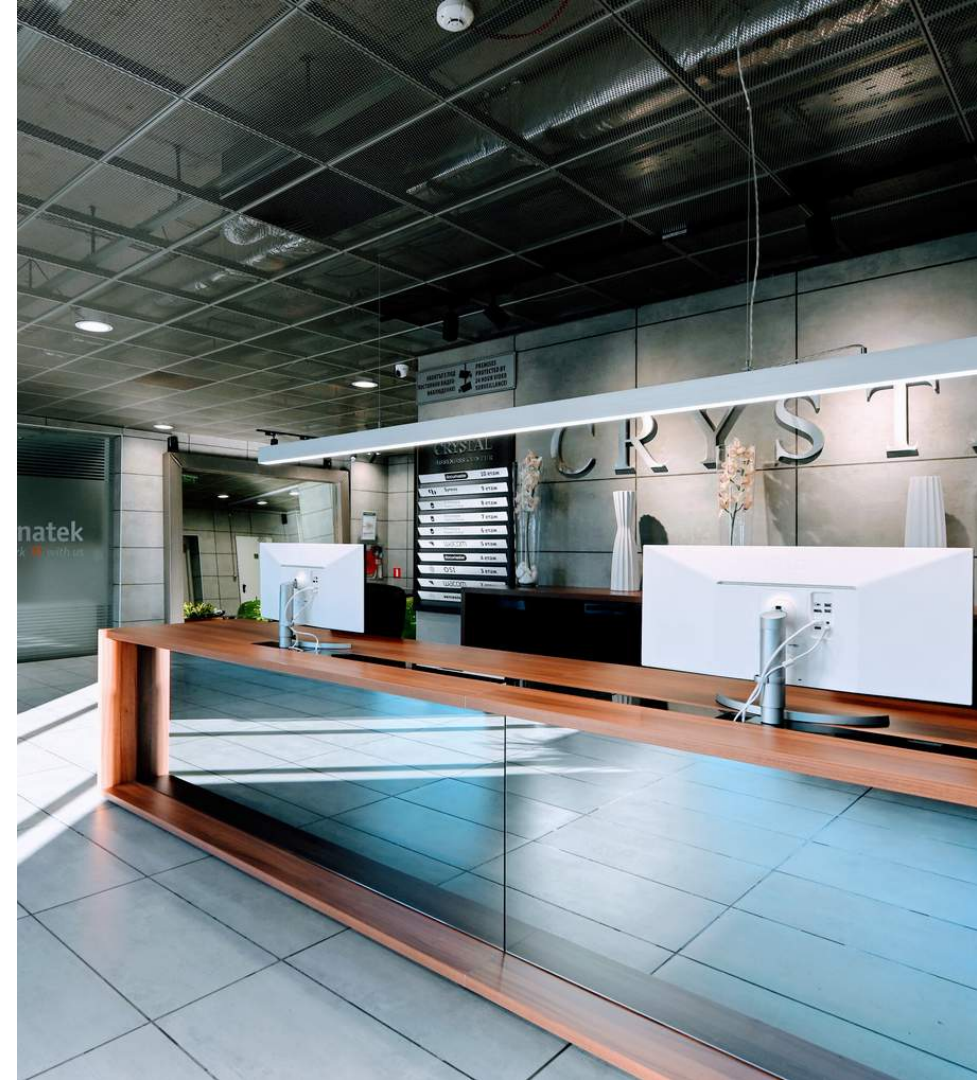


OFFICES FOR LEASE

The Building

At 38-40 Osogovo Street, in the heart of Sofia's most developed office district and overlooking Todor Alexandrov Blvd., one of the major transportation links to downtown and the Western districts, Crystal Business Center offers 8,000 square meters of open space office floors, flexible coworking space, reception area, dining area, and underground parking. With the metro station being a step away, our tenants enjoy the ease of commute and access to all that the capital has to offer.

Completed in 2010, Crystal Business Center is an office building that meets the highest standards of property development and management, a AAA standard. Both the interior and exterior are in line with the latest trends in high-level office building construction. Find your business a new prestigious home at the heart of Bulgaria's capital.



