

Research of existing business centers and under construction ones St. Petersburg (2019-2024)

Prepared by Commercial Department
November 2019

2019

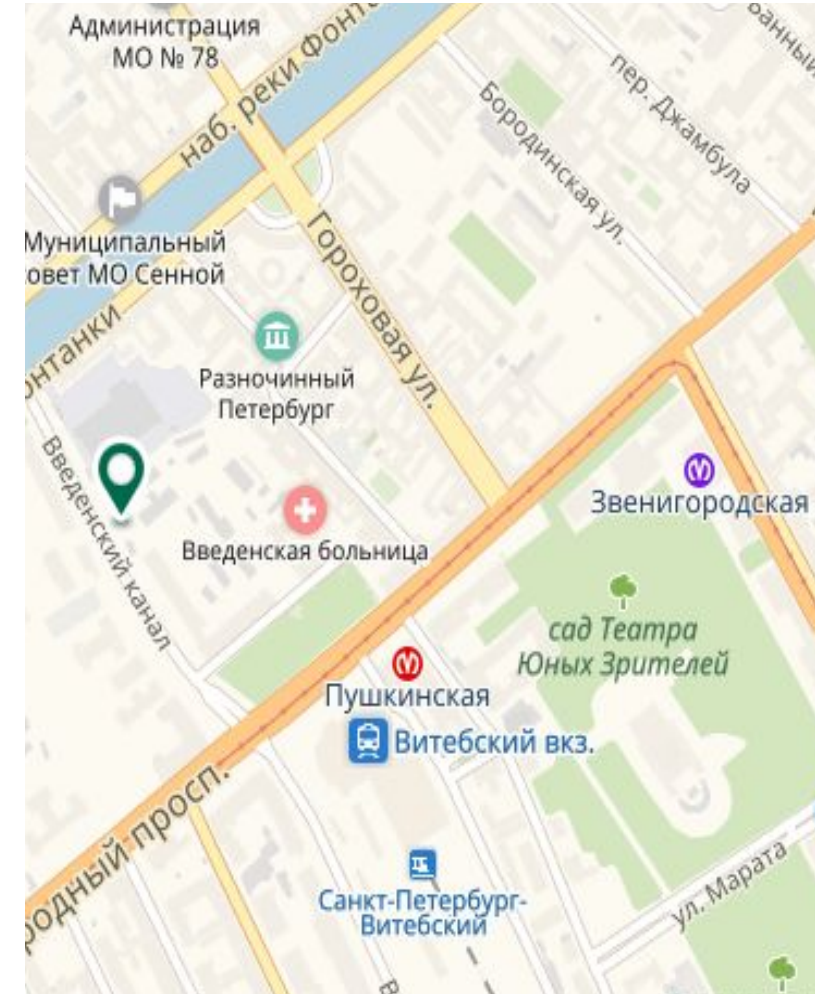
RENAISSANCE FONTANKA, BC (class A)

Leasable area – 3 987 sqm
Gross area – 4 703 sqm
Putting into operation – 4Q 2019
Start of construction – 2017

Location:
Central district, Zvenigorodskaya metro station
4, Vvedensky Channel

Project owner – Renaissance development
Fit-out – final fit-out

Rental rate – 2000 Rub/sqm/month
(incl. OPEX and incl. VAT)



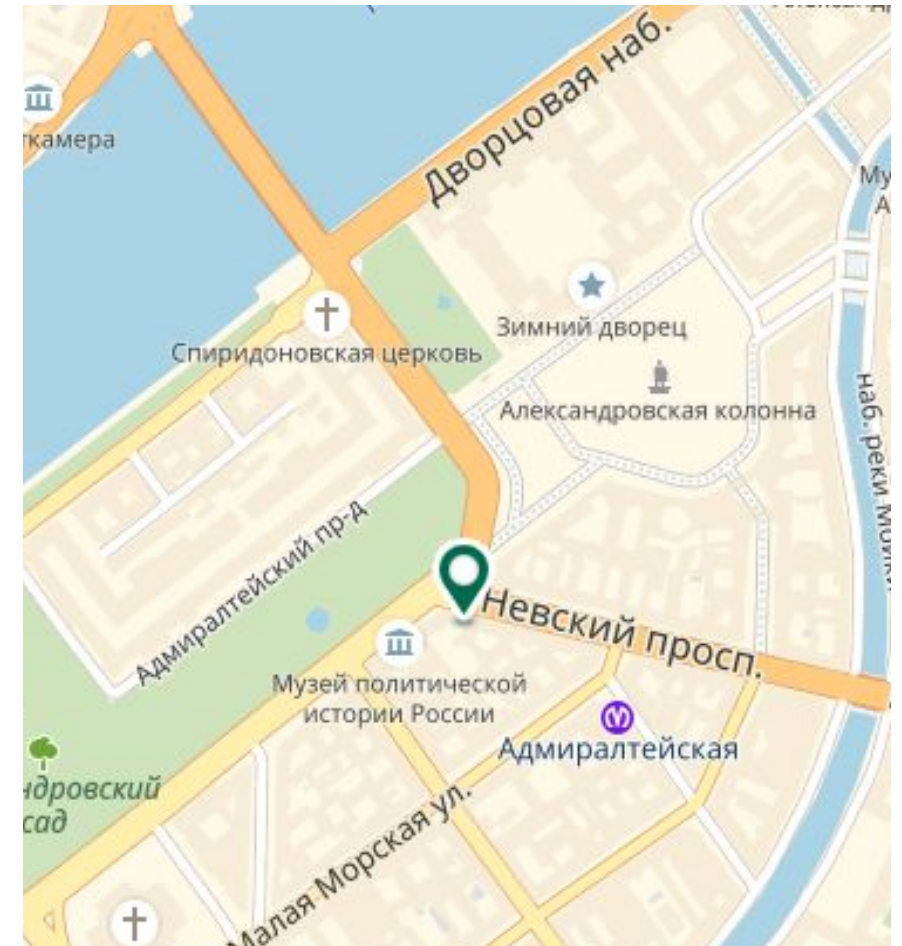
NEVSKY 1, BC (class A+)

Leasable area – 5 600 sqm
Gross area – 7 000 sqm
Putting into operation– 4Q 2019
Start of reconstruction – 2018

Location:
Central district, Admiralteyskaya
metro station
1, Nevsky pr.

Project owner– LSR
Fit-out – Shell&Core

Rental rate – 5000 Rub/sqm/month
(incl. OPEX and incl. VAT)



PREMIER LIGA, BC (class A)

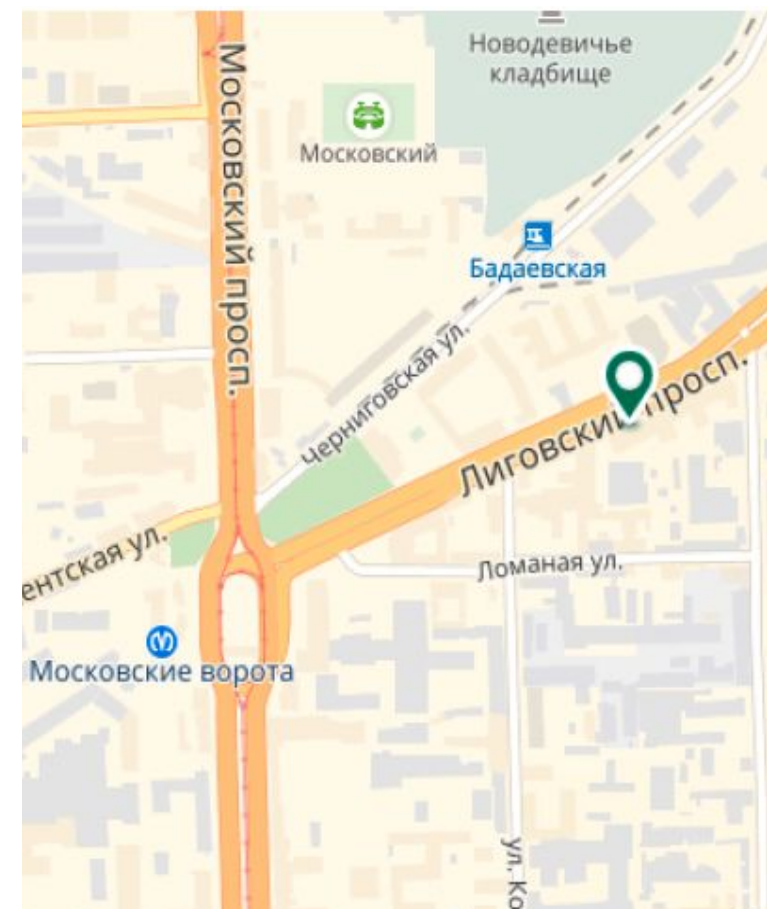
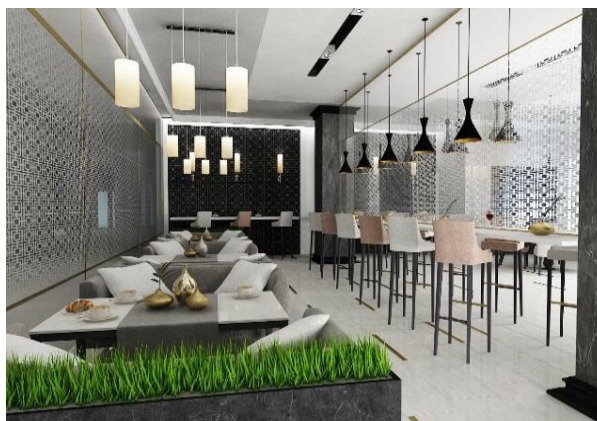
PHASE 3

Leasable area – 15 500 sqm
Gross area – 17 585 sqm
Putting into operation– 4Q 2019
Start of construction – 2017

Location:
Moscovsky district, Moscovskie vorota metro station
266, Ligovsky pr.

