



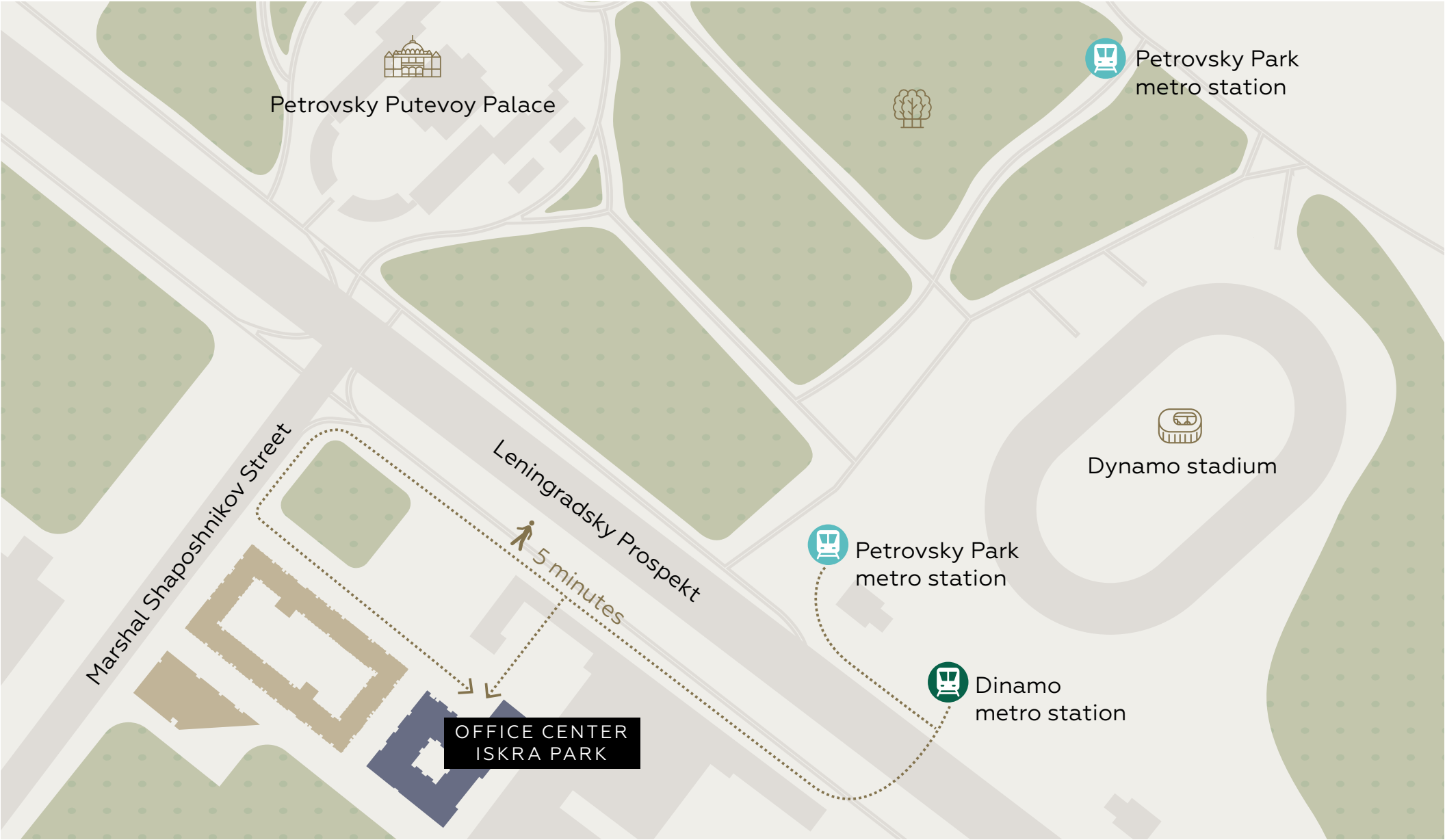
FAAC

Leningradskij avenue 35-b1

495 725 5555

LOCATION

The Iskra-Park is conveniently located near major traffic routes — Leningradsky Prospekt, TTR and Khoroshevskoye highway, which allows choosing the best commuting options. The new metro station Petrovsky Park allows you to get to Moscow International Business Center Moscow-City in a few minutes without changing.