*Location: 38-40 Osogovo Street
1303 Sofia, Bulgaria*

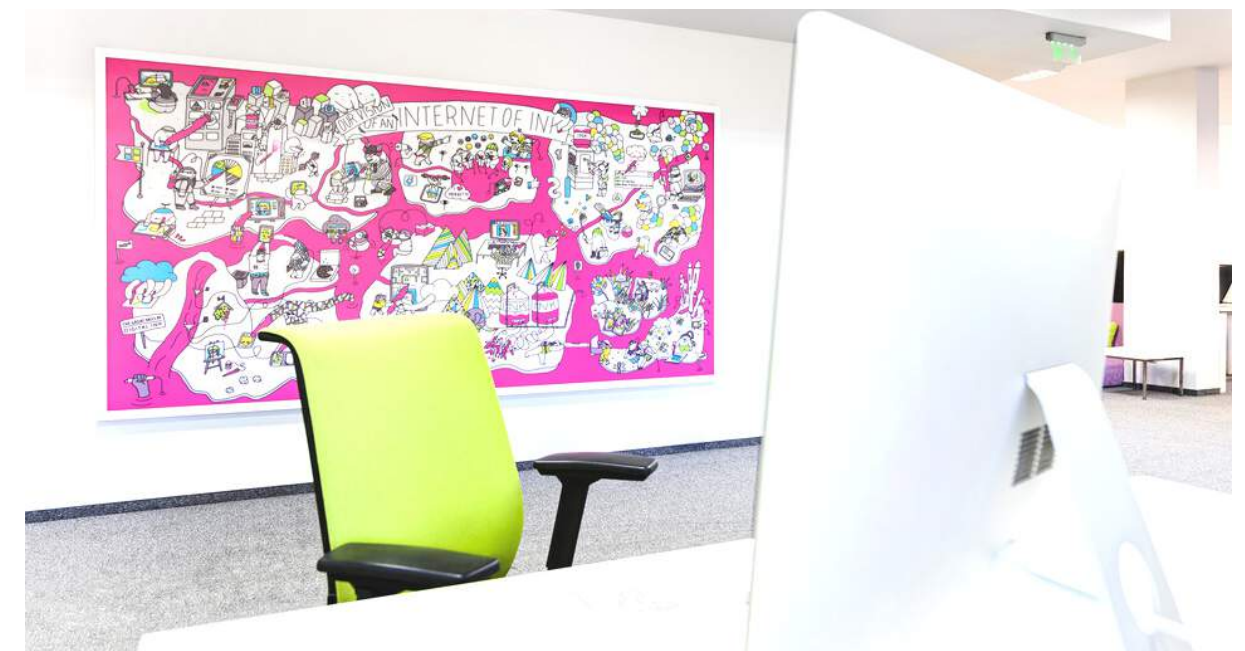
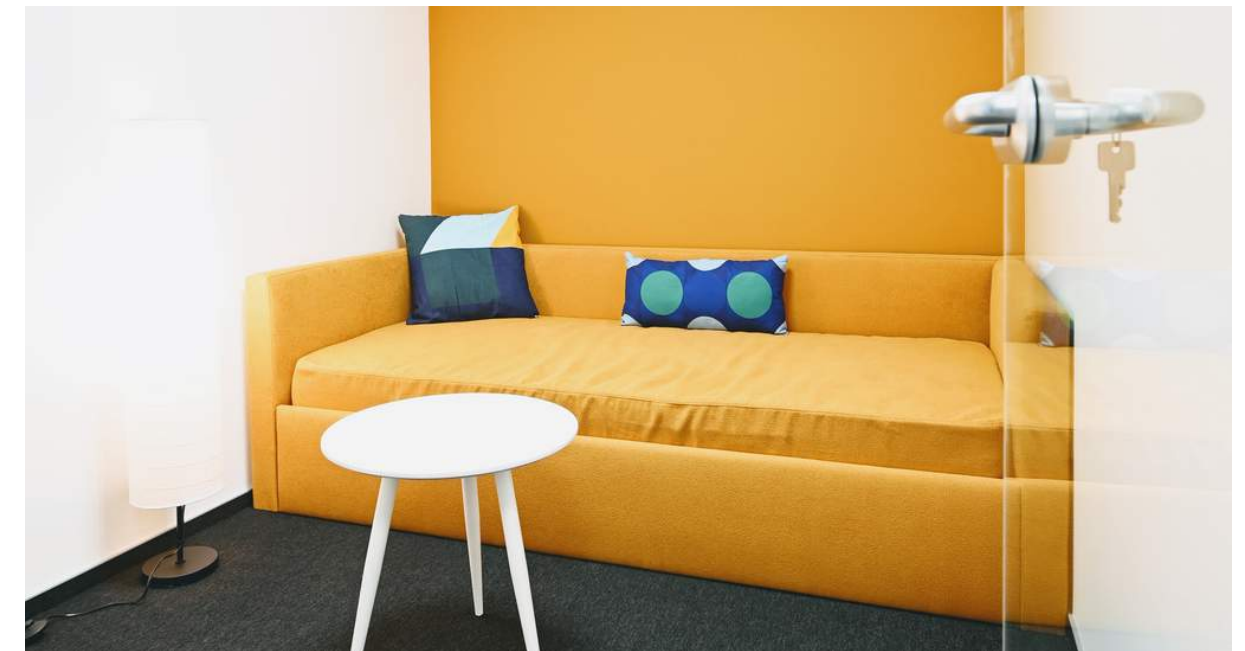
