



Exclusive offer:

FirstProperty



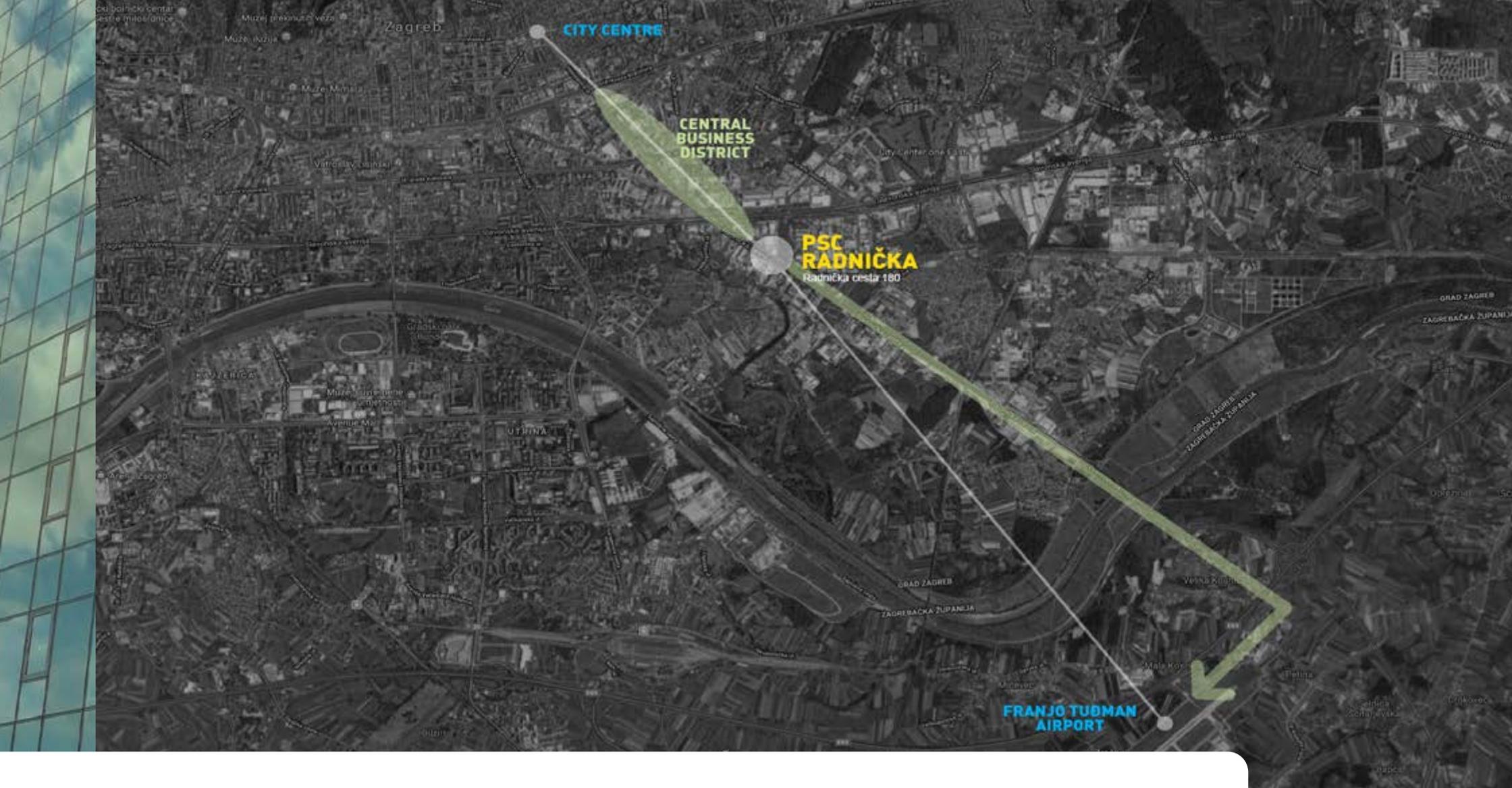
## POSLOVNI CENTAR AGRAM - Zagreb

NLA Office: 7000 m<sup>2</sup> • Sports complex: 5000 m<sup>2</sup> • Total: 22000 m<sup>2</sup> GLA • GPP: 229