Project owner– No name
Fit-out – final fit-out

Rental rate – 1500 Rub/sqm/month
(incl. OPEX and incl. VAT)



TEMPO, BC (class B+)

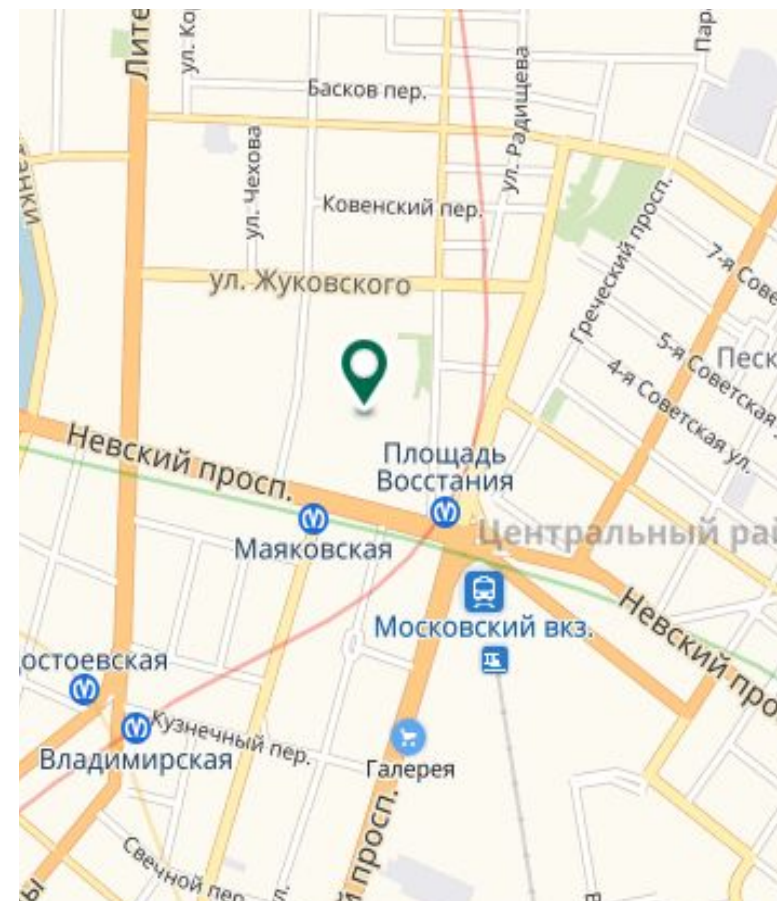
PHASE 2

Leasable area – 3 216 sqm
Gross area – 5 990 sqm
Putting into operation– 4Q 2019
Start of reconstruction – 1Q 2018

Location:
Central district, Mayakovskaya metro station
let B, 104, Nevsky pr.

Project owner– Radoks
Fit-out – final fit-out

Rental rate – 1300 Rub/sqm/month
(incl. OPEX and incl. VAT)



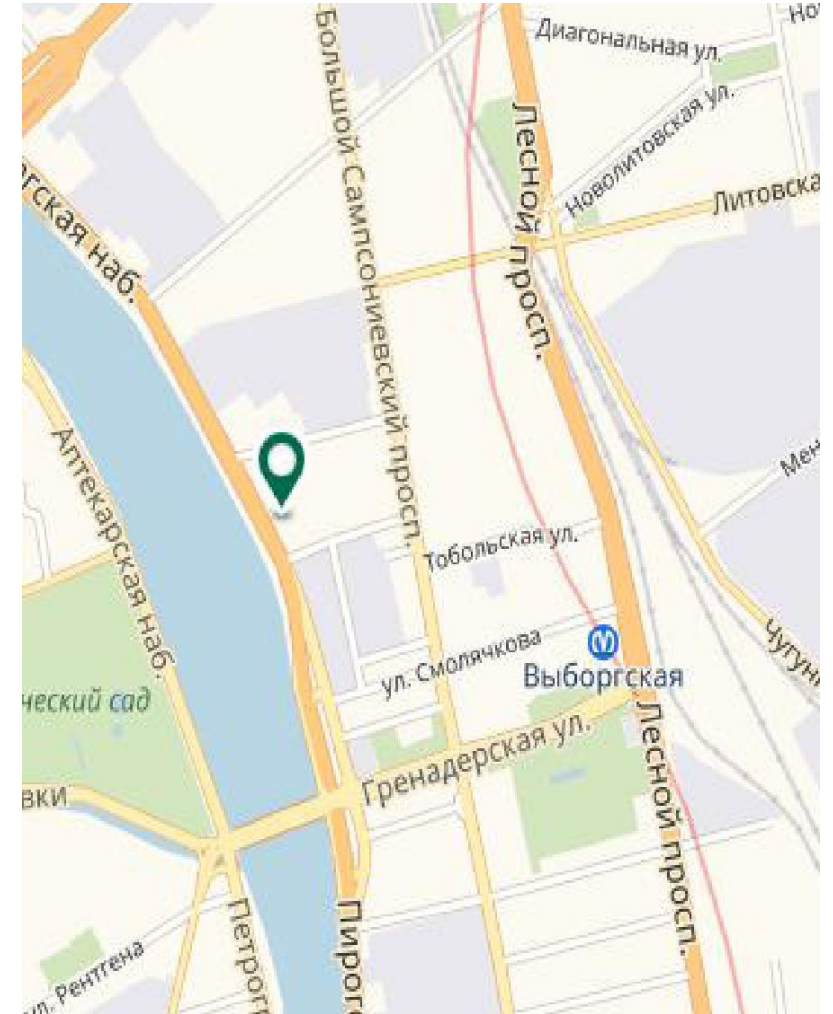
STOCKHOLM, BC (class B)

Leasable area – 6 000 sqm
Gross area – 7 794 sqm
Putting into operation– 4Q 2019
Start of reconstruction – 1Q 2018

Location:
Vyborgsky district, Vyborgskaya metro station
45, Vyborgskaya emb.

Project owner– individual
Fit-out – final fit-out

Rental rate – 1000 Rub/sqm/month
(incl. OPEX and incl. VAT)



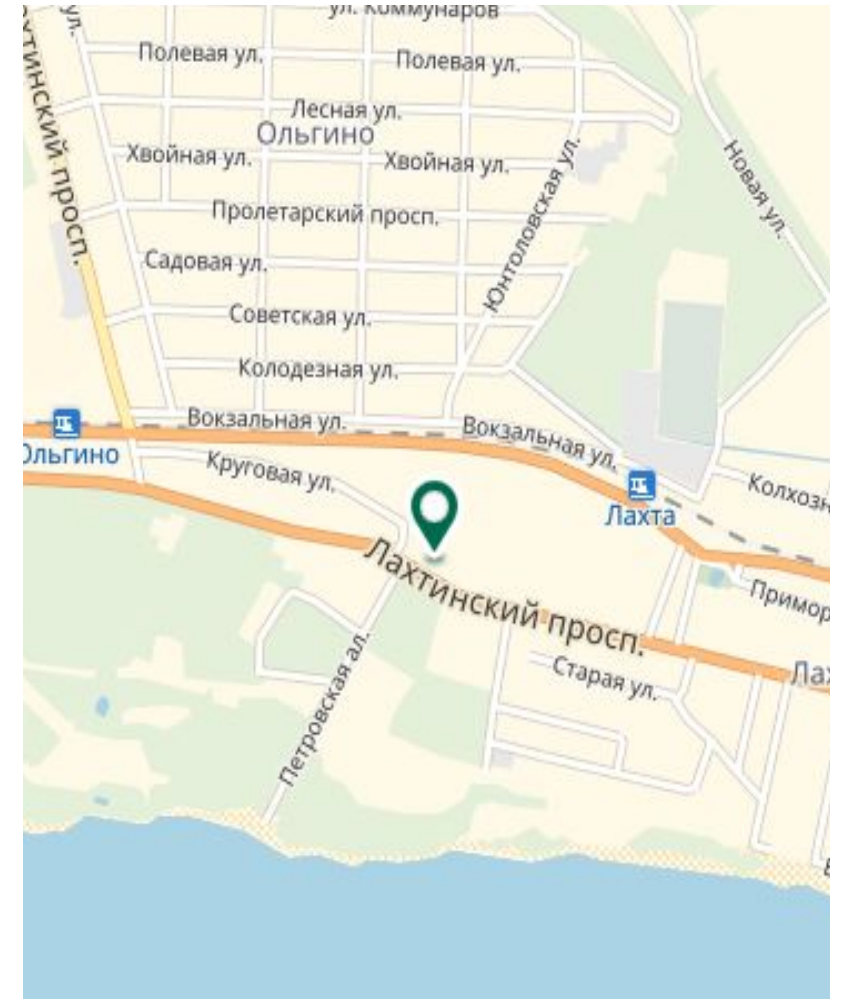
BUSINESS BOX, BC (class B)

Leasable area – 15 748 sqm
Gross area – 22 992 sqm
Putting into operation– 4Q 2019
Start of construction – 2017

Location:
Primorsky district, Begovaya metro station
85, Lakhtinsky pr.