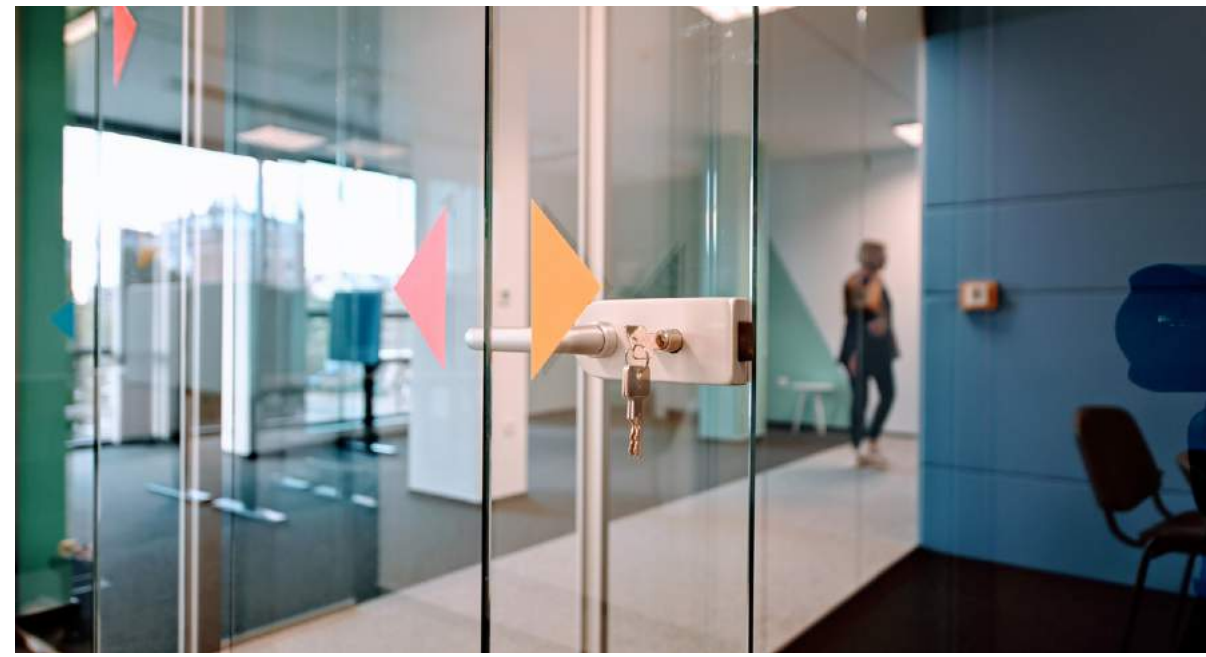
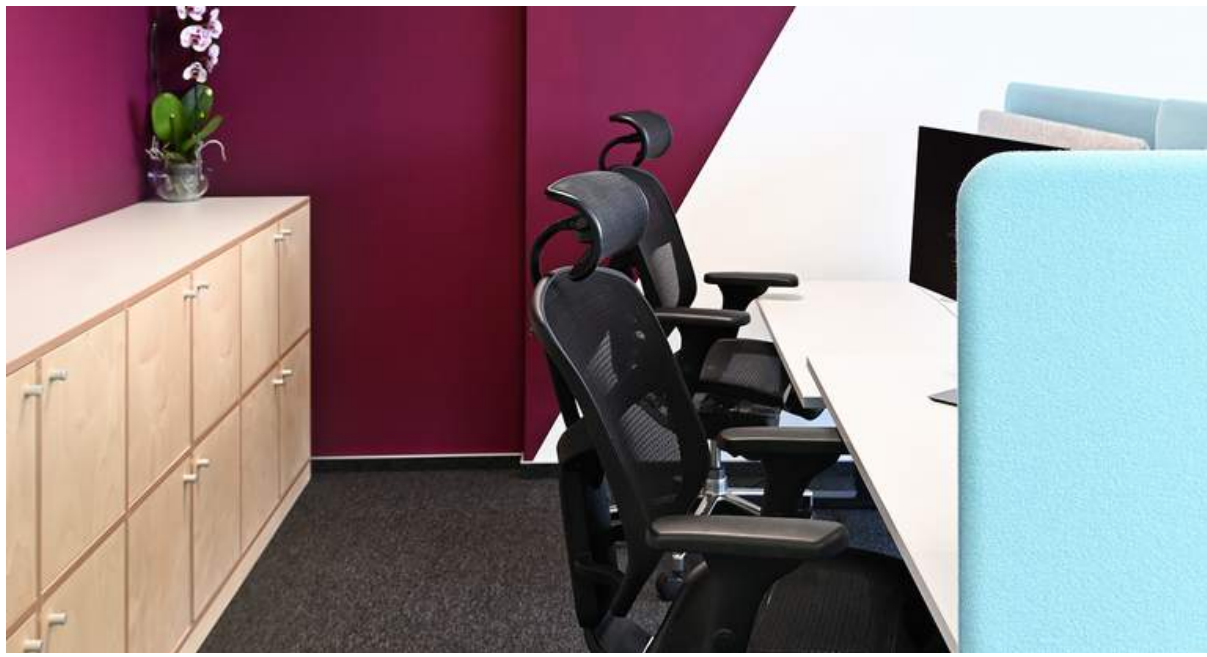
Year of construction: 2010