# AGRAM POSLOVNI CENTAR





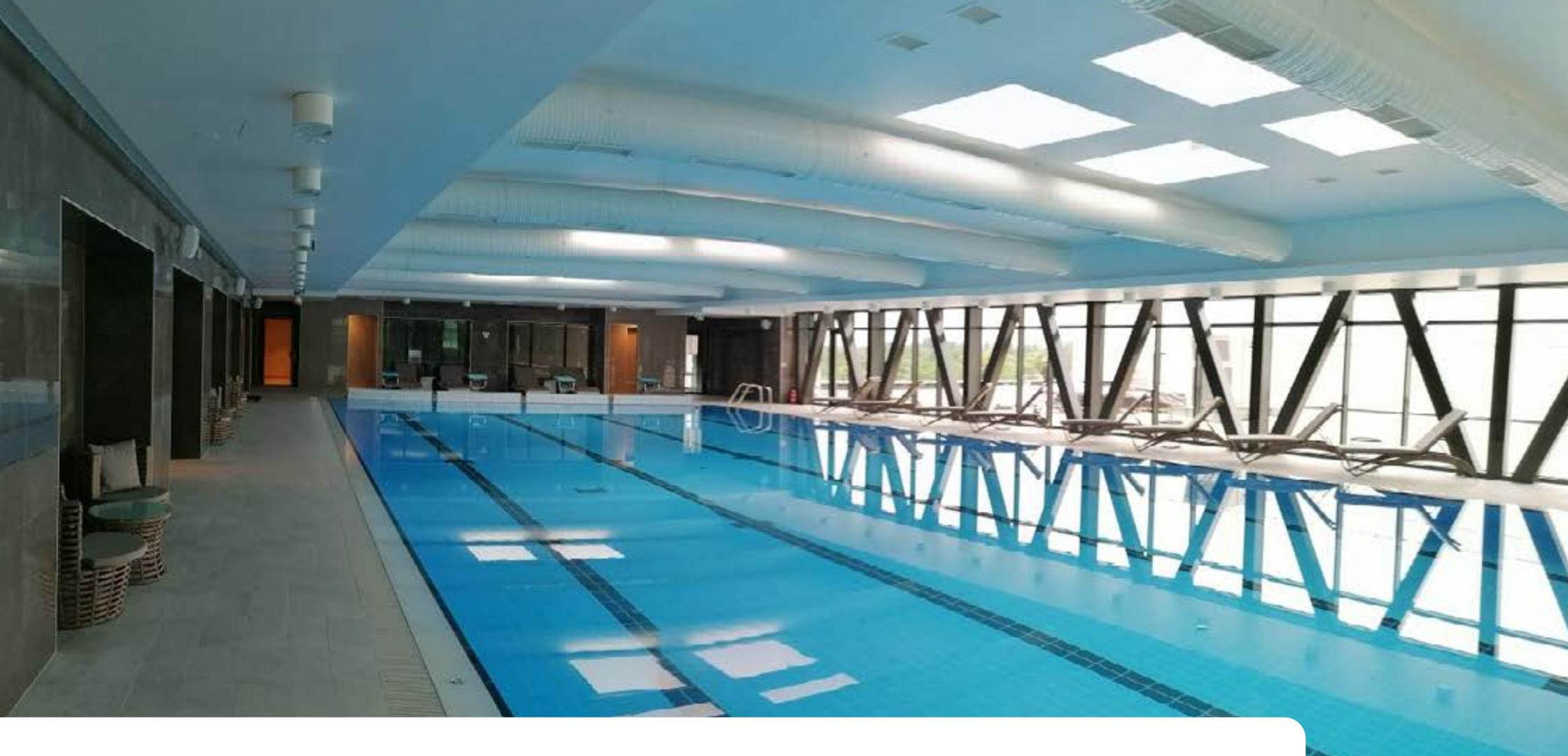
## LOCATION:

Radnička 180, prime location in Zagreb's CBD • Direct access from Radnička • Excellent traffic connections in the middle of most beautiful and the most functional city transversal; from the City Center to Franjo Tuđman Airport • 10 min. away from the Airport and Downtown • Bus station in front of building



