



TECHNOPOLIS
MOSCOW
SPECIAL ECONOMIC ZONE

Available areas in SEZ Technopolis Moscow

May 2022



PECHATNIKI Volgogradsky prospect 42



1 301,7 m²

Available for rent

22 795 m²

Planned to release in 2023

453 m²

475 m²

373,7 m²

Building 5
Production part 1-2 floor

16 965 m²

Building 24
Production part 1-2 floor

5 833 m²

Office area

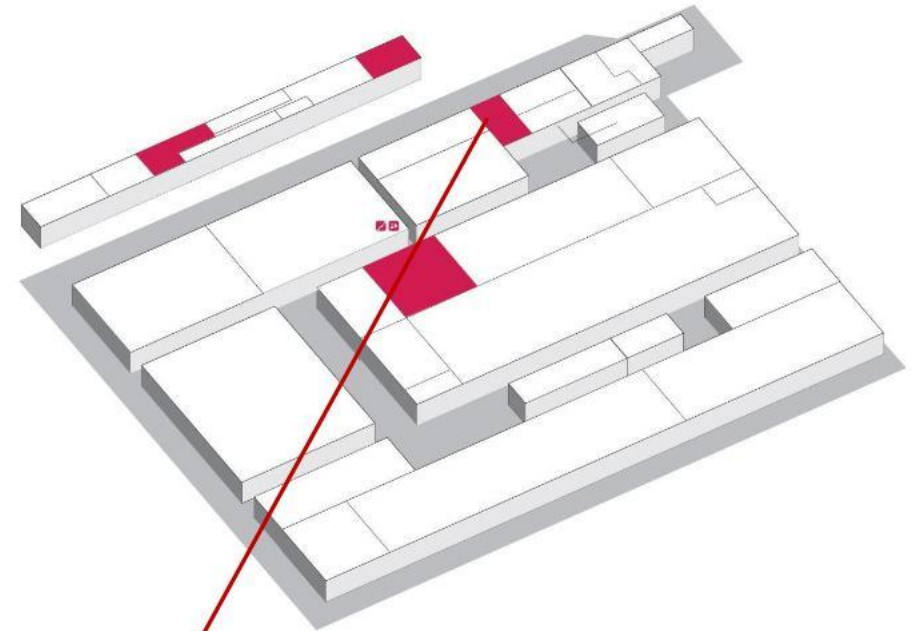
**ABC (Administrative and
business center)**
Office area

Site benefits:

- Tekstilschiki metro station
- South-eastern chord
- 15 minutes to the city center



PRODUCTION BUILDING 24, FLOOR 1

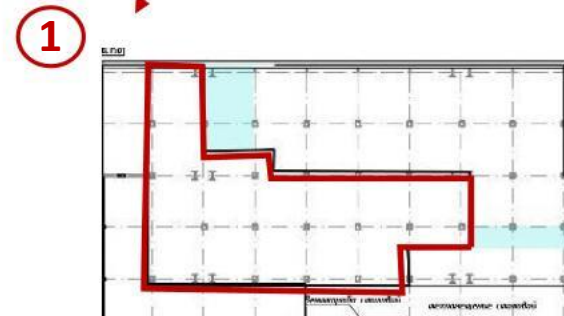


General characteristics of the building:

- Fire alarm systems, smoke extraction and fire extinguishing, emergency lighting and heating
- Column spacing – 6/12

Parameters of plot №1:

- Area: **453,6 m²**
- Floor load: less than 5 tons/m²
- Ceiling height: 2,93 to overlap, 2,65 to beam
- Gates for transport (height 6,80 m)