*Opalchenska metro station next to the
building entrance*





BUILDING SIZE	8,000 sqm 10 floors above ground 2 underground parking levels Offices: up to 690 sqm
HVAC	4-piped heating, ventilation and air-conditioning system <i>CARRIER</i> providing fresh air supply Superior indoor air quality Separate ventilation of server rooms
AMENITIES	Reception desk & lobby Ground-level restaurant BMS control system including automated utilities expenses distribution 24/7 security and CCTV Card access control system
FIRE SAFETY	Fire alarm system Fire extinguishing system at the parking levels and for the server rooms
OFFICE SPACE	Open space offices Floor-to-ceiling vision glass & daylight harvesting Panoramic city views Openable windows Raised floors Ceiling height: 2.74 m
ELEVATORS	2 passenger elevators <i>ORONA INDUSTRIAL</i> ; 2 m/s
POWER SUPPLY	Electrical infrastructure by <i>SCHNEIDER ELECTRIC</i> AVR power supply First category electrical power supply: emergency power supply provided from a second power substation



Location

A city with its own unique vibe, Sofia is a renowned hub for international companies operating in the fields of information technology, business process outsourcing, customer service, and many others. At the heart of it all is the most developed business district rising along Todor Alexandrov Blvd., with Crystal Business Center taking one of the best spots.

Sofia is where culture meets outdoor living, local and international dining, and famous nightlife. One metro stop or a short stroll away, our tenants can also enjoy downtown's vibrant art scene, stand-out bars and restaurants, and cultural attractions and events. All main tourist spots, major government institutions, historic buildings and shopping centers are around the corner.

On weekends, Vitosha Mountain, right on the city's outskirts, is a popular destination for hikes and zip line rides in summer, and for skiing in winter.



Crystal Business Center overlooking Todor Alexandrov Blvd. and Sofia downtown at night.



Council of Ministers

Presidency

Courthouse

Central Department Store

Mall Of Sofia

Metro station

Tram station

CRYSTAL
BUSINESS
CENTER

Amenities & Features

PROFESSIONAL RECEPTION FOR YOUR VISITORS

You can count on our high-qualified staff to make a radiant first impression on your business partners and customers as well as to assist you with any queries.

ON-SITE RESTAURANT

Choose the daily menu at the Delicious House and enjoy your lunch with coworkers and friends.

You can also have your home-made meal in your office kitchenette.

SECURE UNDERGROUND PARKING

Park conveniently in our underground parking for a smooth start of the day, and later head off home or downtown fast and easy via Todor Alexandrov Blvd.

BMS & ACCESS CONTROL

The implemented building management system features card access control, automated utilities expenses distribution, 24/7 security and CCTV.