3,65 m
ceiling height



5 minutes on foot
to Petrovsky Park



15 minutes by car to Moscow
International Business Center
Moscow City



Own
infrastructure



5 minutes on foot
to metro "Dinamo"



30 minutes by car
to Sheremetyevo airport

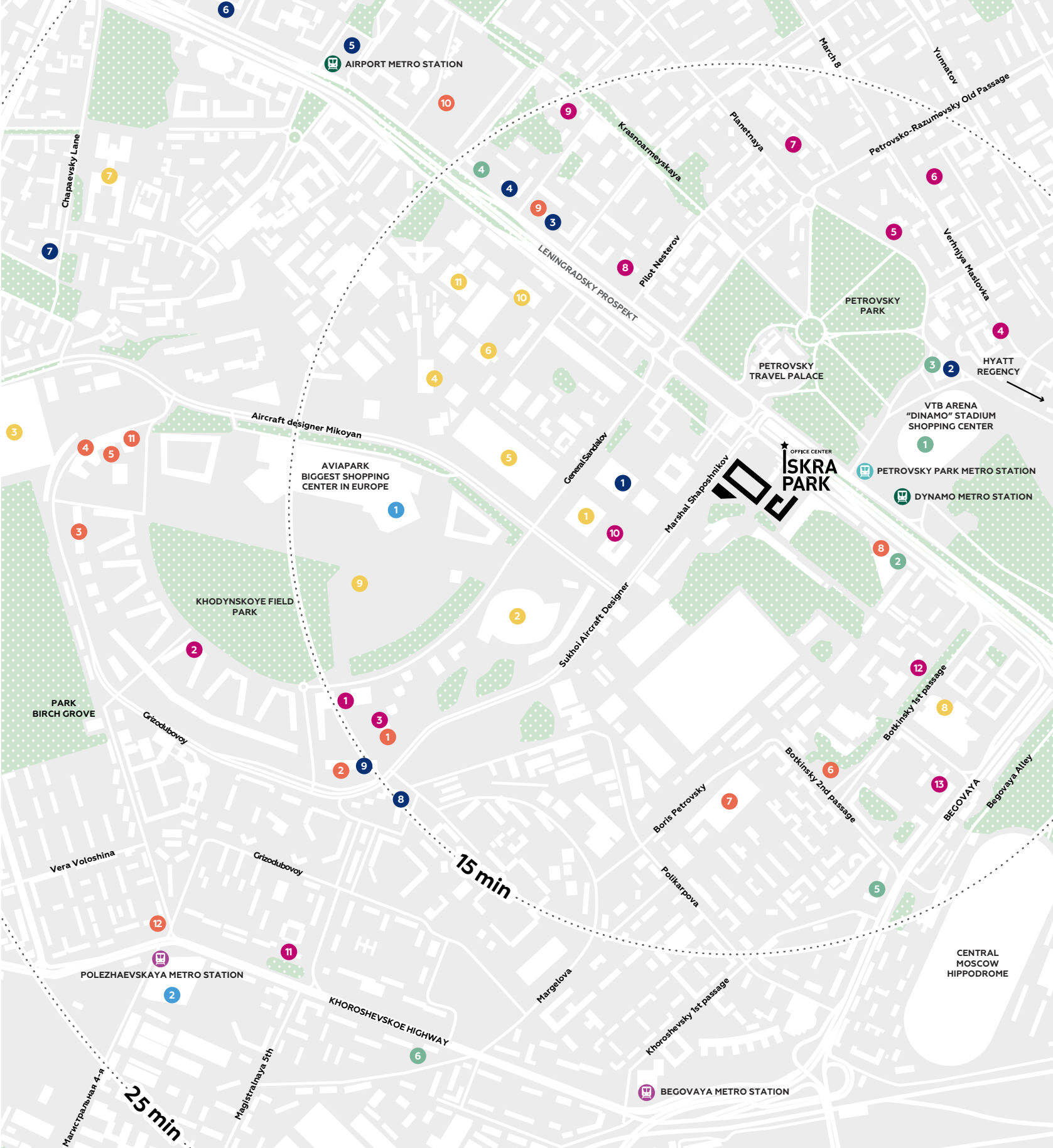
INFRASTRUCTURE

Local infrastructure

- Shops & grocery stores
- Banks & Post offices
- Health institutions
- Cinema & entertainment
- Educational institutions
- Sport & culture

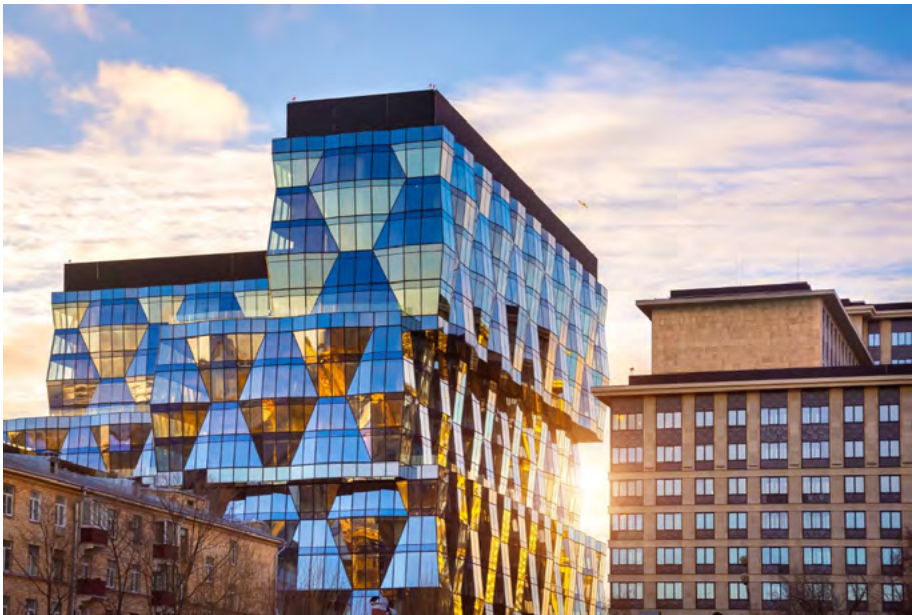
Building facilities

- Conference hall
- Fitness club
- Canteen for tenants
- Cafes & coffee-points
- Restaurant & cigar club
- Mini-market
- Beauty salon