Project owner– Vector
Fit-out – final fit-out

Rental rate – 1200 Rub/sqm/month
(incl. OPEX and incl. VAT)



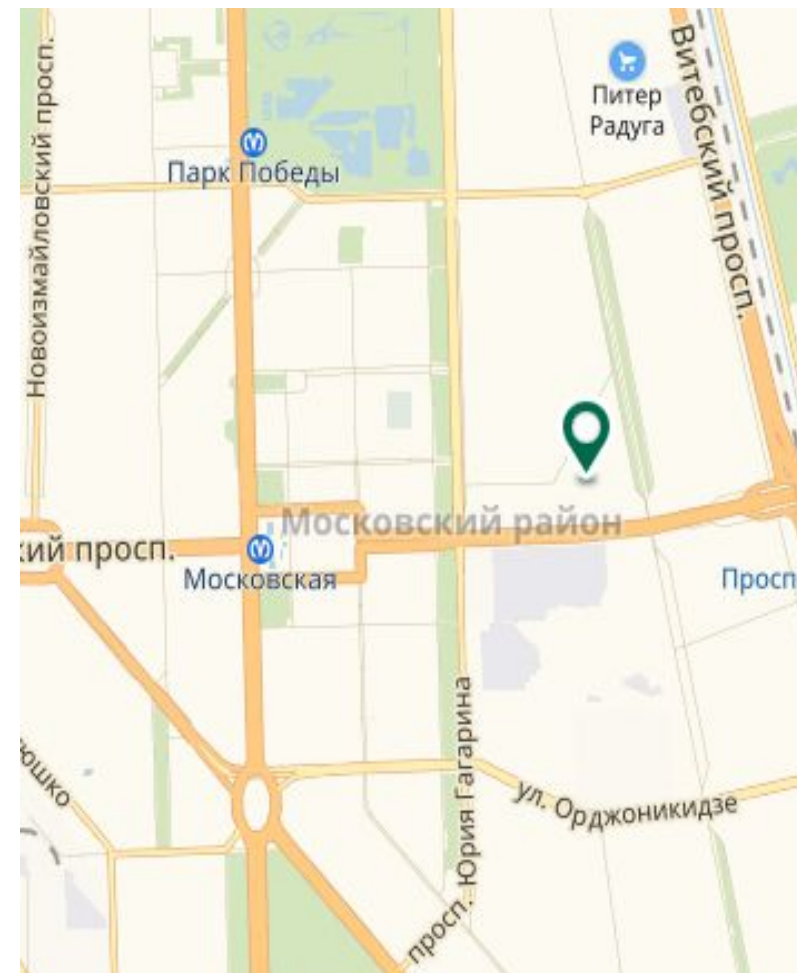
KREMLEVSKIYI ZVEZDIY, BC (class B+)

Leasable area – 6 800 sqm
Gross area – 7 100 sqm
Putting into operation– 4Q 2019
Start of construction – 2017

Location:
Moscovsky district, Moscovskaya metro station
25, Tipanova str.

Project owner–
Fit-out –

Rental rate – 1300 Rub/sqm/month
(excl. OPEX and incl. VAT)



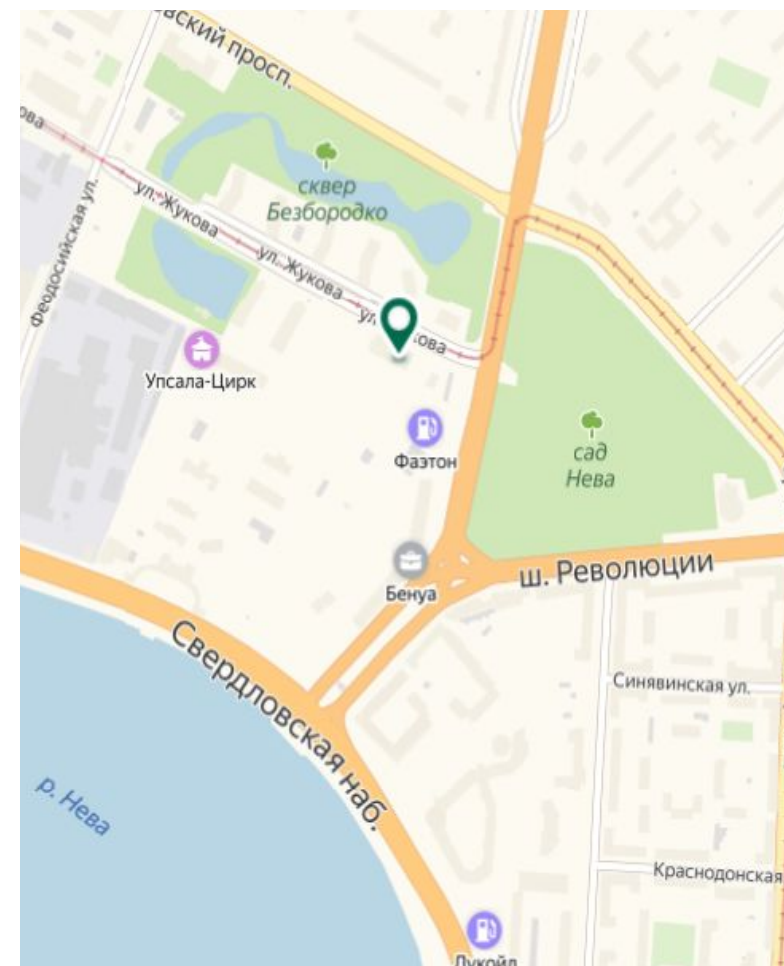
POLYUSTROVO. BUILDING 35, BC (class B+)

Leasable area – 3 600 sqm
Gross area – 4 583 sqm
Putting into operation– 4Q 2019
Start of construction – 2017

Location:
Kalininsky district, Ploschad Lenina metro
station
44B, Sverdlovskaya emb

Project owner– Teorema
Fit-out – final fit-out

Rental rate – 1900 Rub/sqm/month
(incl. OPEX and incl. VAT)



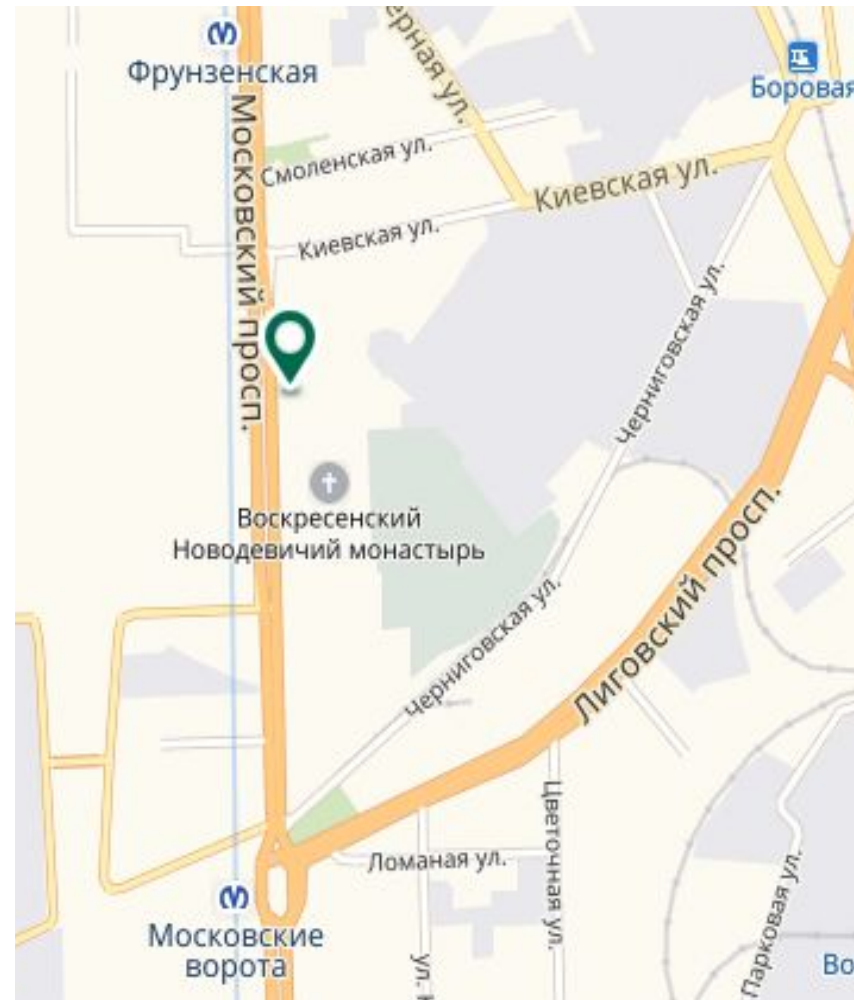
PUSHNINA PALACE, BC (class B+)

Leasable area – 9 252 sqm
Gross area – 11 353 sqm
Putting into operation– 4Q 2019
Start of reconstruction – 1Q 2018

Location:
Moscovsky district, Frynzenskaya and
Moskovskie vorota metro stations
98, Moskovsky pr.