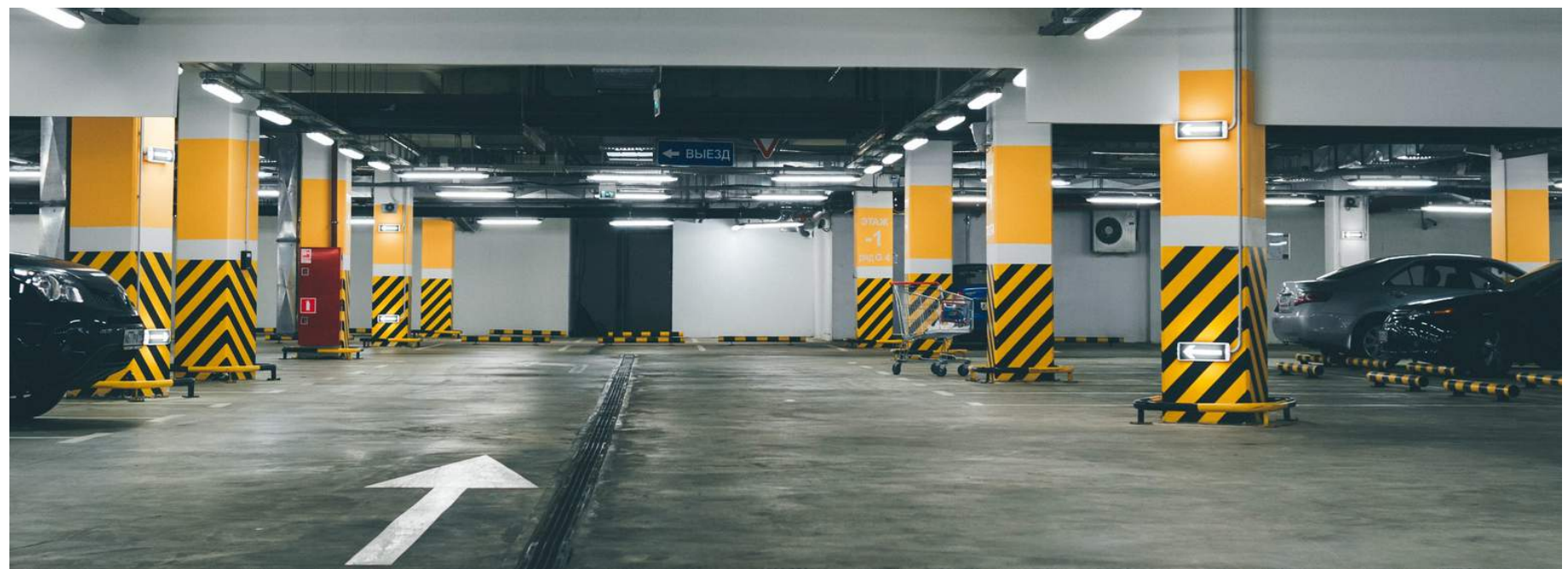
PANORAMIC VIEWS

Spend every workday in front of a floor-to-ceiling vision glass ensuring panoramic city views and enhancing your creativity. The openable windows, a rare feature of office buildings, ensure fresh air for fresh ideas.



Get social, get creative, get productive.

We, at Crystal Business Center, are committed to create the optimal environment to enhance your work-life balance.





The Neighborhood

Crystal Business Center, rising in the heart of the most central business district, benefits from the vibrant surrounding neighborhood to inspire big ideas. A few blocks away and you are standing in front of the National Gallery (former Royal Palace), the Presidency, Ivan Vazov National Theater, St. Alexander Nevsky Cathedral, immersing in the history of the second oldest city in Europe.

Crystal Business Center sits directly atop the Opalchenska metro station and between Alexander Stamboliyski Blvd. and Todor Alexandrov Blvd. that serve as two of the main arteries of downtown Sofia. This dynamic area includes boutique shopping, entertainment and services at Mall of Sofia such as banks, dry cleaning and car wash, restaurants, coffee shops & food court as well as nearby supermarkets Billa & Lidl, farmers' market Dimitar Petkov and access to outdoor green spaces including Park Vazrazhdane with its brand new aqua park and Sportna Sofia sports complex.





Floor Plans

Each office is leased completely ready for use - with finished ceilings, latex painted walls, raised floor, openable windows for fresh air and access to all services and systems of the office building.

We offer individual solutions for your new office which can be outfitted by us based on your custom interior design.