Area of plot №1 –
453,6 m²

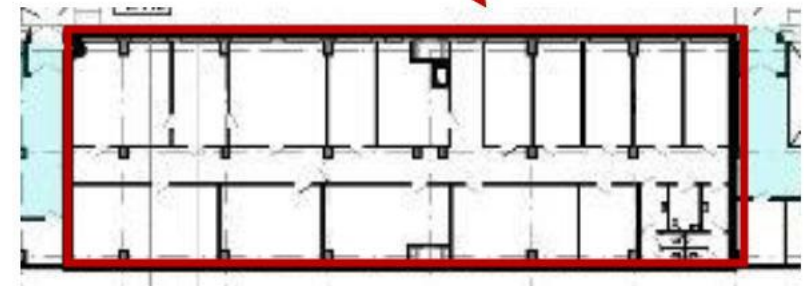
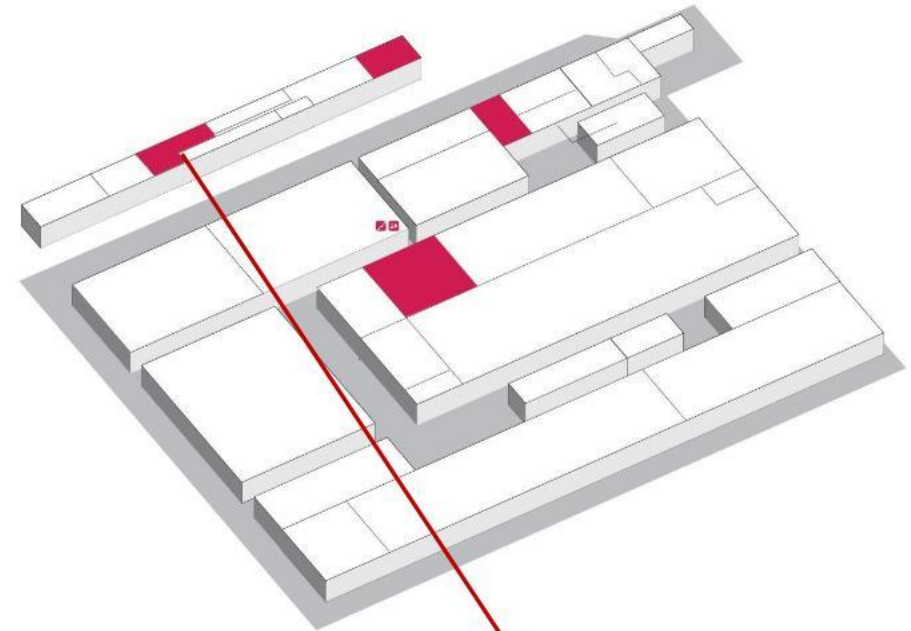


PRODUCTION BUILDING 24, FLOOR 1



Parameters of a plot:

- Area of the room: **475,4 m²**
- Basic decoration
- Two bathrooms
- Ceiling height – 2,8 m
- A block of premises isolated from the production part
- Possibility of renting parking places near the building
- Connection to all engineering systems
- Video surveillance on the floor, access control and management systems