Project owner– Pushnoy dom
Fit-out –Shell&Core

Rental rate – 1200 Rub/sqm/month
(incl. OPEX and incl. VAT)



2020

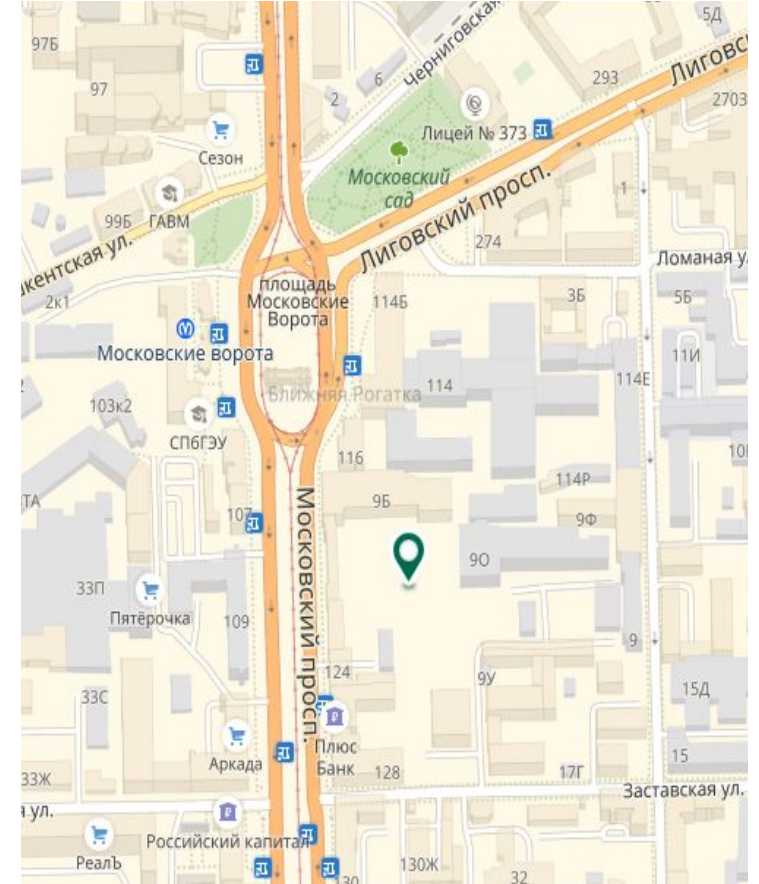
ATLAS CITY, BC (class A)

Leasable area – 9 521 sqm
Gross area – 13 526 sqm
Putting into operation– 4Q 2020
Start of reconstruction – 2018

Location:
Moscovsky district, Moskovskie vorota metro station
9, Koli Tomchaka str.

Project owner– No name
Fit-out – final fit-out

Rental rate – 1750 Rub/sqm/month
(incl. OPEX and incl. VAT)



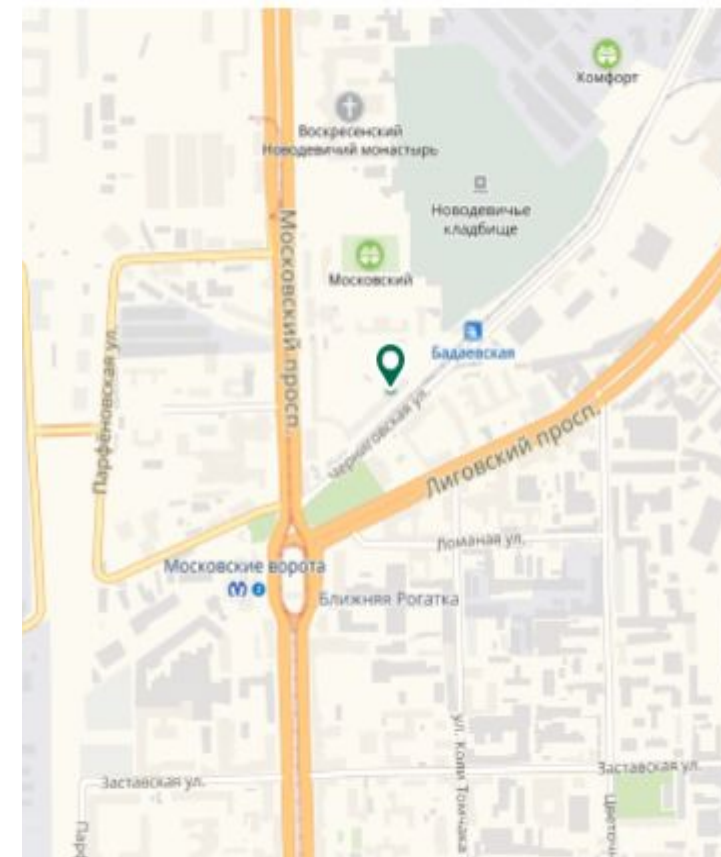
CHERNIGOVSKAYA 8, BC (class A)

Leasable area – 42 655 sqm
Gross area – 62 344 sqm
Putting into operation– 4Q 2020
Start of reconstruction – 2018

Location:
Moscovsky district, Moskovskie vorota metro station
9, Koli Tomchaka str.

Project owner– Adamant
Fit-out – Shell&Core

Rental rate – 1400 Rub/sqm/month
(incl. OPEX and excl. VAT)



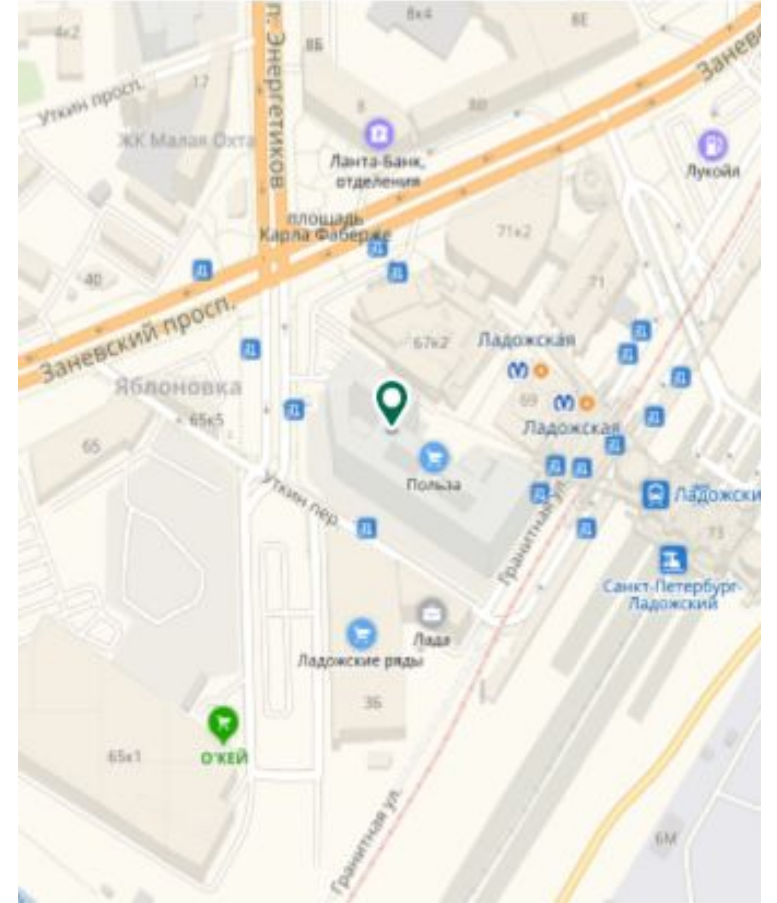
4th CASCADE, BC (class B+)

Leasable area – 31 500 sqm
Gross area – 112 800 sqm
Putting into operation– 3Q 2020
Start of construction – 2018

Location:
Krasnogvardeysky district, Ladozskaya metro station
71, Zanevsky pr.

Project owner– Adamant
Fit-out – Shell&Core

Rental rate – 1200 Rub/sqm/month
(excl. OPEX and incl. VAT)



SOBRANIE, BC (class B+)

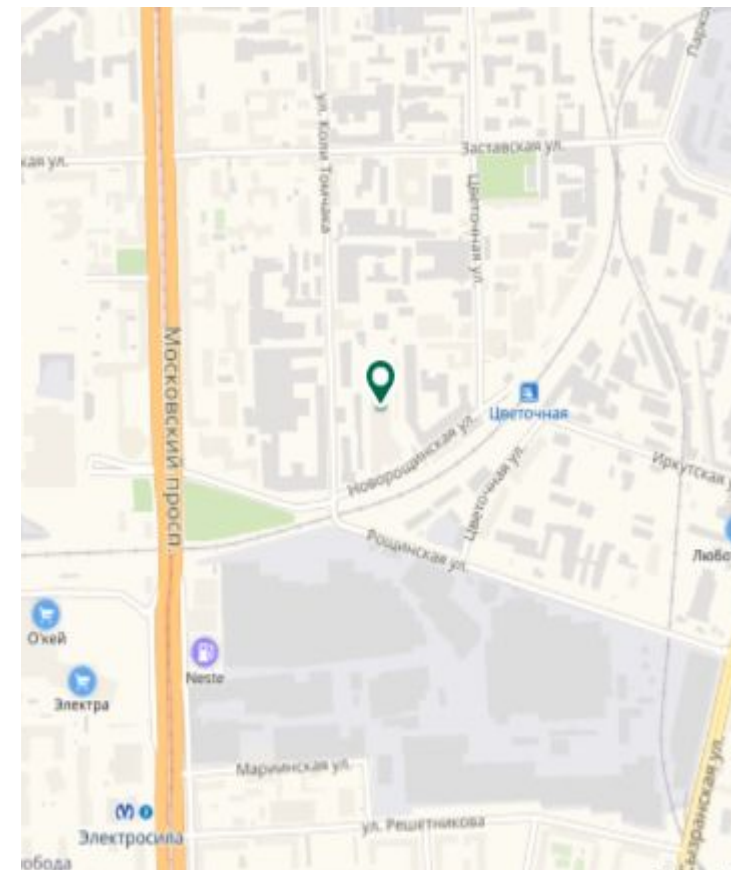
PHASE 2

Leasable area – 15 417 sqm
Gross area – 39 420 sqm
Putting into operation– 4Q 2020
Start of construction – 2018

Location:
Moscovsky district, Elektrosila metro station
4, Novoroshchinskaya str.