BUILDING SIZE

8,000 sqm
10 floors above ground
2 underground parking levels
Office size: up to 690 sqm

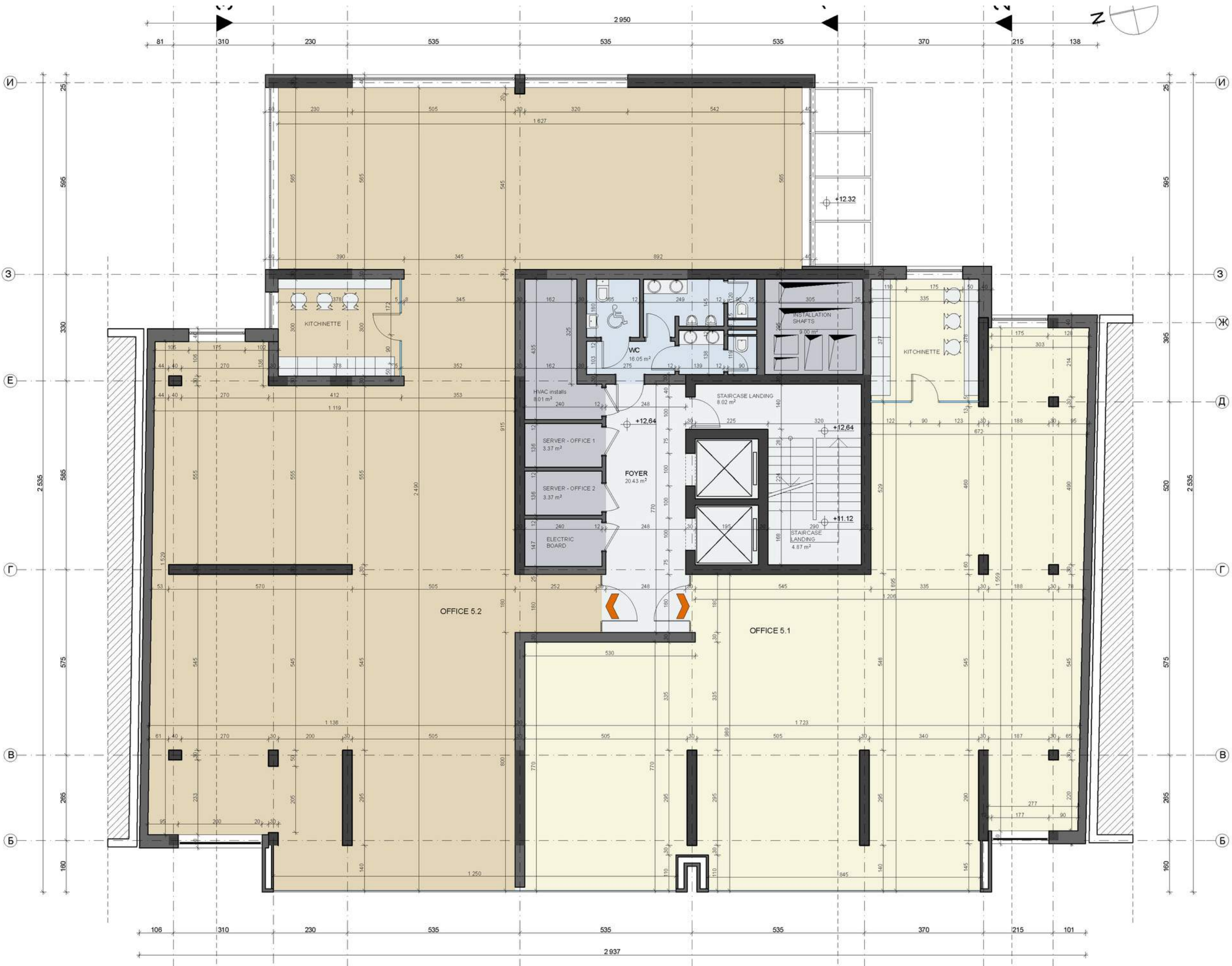
OFFICE SPACE

Floor-to-ceiling vision glass
Raised floors
Ceiling height: 2.74 m
Openable windows
Full floor offices & coworking space

FLEXIBILITY

Open space offices
Floorplate size allowing increased flexibility for high-density users

10 floors of flexible working space and panoramic city views.



Typical office floorplate

Coworking Space

Crystal Business Center has the space for a wide range of businesses and professionals — from a single desk to private offices for as many as 45 employees. The set of amenities include direct fiber internet and WiFi, amenity space, 24×7 secured access, and on-site management. Long-term tenants will also benefit from mail service, registered company address, associated email, and company logo display. Further, you can plan your monthly budget easily because your rent includes all utilities, taxes and fees.