ABC (Administrative and business center) BLOCK A, FLOOR 9

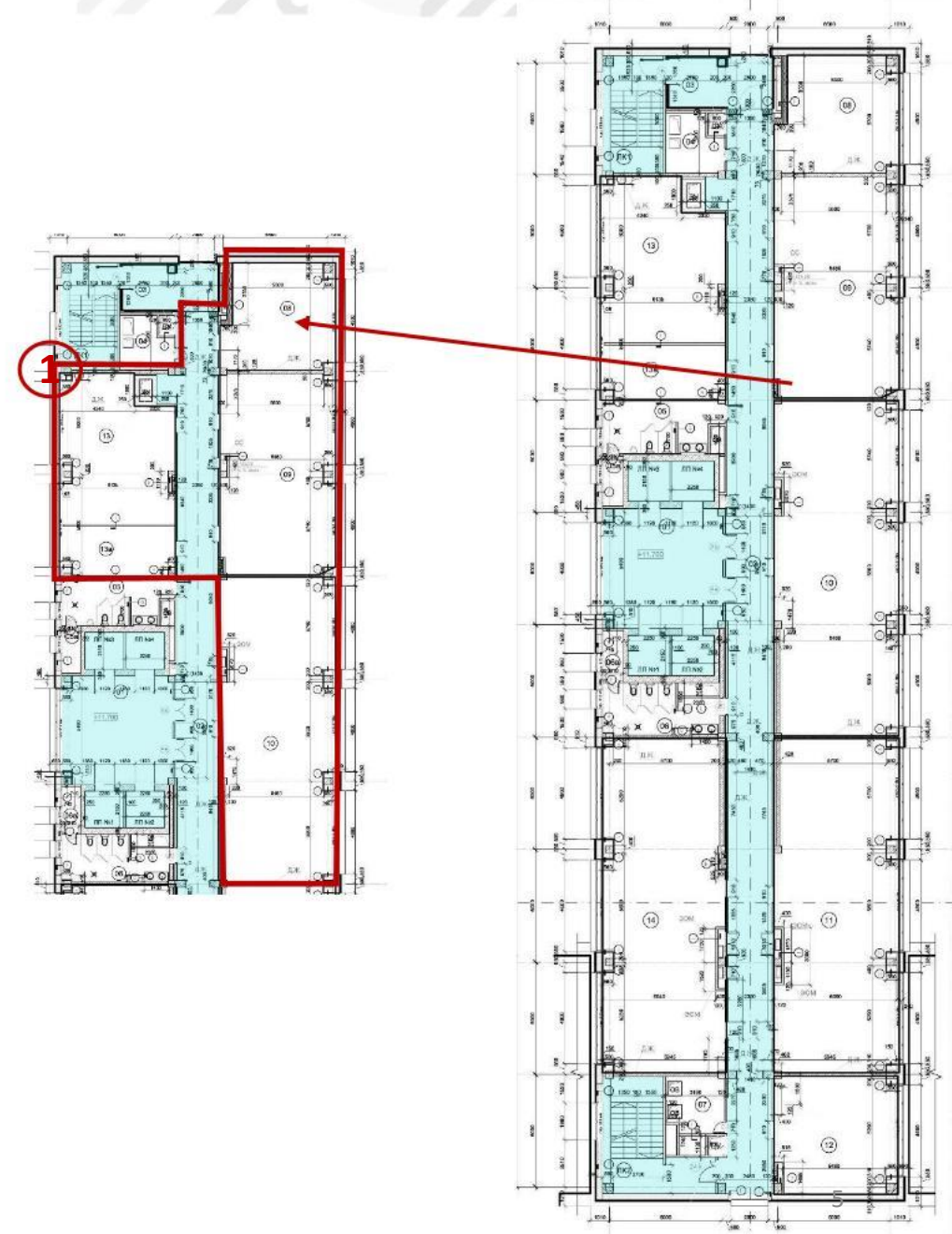


General characteristics of the building:

- Fire alarm and extinguishing systems, central conditioning with connection points in rented premises, security lightning and heating in premises
- Passenger elevators in the lobby
- Reception and waiting area
- Security post and video surveillance, access control and management systems
- Navigation in the lobby

Parameters of office №1:

- Area: **373,7 m²**
- Bathroom on the floor
- Basic decoration, air-conditioner
- Separate ACS on the floor





2 925,7 m²

Available for rent

ILPC (innovative laboratory and production buildings)

2 building 3-5 floor

2 925,7 m²

ILPC 4-5

Completion date 4 quarter 2023

32 934 m²

TECHNOPARK ALABUSHEVO

Completion date 3 quarter 2023

12 365 m²

5 ha

Available for building

- 30 km to MKAD
- 20 km to Airport Sheremetyevo
- 3 km to Leningrad highway
- Platform Alabushevo



LAND PLOTS

2.3
2,26 га

5
1,50 га

10
1,11 га

17



Vacant plots – 5 ha



General characteristics of the building:

- Column spacing – 600x600 и 500x500 (by axes– 6,8x7,1 m)
- Load on overlaps: 1 t/m²
- 3 cargo and passenger elevators with load 1 t/m² (?)
- Fire safety: II class
- Heat supply: 0,9 Гкал/hour
- Water supply: 65 m³/day, water disposal: 62 m³/day
- Ceiling height:

Parameters of a floor 3:

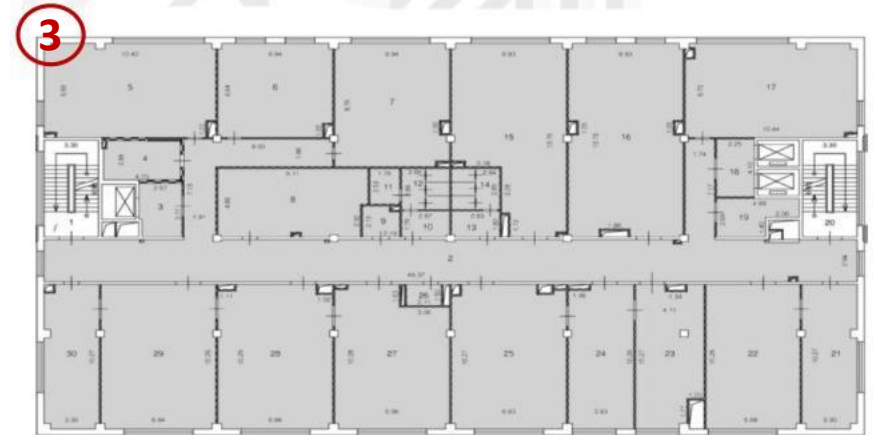
- Area - 1 214,58 m²
- Capacity – 128,58 kilowatt (project)

Parameters of a floor 4:

- Area - 1 214,34 m²
- Capacity – 127,68 kilowatt (project)

Parameters of a floor 5:

- Area – 496,8 m²
- Capacity – 111,06 kilowatt (project)





Parameters of building 4:

- Total area of a building – 12 645 m²
- Rentable area – 9 129,13 m²:
7 693,78 m² - laboratory and industrial premises
1 435,35 m² – administrative and household premises
- Number of floors – 7 (including basement)
- Column spacing – 6x6 m и 6x12 m
- Ceiling height up to 9 m
- Load on overlaps: up to 2 t/m² for laboratory and industrial premises, up to 0,8 t/m² administrative and household premises
- 2 freight elevators
- Electricity supply: 1,2 megawatt
- Heat supply: 2,6 Gcal/hour
- Water supply and water disposal: 9,95 m³/day

Parameters of building 5:

- Total area of a building– 20 289 m²
- Rentable area– 16 617m²
12 700 m² - laboratory and industrial premises
3 917 m² – administrative and household premises
- Number of floors – 7 (including basement)
- Column spacing – 6x6 m и 6x12 m
- Ceiling height up to 9 m
- Load on overlaps :
up to 2 t/m² for laboratory and industrial premises, up to 0,8 t/m² administrative and household premises
- 1 freight elevator
- Electricity supply: 2,6 megawatt
- Heat supply: : 4,12 Gcal/hour
- Water supply and water disposal : 13 m³/day



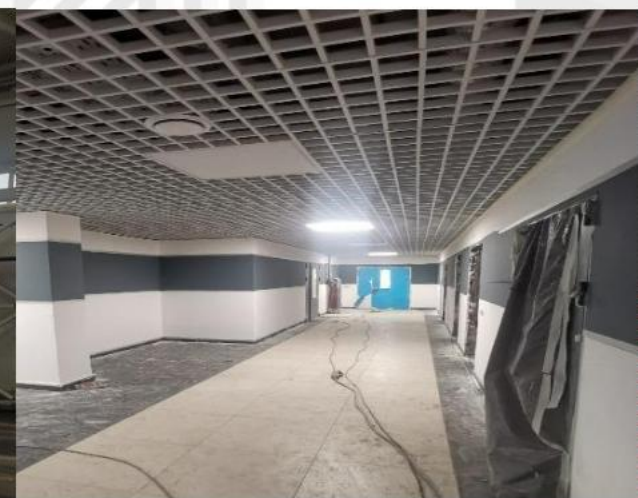


General characteristics of the building:

- Construction period of a site: 2022 - 2023
- Total area of a building: 12 365 m²
- Area of production and storage zone: 9 833 m²
- Number of floors: variable (1-3 floors)
- Ceiling height: 12 m to bearing structures
- 4 production and storage blocks with individual entrance groups and area of 1 500 m² to 2 800 m²
- Area of ABK: 2 532 m²
- Column spacing: 12 x 24



INDUSTRIAL PARK RUDNEVO 1-st stage



4 650 m²

Available for rent

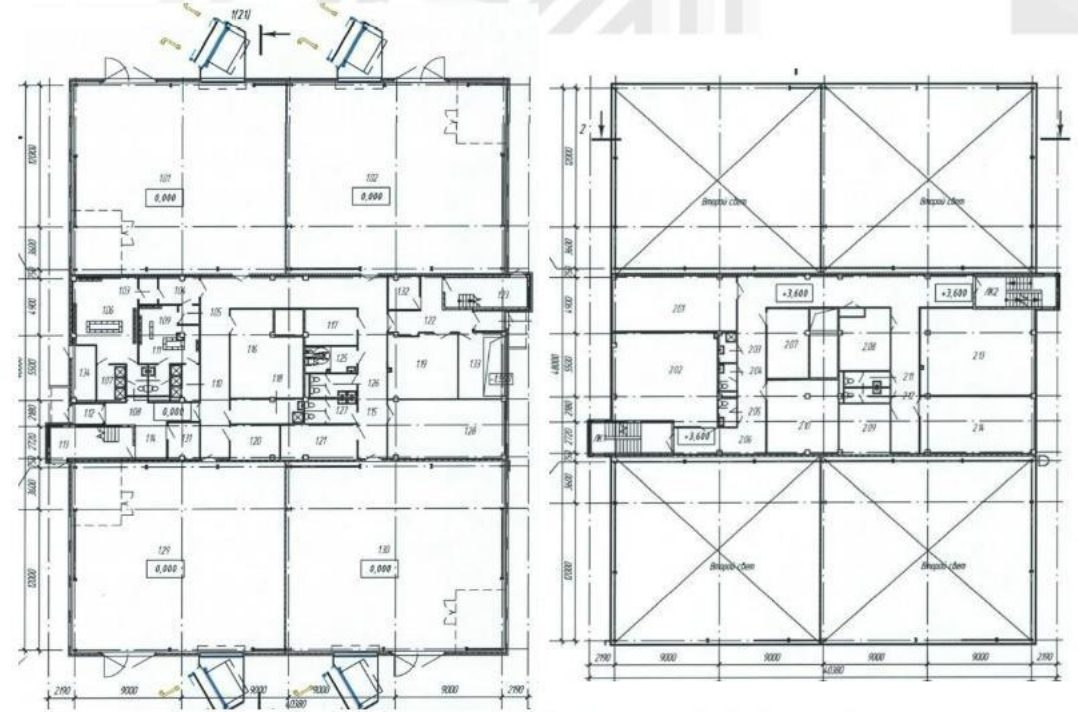
Buildings 15-16

- Total area of a building – 2325 m²
- Production part – 1193 m²
- Administrative and household premises – 1132 m²

- Within the administrative boundaries of Moscow
- 5 km from MKAD
- 1,8 km subway Nekrasovka
- 10 km to M5 (Novoryazanskoe highway)
- 12 km to M7 (Gorkovskoye highway)
- Airports «Domodedovo» (44 km) and «Zhukovsky» (22 km)
- The north-eastern chord will pass nearby



1-ST STAGE OF BUILDINGS 15-16



PARAMETERS:

- Total area of a building – 2325 m²
- Production part – 1193 m²
- Administrative and household premises – 1132 m²
- Number of floors – 1-2 floors
- Ceiling height – up to 7 m
- Load on the floor – up to 5 t/m²
- Column spacing – 6x12 m
- Power capacity – 284 kilowatt
- Roofing is unexploited