TECHNICAL AND ECONOMIC CHARACTERISTICS

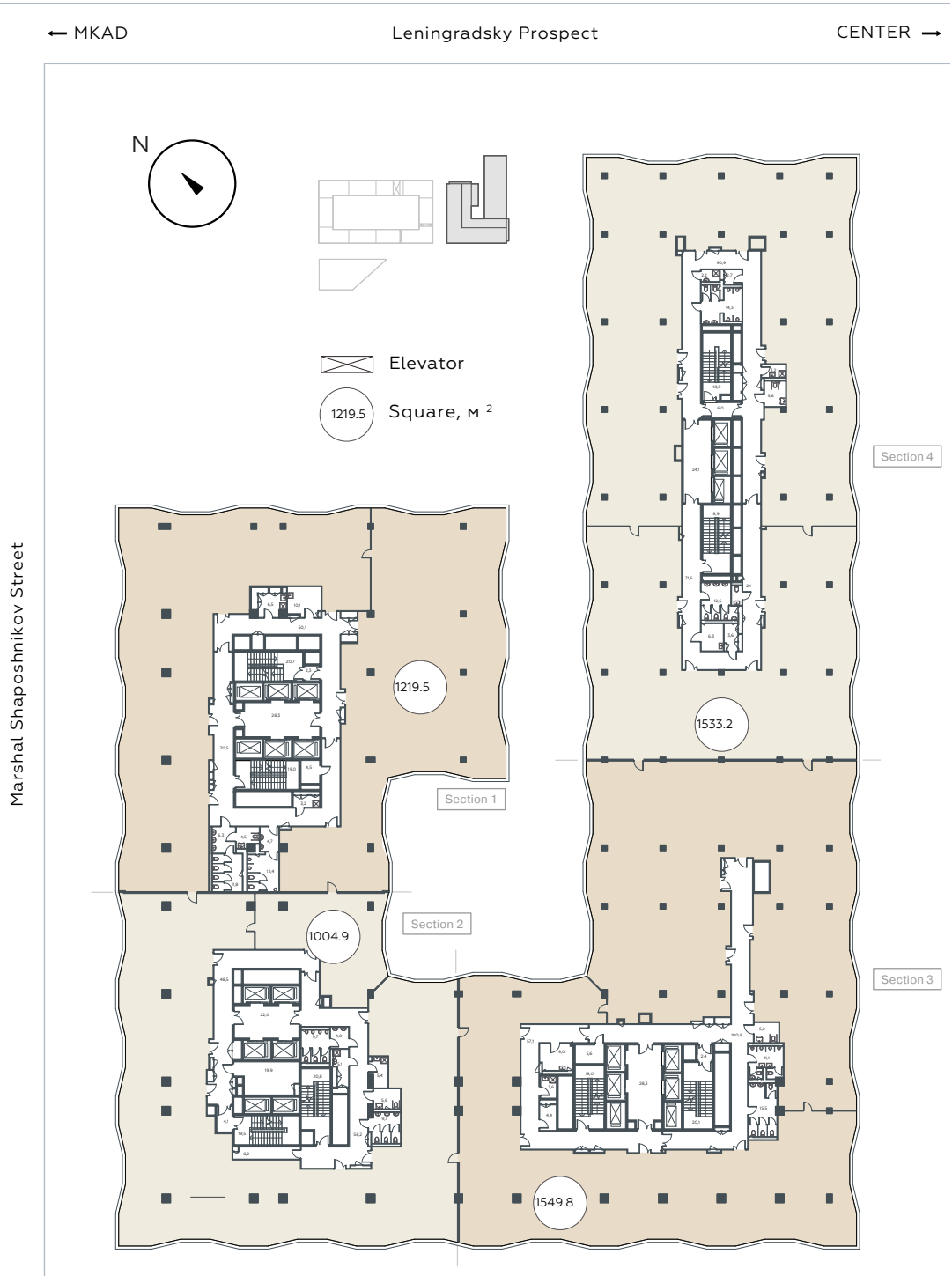
Number of sections	4
Number of ground floors	8-17
TOTAL BUILDING AREA	71 451,4 м²
Including:	
· underground	7 083,9 м²
· ground	64 367,5 м²
Total area of the 1st floor	4 033,0 м²
Total office space (floors 2-17)	58 383,8 м²
Usable office space (floors 2-17)	55 638,1 м²
Number of parking lots	530



