

## Office building Y

### Address:

Dimičeva ulica 16, 1000 Ljubljana  
GPS: 46.070916, 14.5152728

### Property:

- B class office property
- Land plot: 2.545 m<sup>2</sup> (source: GURS)
- Size of areas: 10.570 m<sup>2</sup> NUA (3 underground parking levels, GF + 7 floors of office)
- Size of offices: 5.500 m<sup>2</sup>
- Parking places: 136 (inside) + 17 (outside)
- Year of constructions: 2010



### Location:

Property is situated in a commercial/office area in the district of Bezlqrad. Across the street is Chamber of Commerce and Industry of Slovenia. Business premises are in vicinity of down town Ljubljana and easy accessible from the motorway as well as with public transport network. Public transport is available within 5 min. walk. The property is accessible by car directly from Dirniceva ulica trough a service road next to the building.

### Offices:

All offices are fully furnished, have natural light and independently managed central air conditioning. Three staircases and three lifts provide easy vertical access. Every floor has 2 toilets and a kitchen. The archive and storage area is available on the underground levels

### Construction:

Type of structure: cast-in-place reinforced **concrete slab** - cast-in-place RC slabs: thickness 26 cm, 2 x RC vertical core, RC load-bearing facade envelope

### HVAC:

To ensure **cooling**, a mechanical room with a cooling generator is provided. **Heating** and cooling in the offices is provided throughout the building with fan coils; cooling is provided for the communication node areas as well. Heating and cooling are controlled locally with the use of room thermostats as well as through the **building management system**..

### Electrical supply:

**Electricity** for the building is provided via 700 kW private electrical substation. **Auxiliary power supply** is provided by a 350 kVA electric diesel generator. To provide uninterrupted power supply, there is an **UPS device** with a 120 kVA power capacity.

### Telecommunications:

There are two service providers for internet and telephony on the premises (Telekom and T-2) both using fibre optics to access the premises (FTTB - fibre-to-the-building) - central server room on the 3<sup>rd</sup> floor.

### Other devices and systems:

- Local area network (LAN)
- Access system
- Break in alarm system Video surveillance system
- Fire protection system

### Utilities:

Location is equipped with the following utilities:

- Electricity (700 kW - private electrical substation)
- Water (fire suppression and tap water 2,5 l/s, indoor hydrant network 10,0 l/s, outdoor hydrant network 10,0 l/s)
- Distance heating (hot water supply network: connection capacity 500 kW)
- Sewage system (rain water drainage 45 l/s, waste water 6,4 l/s)

### Fire safety:

Hydrants and hand held fire extinguishers (inspection valid till February 2018)

**Energy class C(35kWh/m<sup>2</sup>a)**  
**Code EMO 318**

### Graphical location display (macro location):



Interior / Offices:



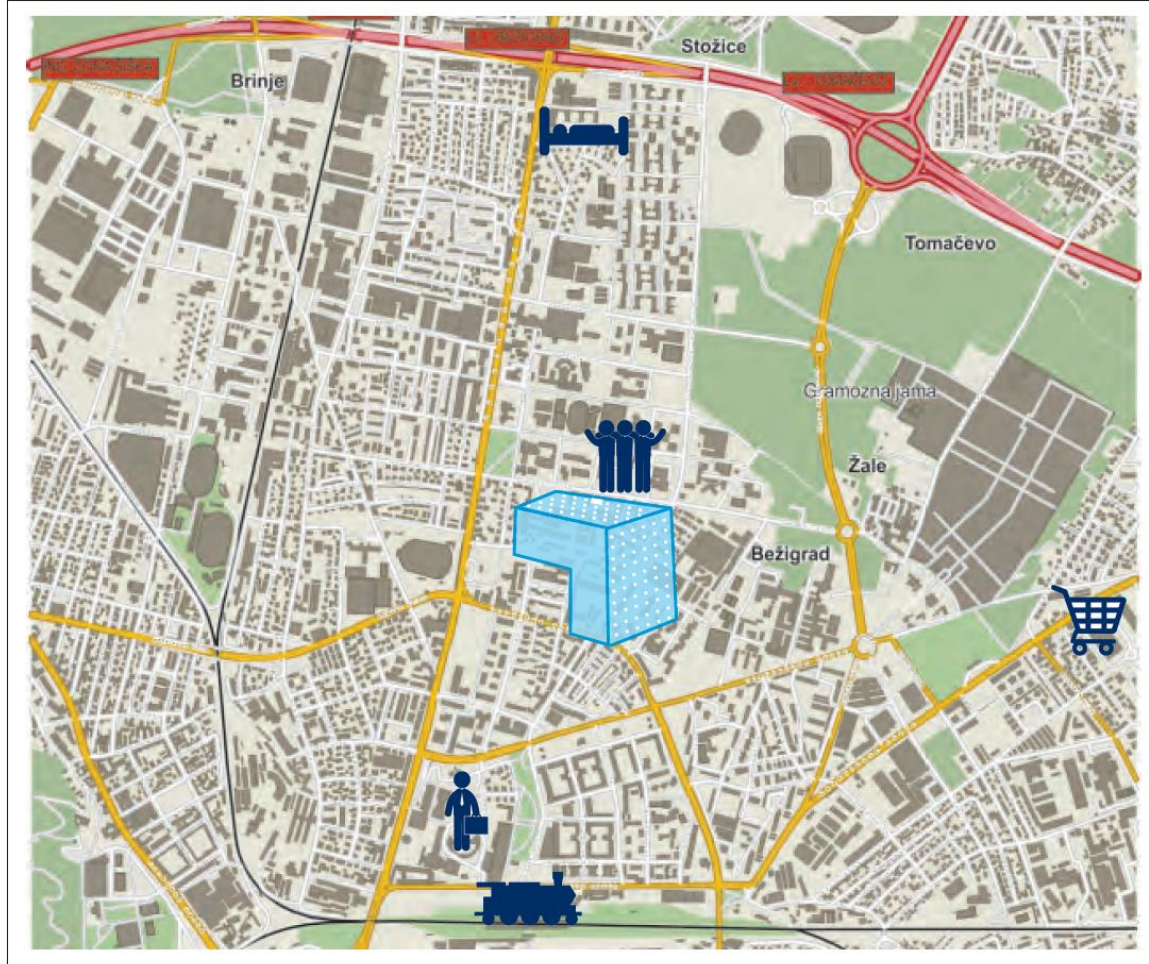
**Interior / Offices:**










Exterior view of the building:



Displays the micro location on the map.  
 Source: Google maps.



### Distances

	Closest restaurant and Café	20m
	Chamber of Commerce and Industry	40m
	Exhibition and Convention Centre	1.5 km
	Main bus and train station	1.7 km
	Closest 4-star hotel	2.0 km
	City centre	2.5 km
	BTC City shopping centre	2.7 km
	Ljubljana Airport	20 km

Displays the location on the map.  
Source: Google maps.