Project owner– Adamant
Fit-out – Shell&Core

Rental rate – 1400 Rub/sqm/month
(excl. OPEX and incl. VAT)



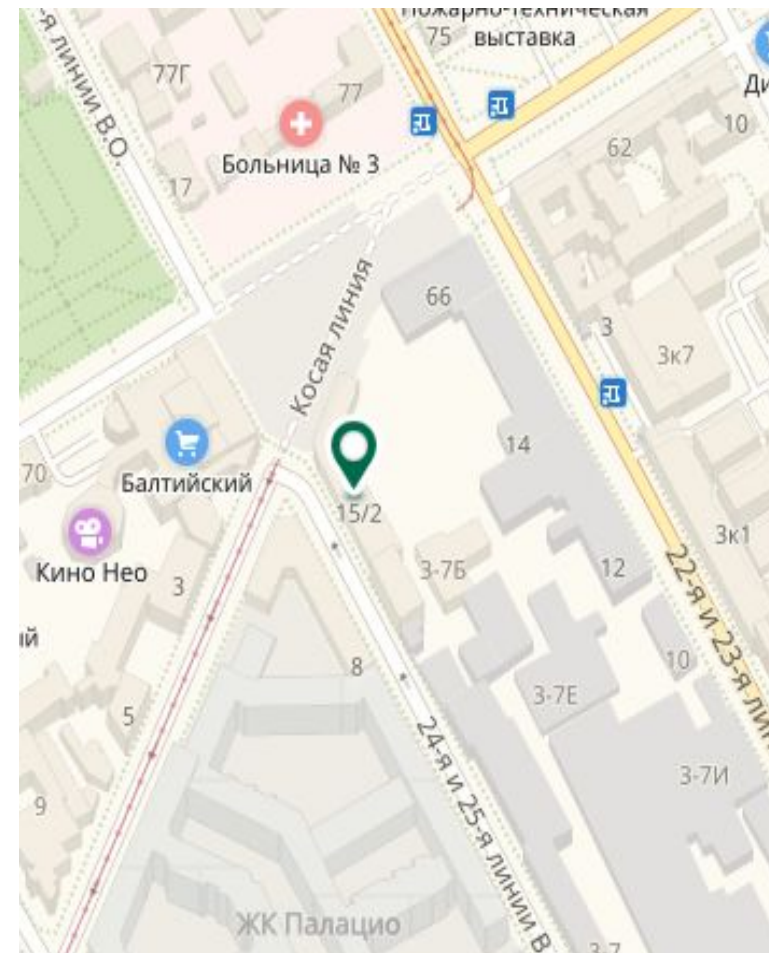
24th LINE OF VASILYEVSKY OSTROV, BC (class B+)

Leasable area – 9 600 sqm
Gross area – 13 890 sqm
Putting into operation – 3Q 2020
Start of reconstruction – 2019

Location:
Vasileostrovsky district, Vasileostrovskaya metro
station
15/2, 24th line V.O.

Project owner – Buhinger
Fit-out – Shell&Core

Rental rate – 1500 Rub/sqm/month
(incl. OPEX and incl. VAT)



AMBER HALL, BC (class B+)

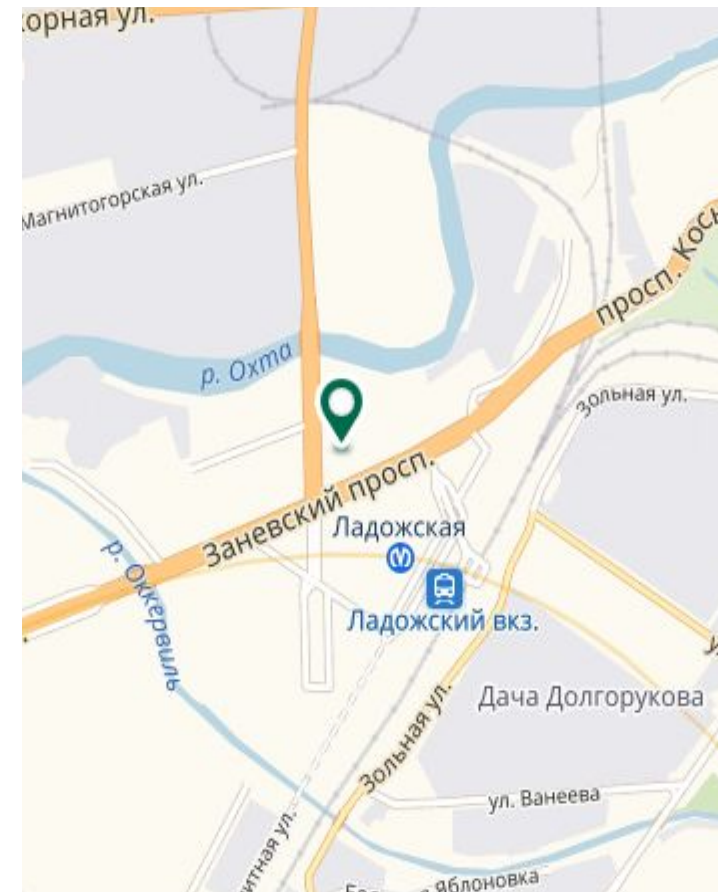
PHASE 2

Leasable area – 18 000 sqm
Gross area – 20 605 sqm
Putting into operation– 2Q 2020
Start of construction – 2018

Location:
Krasnogvardeisky district, Ladozskaya metro station
Let A, 4, Energetikov pr

Project owner– Russkie samocvety
Fit-out – Shell&Core

Rental rate – 1200 Rub/sqm/month
(incl. OPEX and incl. VAT)



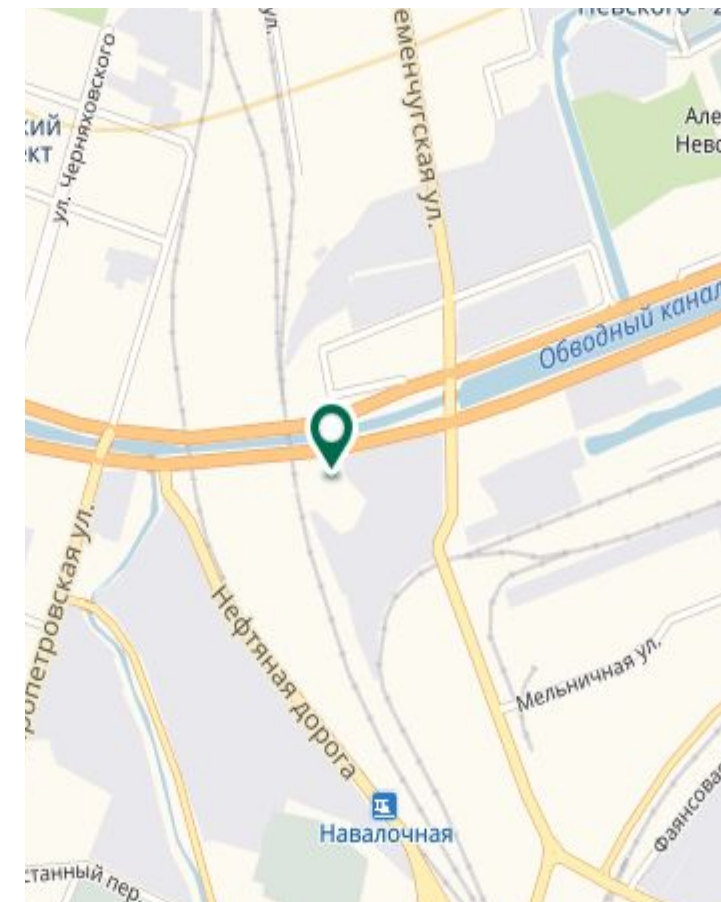
OBVODNY 28, BC (class B)

Leasable area – 15 375 sqm
Gross area – 16 400 sqm
Putting into operation– 1Q 2020
Start of construction – 2018

Location:
Nevsky District Обводный canal metro station
28, Obvodny Canal emb.