PLANNING SOLUTIONS

2–8
floors

Building 3



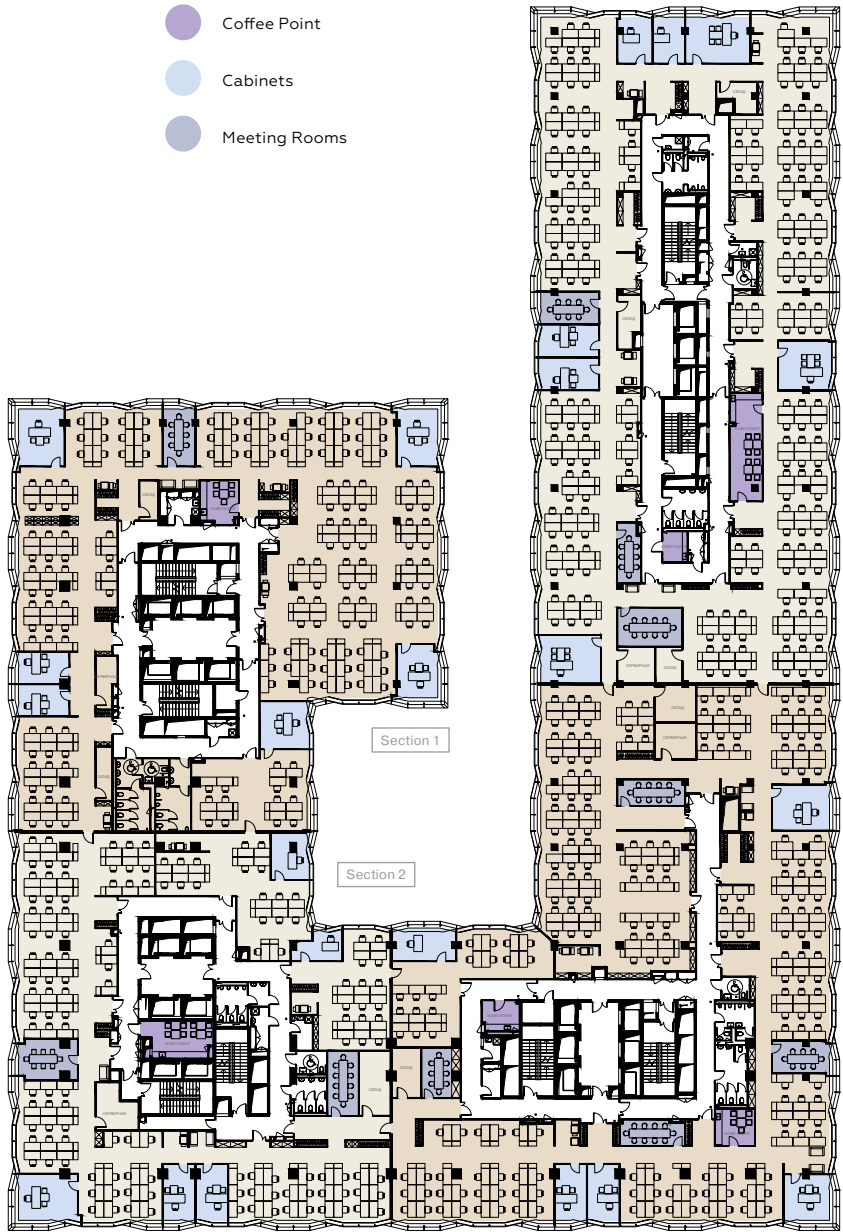
TEST FIT

← MKAD

Leningradsky Prospect

CENTER →

Marshal Shaposhnikov Street



Workplaces
Allocation
options

2–8
floors

Building 3

Section 1

Workplaces (employee)	171
Cabinets	6
Meeting Rooms	1
Coffee Point	1

Section 2

Workplaces (employee)	139
Cabinets	6
Meeting Rooms	2
Coffee Point	1

Section 3

Workplaces (employee)	212
Cabinets	5
Meeting Rooms	3
Coffee Point	2

Section 4

Workplaces (employee)	207
Cabinets	7
Meeting Rooms	3
Coffee Point	2

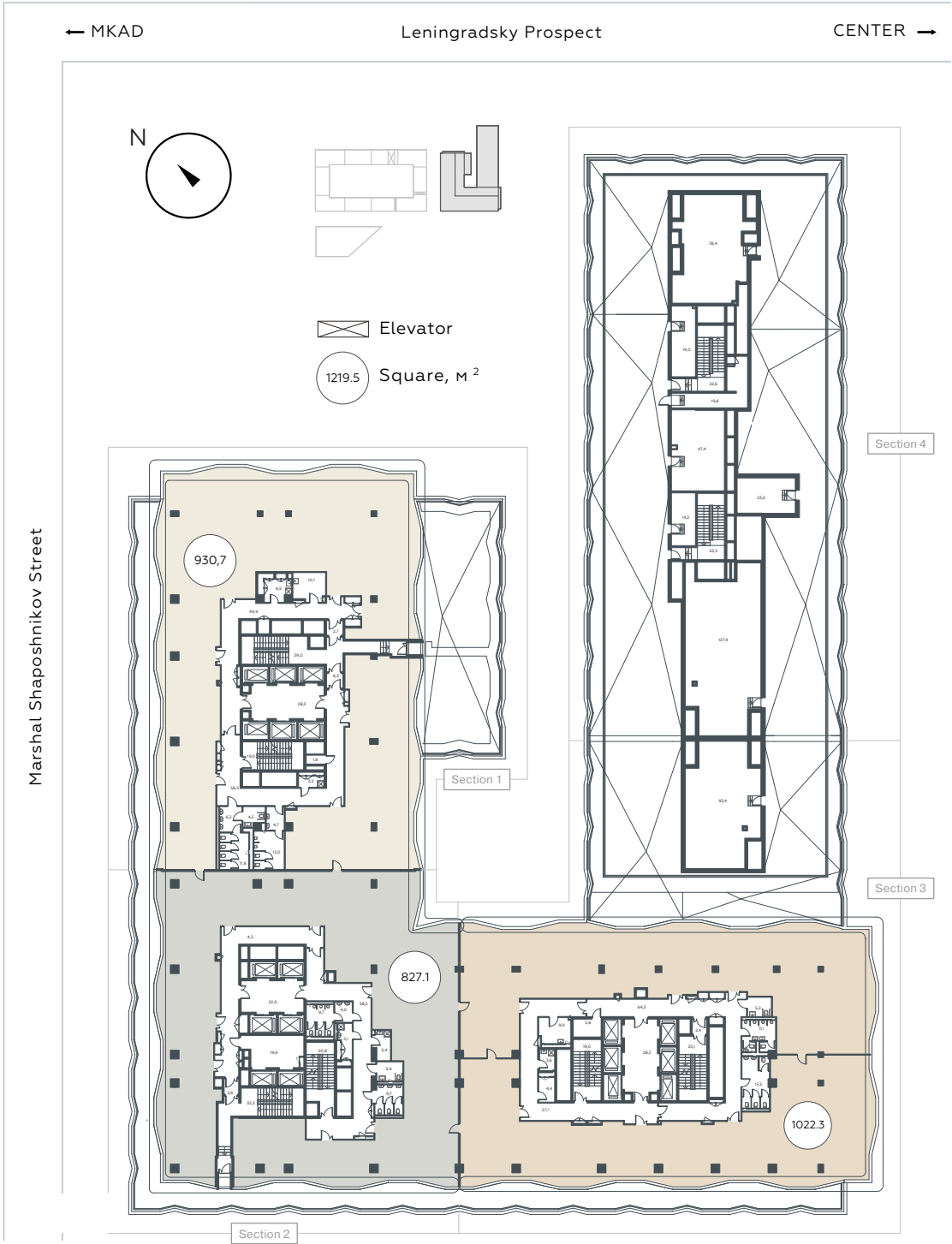
Total

Workplaces (employee)	729
Cabinets	24
Meeting Rooms	9
Coffee Point	6

PLANNING SOLUTIONS

9–12
floors

Building 3



TEST FIT

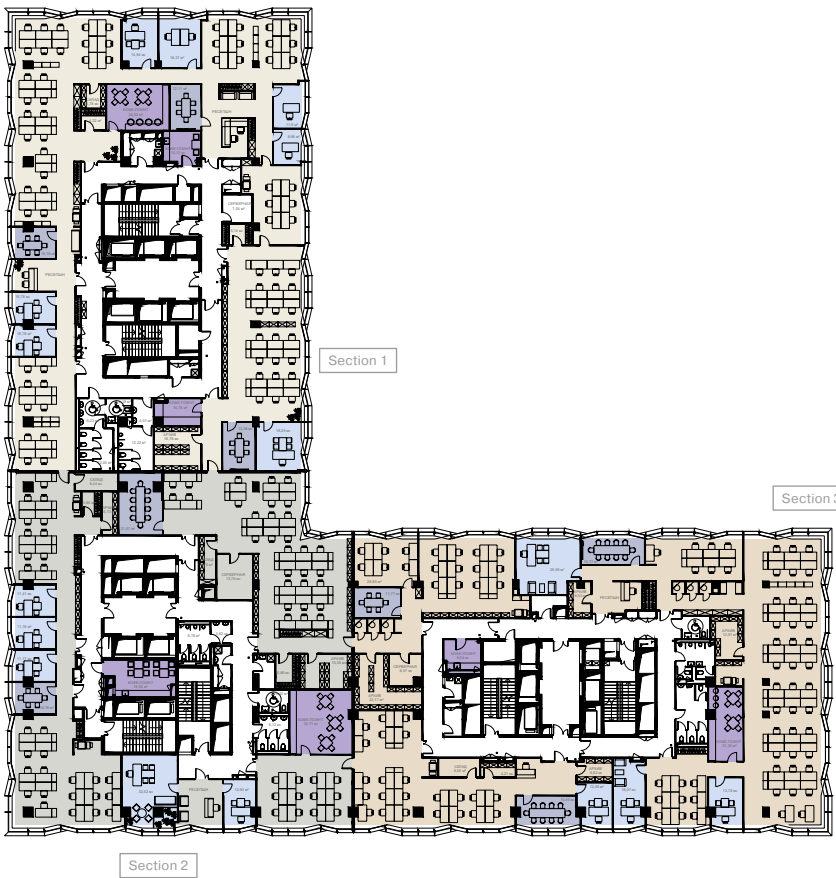
← MKAD

Leningradsky Prospekt

CENTER →

Marshal Shaposhnikov Street

- Coffee Point
- Cabinets
- Meeting Rooms



Workplaces
Allocation
options

9–12
floors

Building 3