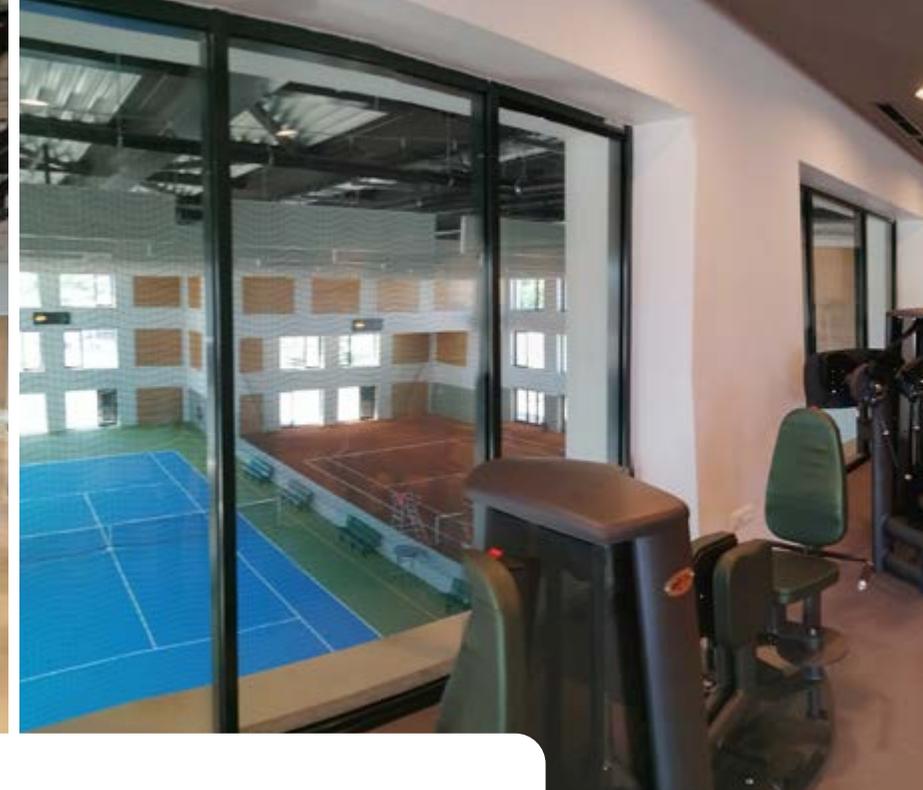
## BUSINESS CENTRE:

- Office building class A+
- 6000 NLA on 9 levels, each of 772 m<sup>2</sup>
- Floor-to-ceiling windows
- Clear height of 3.0 meter
- Flexible space organization-pillar free
- On the opposite floor sides are: toilets, server rooms and staircases
- Monolithic ceiling without beams
- Reception and security 7/24
- HVAC- 4-pipe fan coils, UPS, central aggregate
- Garage of 229 car park, EV charging station
- Bike area with wardrobe/shower on -1 level