Project owner– Navigator
Fit-out – final fit-out

Rental rate – 1000 Rub/sqm/month
(incl. OPEX and incl. VAT)



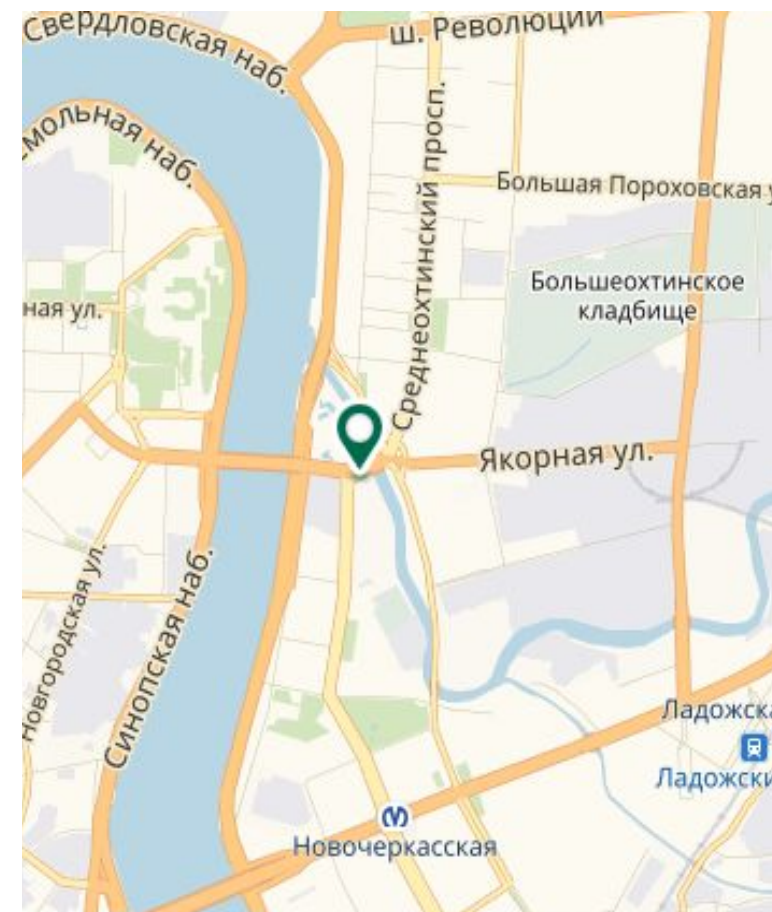
ART PLAY, BC (class B)

Leasable area – 7 848 sqm
Gross area – 90 000 sqm
Putting into operation– 1Q 2020
Start of reconstruction – 2018

Location:
Krasnogvardeisky district, Novoчеркaskaya metro station
3, Krasnogvardeiskaya sq

Project owner–
Fit-out –

Rental rate – 1300-2000 Rub/sqm/month
(incl. OPEX and incl. VAT)



2021

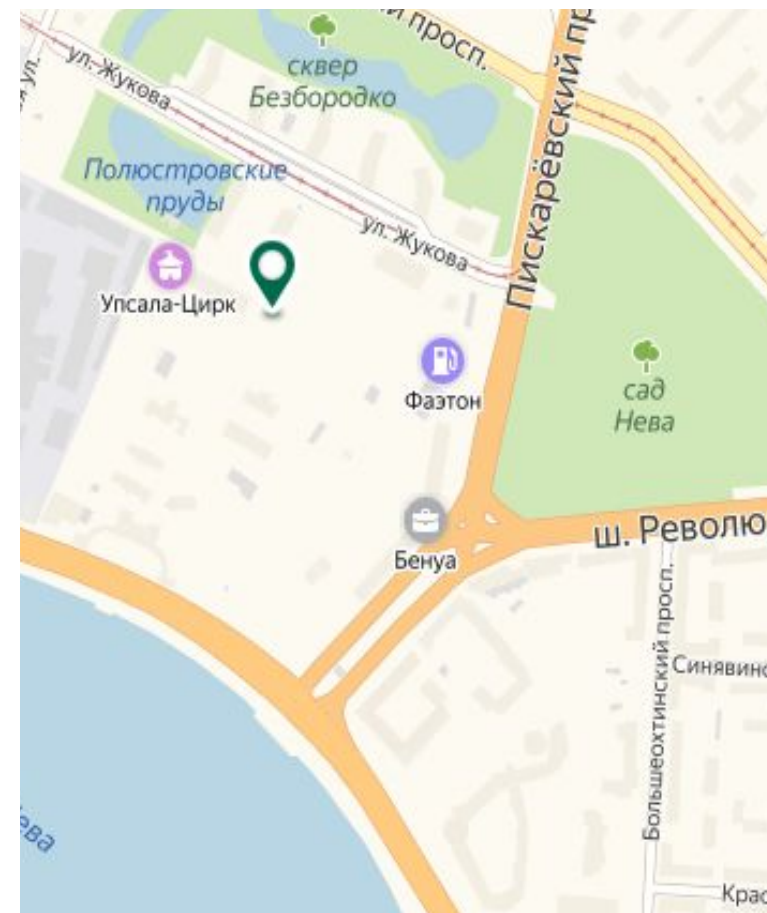
POLUSTROVO. BUILDING 16, BC (class A)

Leasable area – 9 452 sqm
Gross area – 10 500 sqm
Putting into operation– 4Q 2021
Start of construction – 2019

Location:
Kalininsky district, Ploshad Lenina metro station
44B, Sverdlovskaya emb.

Project owner– Teorema
Fit-out – final fit-out

Rental rate – 2100 Rub/sqm/month
(incl. OPEX and incl. VAT)



DOM ROGOVA, BC (class A)

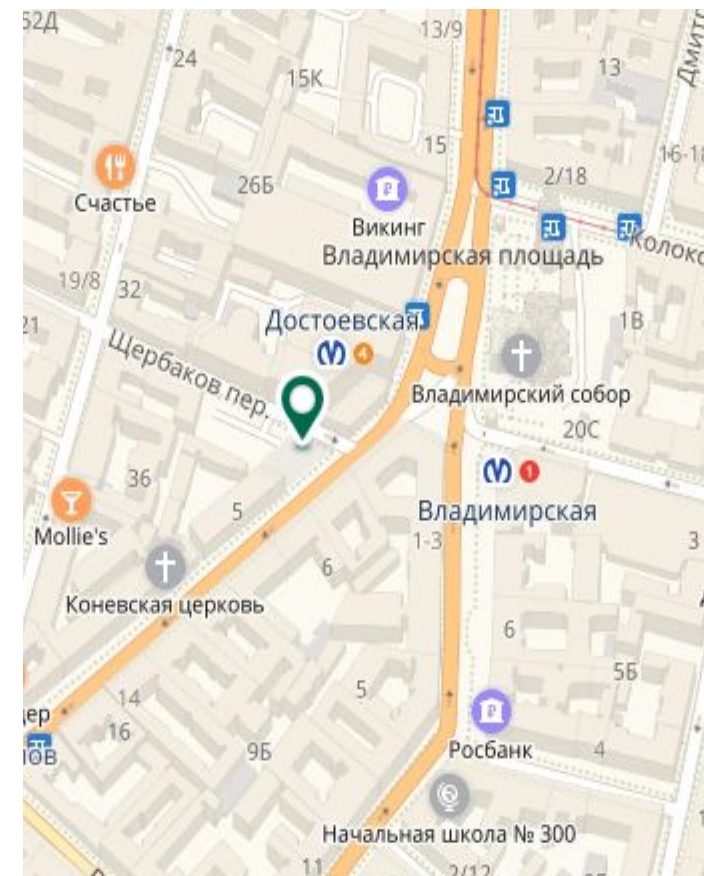
Leasable area – 6 608 sqm
Gross area – 8 000 sqm
Putting into operation– 4Q 2021
Start of construction – 2019

Location:
Central district, Dostoevskaya metro station
3, Zagoorodny pr.

Project owner– Gazprom bank

Fit-out –

Rental rate – ? Rub/sqm/month
(excl. OPEX and excl. VAT)



SAN GALLY PARK, BC (class A+)

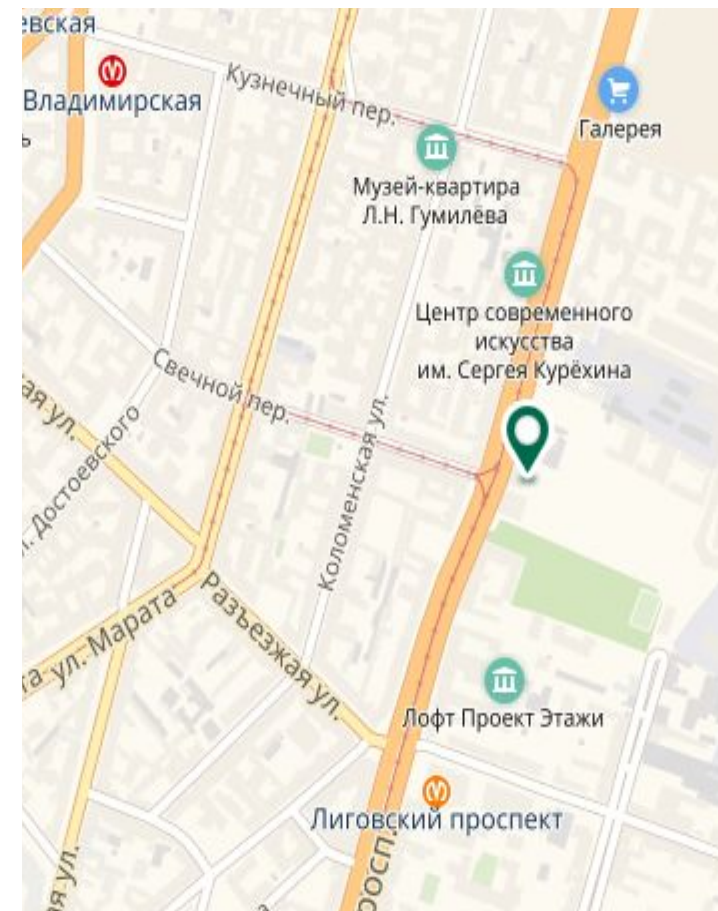
Leasable area – 40 700 sqm
Gross area – 88 435 sqm
Putting into operation– 4Q 2021
Start of construction – 2019-2020

Location:
Central district, Ligovskiy metro station
60-62, Ligovsky pr.