Section 1

Workplaces (employee)	87
Cabinets	7
Meeting Rooms	3
Coffee Point	3

Section 2

Workplaces (employee)	78
Cabinets	5
Meeting Rooms	2
Coffee Point	2

Section 3

Workplaces (employee)	97
Cabinets	4
Meeting Rooms	3
Coffee Point	2

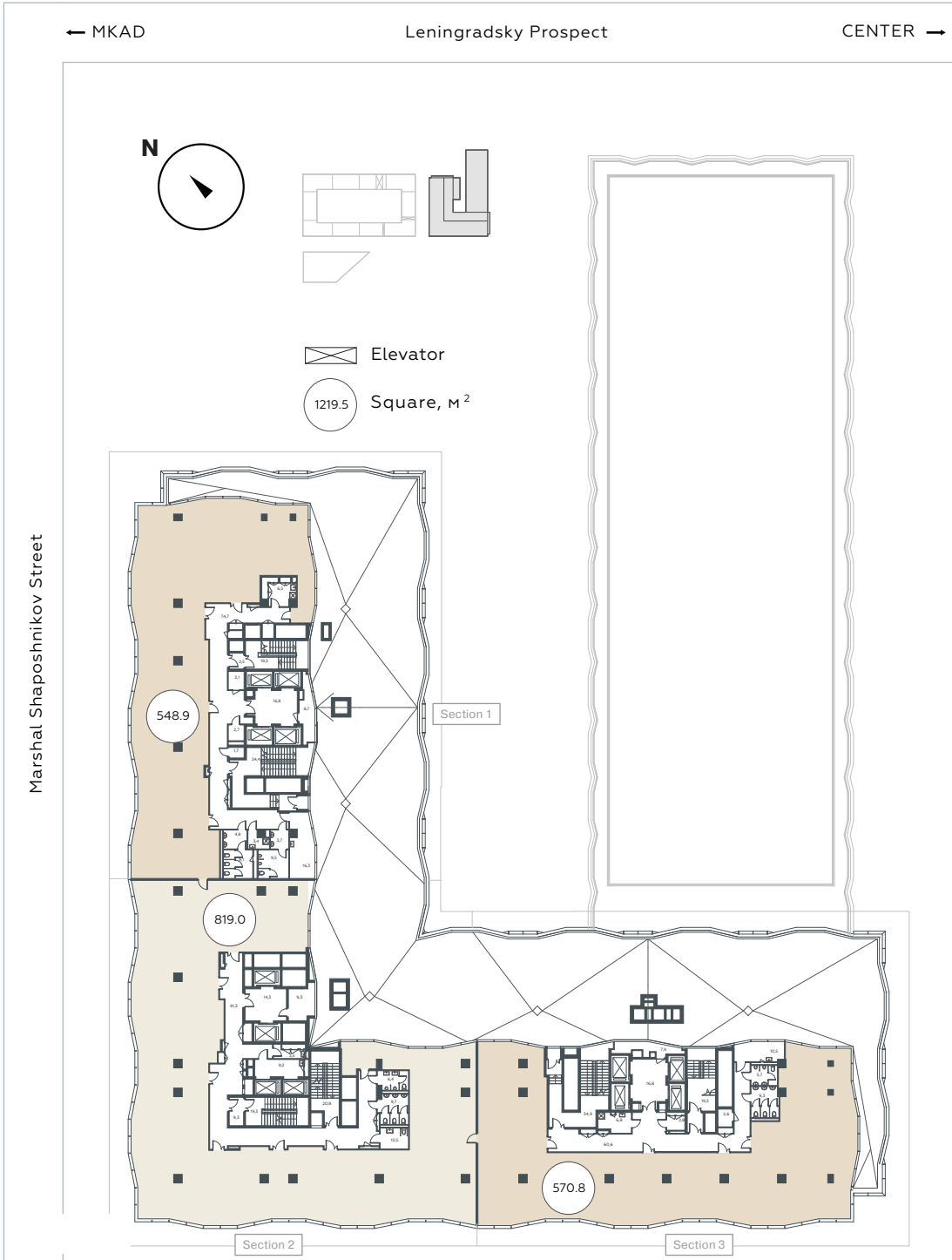
Total

Workplaces (employee)	262
Cabinets	16
Meeting Rooms	8
Coffee Point	7

PLANNING SOLUTIONS

13
floors

Building 3



TEST FIT

← MKAD

Leningradsky Prospect

CENTER →

Marshal Shaposhnikov Street

- Coffee Point
- Cabinets
- Meeting Rooms



Workplaces
Allocation
options

13
floors

Building 3

Section 1

Workplaces (employee)	56
Cabinets	6
Meeting Rooms	1
Coffee Point	1

Section 2

Workplaces (employee)	73
Cabinets	9
Meeting Rooms	1
Coffee Point	1

Section 3

Workplaces (employee)	53
Cabinets	7
Meeting Rooms	1
Coffee Point	1

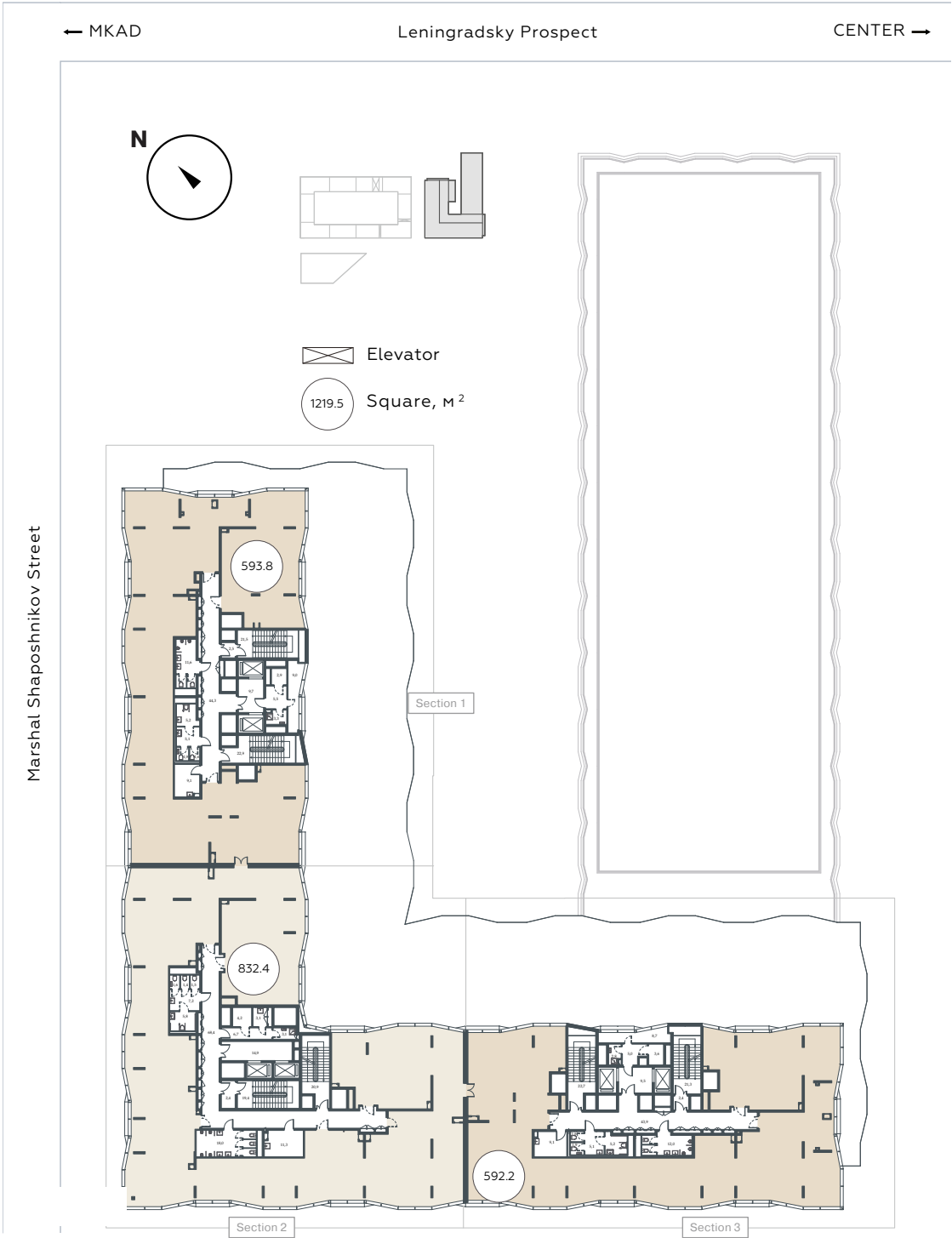
Total

Workplaces (employee)	182
Cabinets	22
Meeting Rooms	3
Coffee Point	3