## AGRAM CLUB SPORTS COMPLEX:

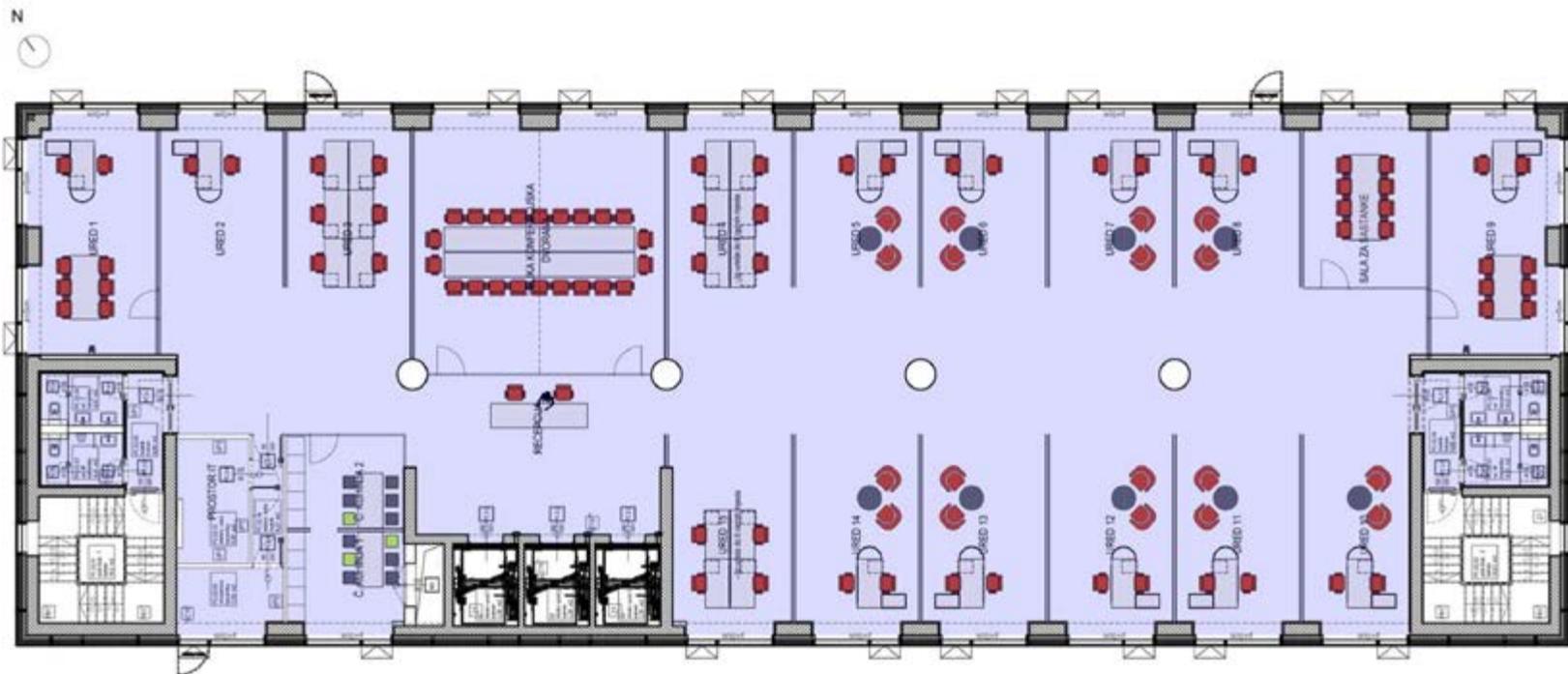
The sports part of the complex extends to 5,000 m<sup>2</sup> and includes an underground floor with garages and locker rooms, ground floor and four above-ground floors. The ground floor contains a large multifunctional gymnasium with grandstands for visitors and supporters. It is intended for all sports played on parquet flooring such as indoor football, handball, basketball, volleyball and badminton. The gymnasium can be partitioned into two smaller ones. This enables multiple sports events to be held simultaneously, which is suitable for tournaments, but also seminars, conferences and other events.



The ground floor also contains two indoor tennis courts, out of which one has a clay surface and is intended exclusively for tennis matches, while the other has acrylic flooring, which is suitable for other sports events apart from tennis matches. Finally, the ground floor also contains the entrance to the facility, with a modern reception desk, café and entry zone for all sports halls. The underground floor contains four large and five VIP locker rooms.

The first floor of the sports facility contains a café and a restaurant, while the entire second floor is a gym and fitness space. The advantage and attractive feature of those two floors is that both offer a panoramic view of all other sports halls which enables spectators to see other sports events, and creates a relaxed ambiance. The third floor contains the relaxation ZONE, i.e. a swimming pool 25 metres long and 11 metres wide, wellness & SPA, and a café. The third floor also contains three multifunctional halls with the floor area spanning 150-200 m<sup>2</sup>, suitable for aerobics, yoga, boxing and other sports events.

The topmost (fourth) floor contains six luxury apartments with a common lobby for pleasant get-togethers and smaller business events.



## LEVEL

Typical  
floor plan

# Agram Radnička

Exclusive Letting Consultant:

**Prvi savjet d.o.o. Zagreb**

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