Project owner– EKE

Fit-out –

Rental rate – 300 000 000 Rub/year/total area
(excl. OPEX and excl. VAT)



TRINITY, BC (class A+)

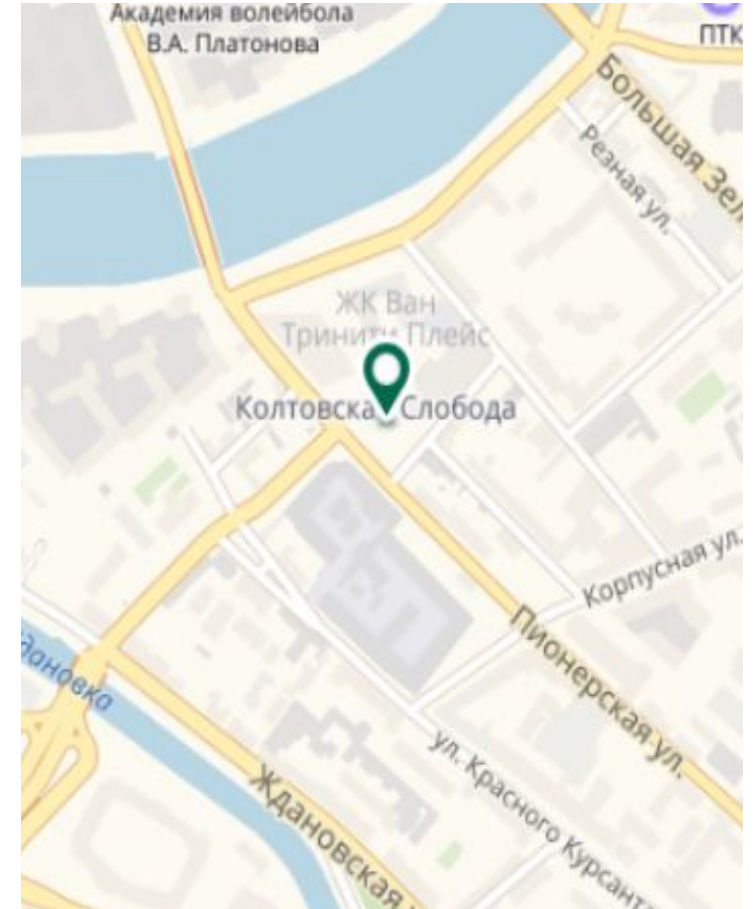
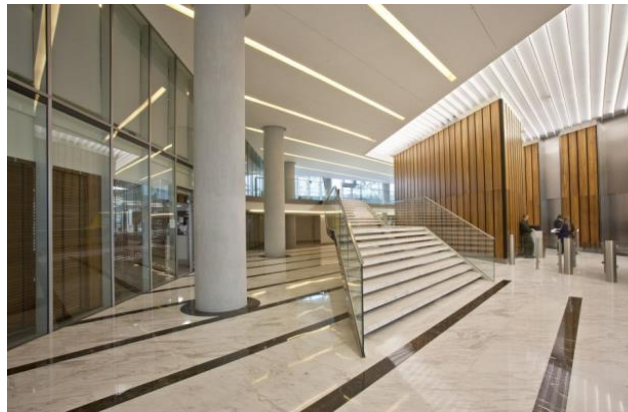
PHASE 2

Leasable area – 28 000 sqm
Gross area – 28 000 sqm
Putting into operation– 4Q 2021
Start of construction – 2019-2020

Location:
Petrogradsky district, Chkalovskaya metro station
67, Pionerskaya str.

Project owner– GHP group
Fit-out – Shell&Core

Rental rate – ? Rub/sqm/month
(incl. OPEX and incl. VAT)



GRAFFITI, BC (class B)

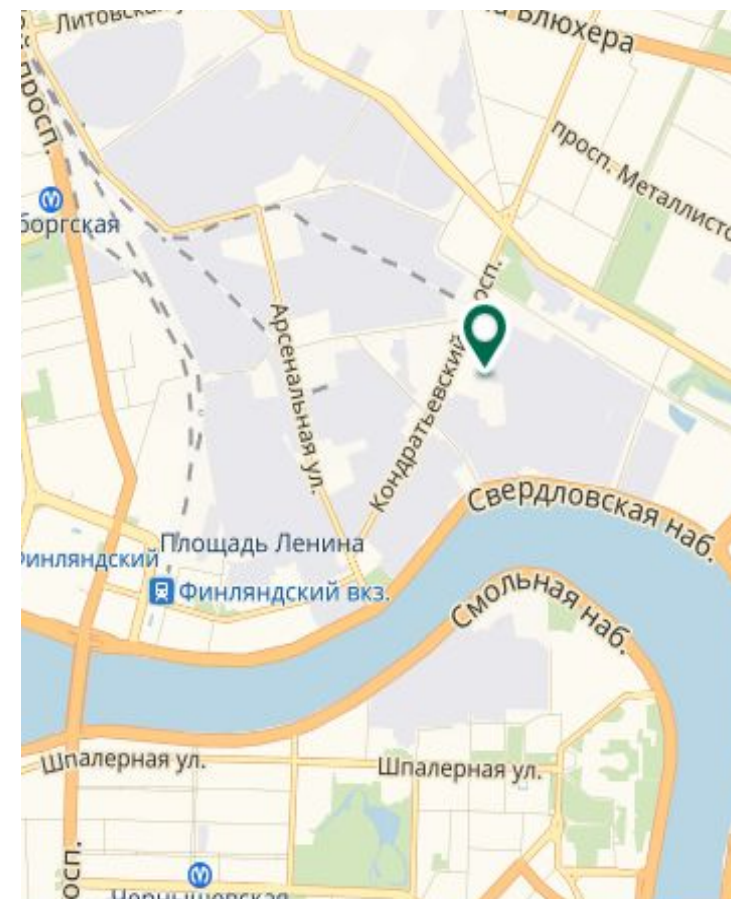
PHASE 2

Leasable area – 10 000 sqm
Gross area – 10 000 sqm
Putting into operation– 4Q 2021
Start of construction – 2019-2020 (only build-to-suit)

Location:
Kalininsky district, vyborgskaya metro station
15, Kondratyevsky pr.

Project owner– land area owner
Fit-out –

Rental rate – ? Rub/sqm/month
(incl. OPEX and incl. VAT)



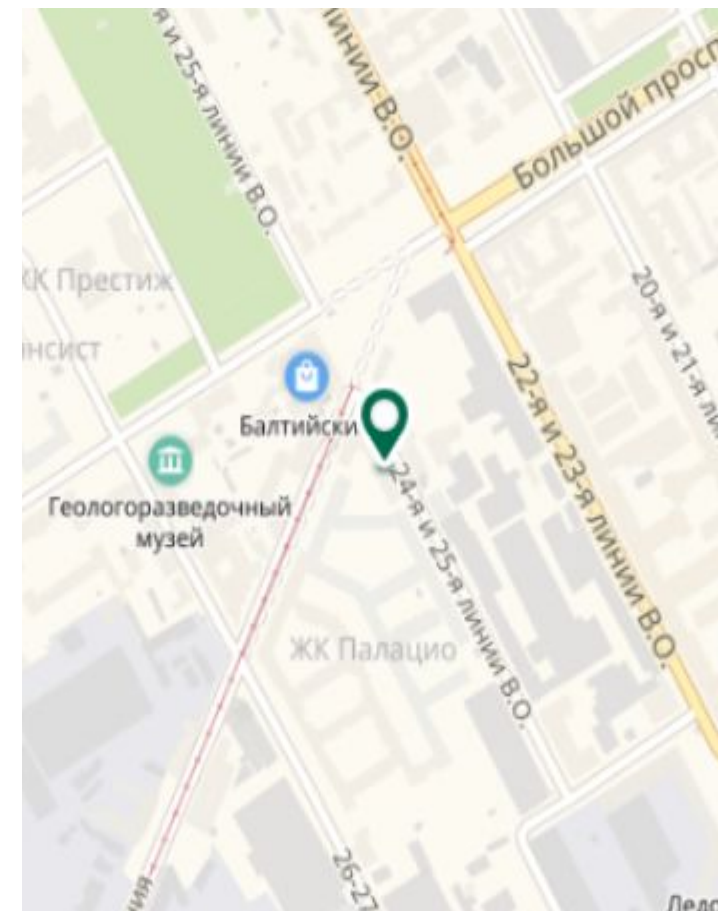
25th LINE 8, BC (class B+)

Leasable area – 21 000 sqm
Gross area – 23 000 sqm
Putting into operation– 4Q 2021
Start of reconstruction – 2019-2020

Location:
Vasileostrovsky district, Vasileostrovskaya metro
station
8, 25th line V.O.