PLANNING SOLUTIONS

15-17
floors

Building 3



TEST FIT

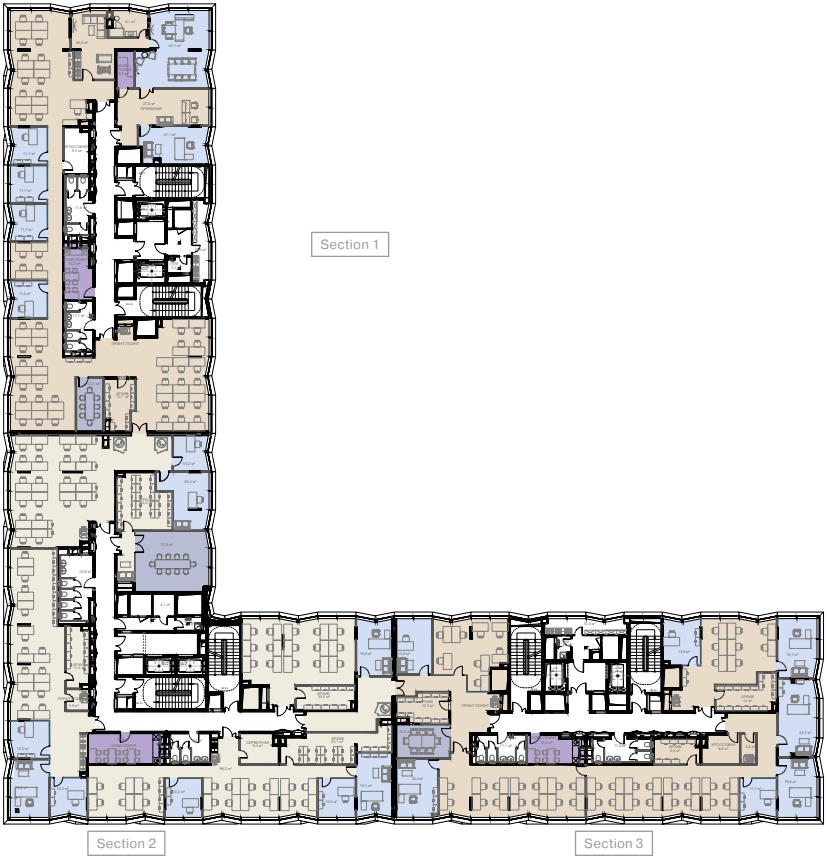
← MKAD

Leningradsky Prospekt

CENTER →

Marshal Shaposhnikov Street

- Coffee Point
- Cabinets
- Meeting Rooms



Workplaces
Allocation
options

15-17
floors

Building 3

Section 1

Workplaces (employee)	56
Cabinets	6
Meeting Rooms	1
Coffee Point	1

Section 2

Workplaces (employee)	73
Cabinets	9
Meeting Rooms	1
Coffee Point	1

Section 3

Workplaces (employee)	53
Cabinets	7
Meeting Rooms	1
Coffee Point	1

Total

Workplaces (employee)	182
Cabinets	22
Meeting Rooms	3
Coffee Point	3

OUR ADVANTAGES



Remarkable architecture

Outstanding external shape makes «Iskra Park» a local landmark



Flexible terms and conditions

Landlord may provide tenant either Shall&Core or Fitted-out space



Convenient indoor logistics

Several one-by-one floors steel available at «Iskra Park». 21 elevators in building are at residents service