Choosing the coworking space at Crystal Business Center is a perfect choice for any business, large or small, looking for affordable office space. In addition, employees looking to change the setting of working at home, start-ups ready to expand in proper work environment, or entrepreneurs and freelancers in need of privacy and inspiration - are all welcome to rent with us. There are multiple options to match your individual needs:

- **hot desk** for short-term lease (by the day and by the week)
- **dedicated desk** for single use or for teams of up to 8, 10 or 16 people
- **standard private office** for up to 4 people
- **office suite** for 32-45 people
- **conference room** leasable by the hour to tenants and guests

Our lease subscription plans include periods of a month, 6 months or a year, and our long-term tenants may rent a parking space in our underground parking. In addition, our coworking space and rooms can be leased to tenants and guests also for holding organized events.



Freelancers, entrepreneurs, start-ups and companies of all sizes can find the new home of their business in Crystal Business Center.

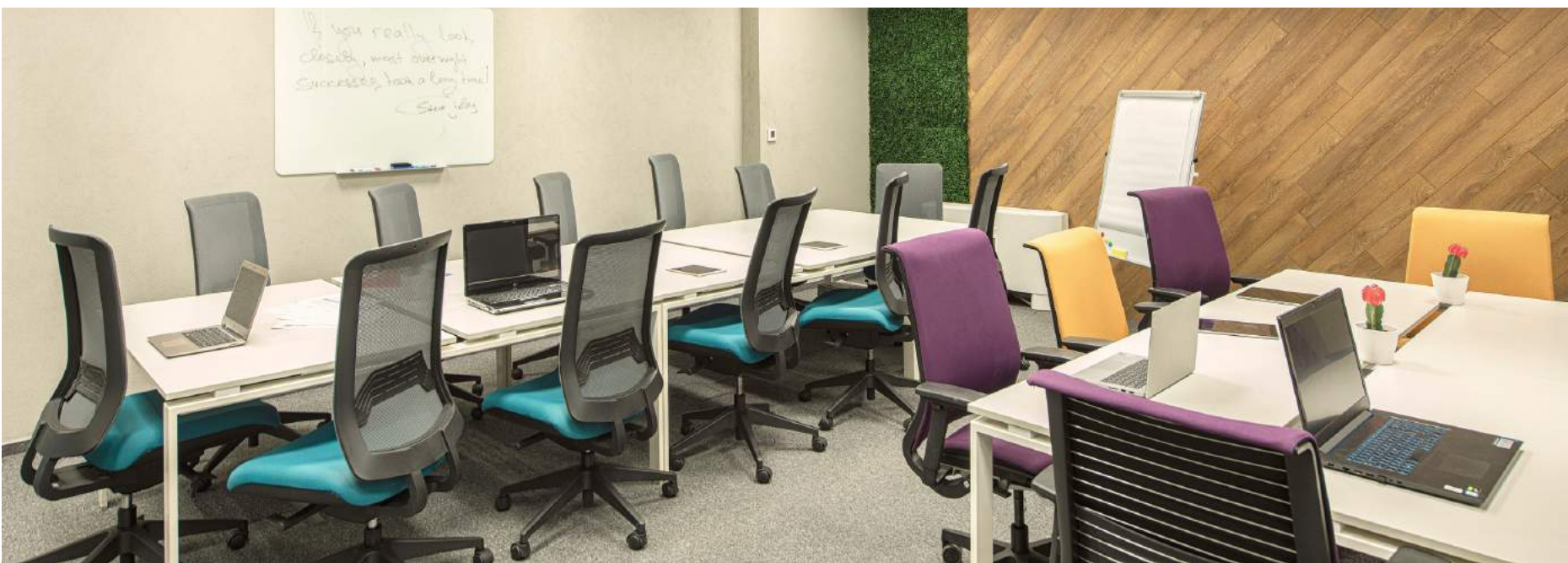
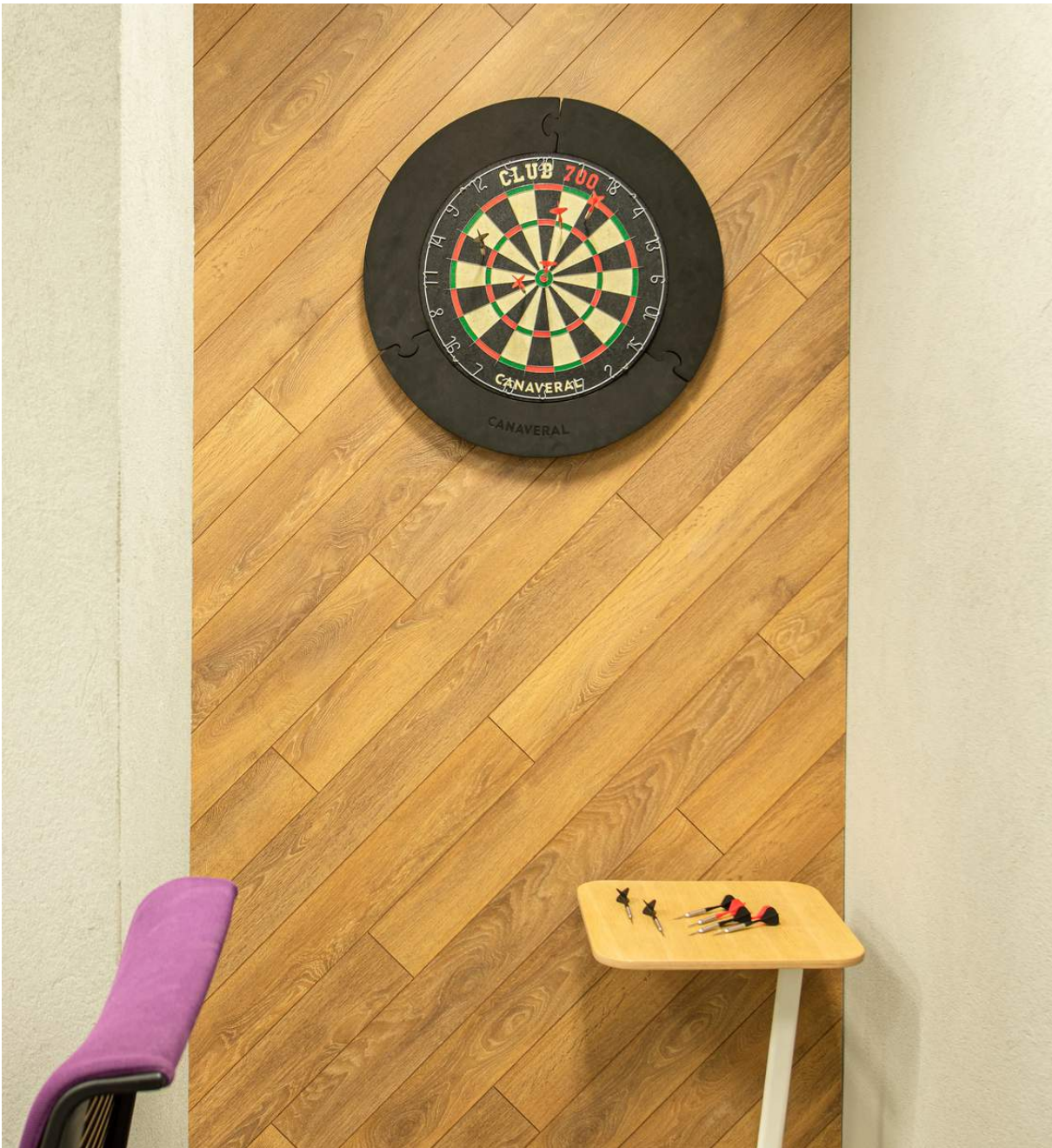
Workspace solutions tailored to your needs

YOUR CHOICE OF WORK SPACE	MAX CAPACITY	STARTING PRICE
Obsidian Hot Desk <i>*Daily and weekly passes available</i>	1 pax	€105/month
Obsidian Dedicated Desk	1 pax	€120/month
Obsidian Dedicated Team Desk	8 pax	€600/month
Onyx/Quartz Private Office	4 pax	€250/month
Jade Dedicated Team Desk	10-16 pax	€1150-€1500/month
Jade Office Suite	32-45 pax	€2700/month
Amber Conference Room <i>*Leased by the hour to tenants & guests</i>	10 pax	€20/hour
Parking space		€65/month

Save your seat at:

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cbcoffice@crystalcorp.bg
www.crystalcorp.bg







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BUSINESS CENTER

The difference is crystal clear.

www.crystalcorp.bg

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Sofia, Bulgaria