Residential complex & facilities nearby

Neighboring «Iskra Park Residential complex» (~770app.) could be used for corporate long-term lease



ECO-efficiency certificate in 2022

BREEAM rated developments are more sustainable environments that enhance the well-being of the people who live and work in them, help protect natural resources and make for more attractive property investments

OUR LANDMARK PROJECTS



IQ-district

Moscow,
Moscow-City

A-class

Total area 122 000 м²

Put in operation 2017

Fully leased



**Central Children's
Store on Lubyanka**

Moscow,
Teatral'nyj proezd, 5/1

Retail

Total area 65 800 м²

Put in operation 2015

Fully leased



Skylight

Moscow,
Leningradskoe highway

A-class

Total area 100 000 м²

Put in operation 2012

Fully leased



Danilov Fort

Moscow,
Danilovskaya embankment

A-class

Total area 28 000 м²

Put in operation 2008

Fully leased



Nevskaya City Hall

Saint
Petersburg

A-class

Total area 164 000 м²

Put in operation 2022

Phase I – Fully leased
Phase II – under construction

27 years

As a well known Moscow
Top-developers on the market

2,5 million m²

Total area of developed
projects

>1,4 million m²

Residential and office projects
put on operation

>500K m²

4 projects have been put
in operation in 2019 – 2020 rr.

600K m²

Total amount of projects
under construction

>10

Professional awards
in 2020

TOP-5

in Moscow
development rating

TOP-20

in Russian
development rating

CONTACTS



Anna Shiferson

Deputy Head of office Leasing department
Shiferson.A@hals-development.ru
+7 (495) 589-2222, ext. 5014

+7 (903) 728-97-88



Luisa Markhieva

Office leasing manager
Markhieva.l@hals-development.ru
+7 (495) 589-2222, ext. 5017

+7 (925) 173-75-73



Lyudmila Chernova

Head of office Leasing department
Chernova.L@hals-development.ru
+7 (495) 589-2222, ext. 5011

+7 (925) 721-52-61



Thank You!