Project owner– Lipsanen
Fit-out – final fit-out

Rental rate – ? Rub/sqm/month
(incl. OPEX and incl. VAT)



2022

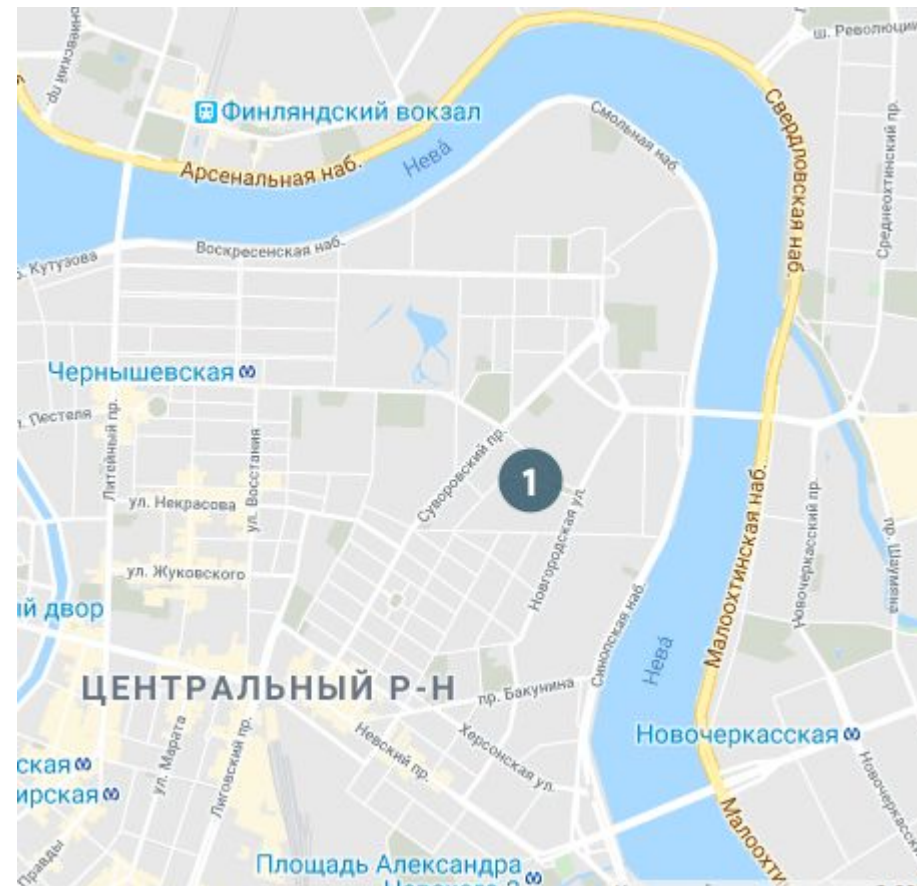
NEVSKAYA RATUSHA, BC (class A)

Leasable area – 9 452 sqm
Gross area – 10 500 sqm
Putting into operation– 2022
Start of construction – 2019-2020

Location:
Central district, Chernyshevskaya
11, Degtyarny lane

Project owner– VTB development
Fit-out – Shell&Core

Rental rate – 2100 Rub/sqm/month
(incl. OPEX and incl. VAT)

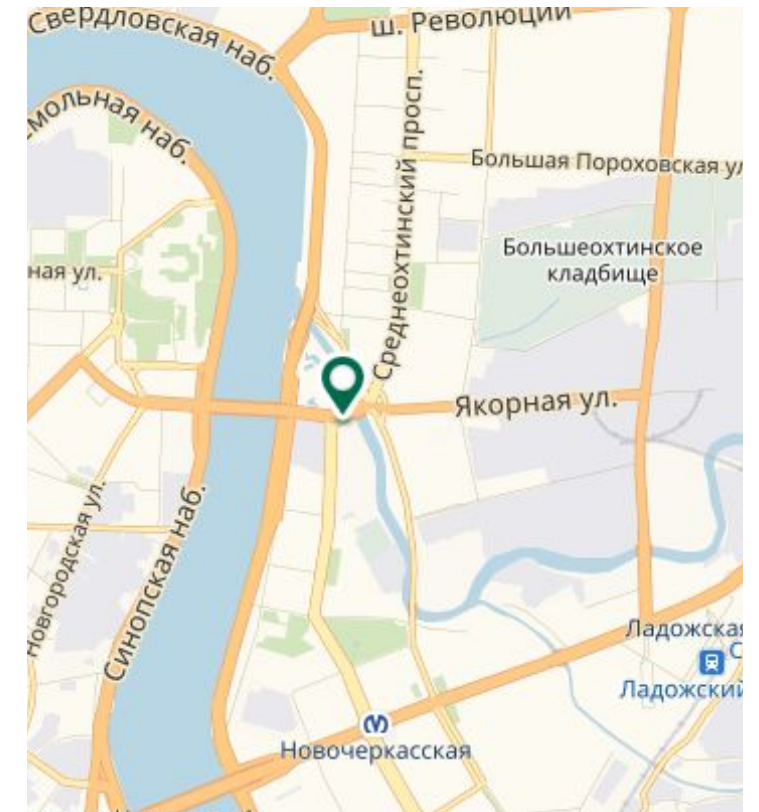


OKHTA CITY, BC (class A)

Leasable area – 36 000 sqm
Gross area – 36 000 sqm
Putting into operation– 2022
Start of reconstruction – 2019-2020
Project design is under development

Location:
Krasnogvardeiskiy district, Ladozskaya metro station
3, Krasnogvardeyskaya sq.

Project owner– Tandem
Fit-out – ?
Rental rate – ? Rub/sqm/month
(incl. OPEX and incl. VAT)



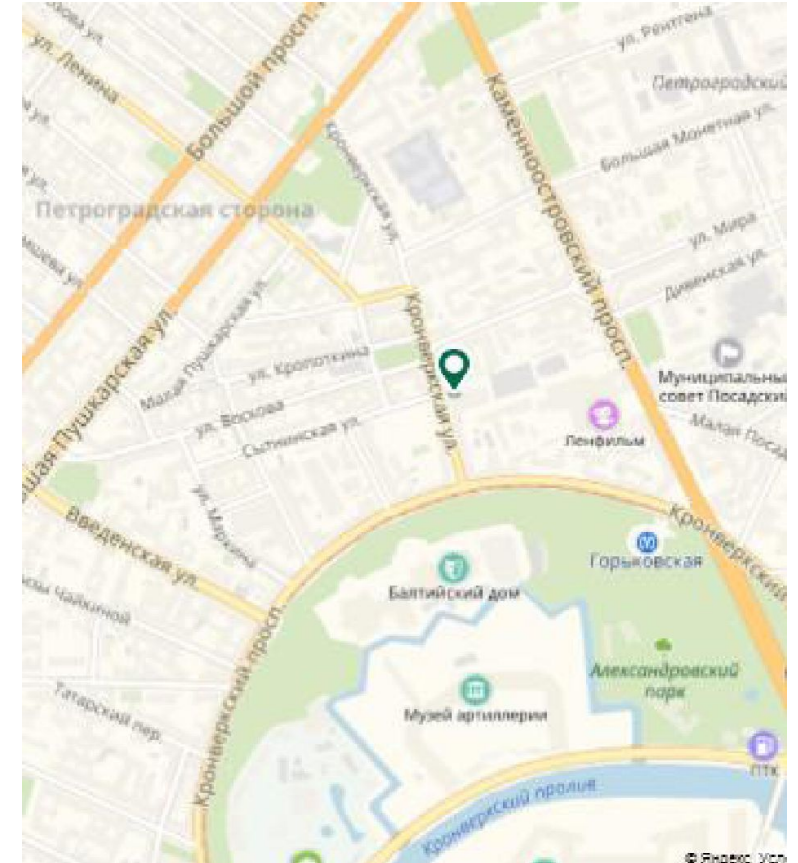
KRONVERSKAYA 5, BC (class A)

Leasable area – 15 000 sqm
Gross area – 15 000 sqm
Putting into operation– 2022
Start of reconstruction – 2020-2021
Project design is under development
The owner has a long term LA with Perekrestok shop
and cant start reconstruction work in the first two
years

Location:
Petrogradsky district, Gorkovskaya
5, Kronverskaya str.

Project owner– Light house
Fit-out – ?
Rental rate – ? Rub/sqm/month
(incl. OPEX and incl. VAT)

Project design is under development



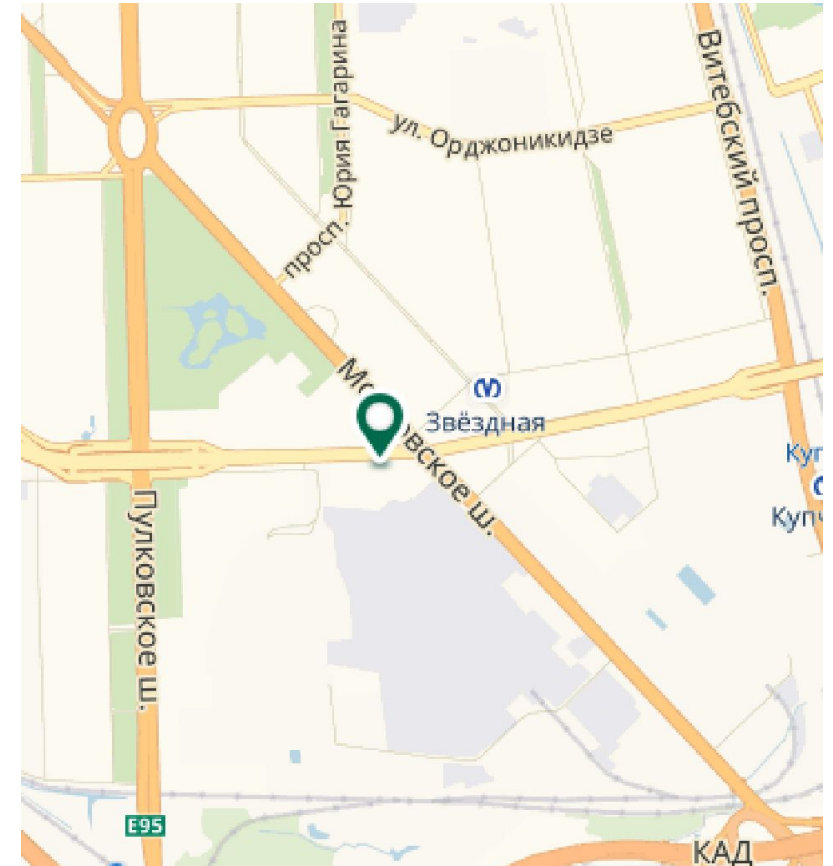
DUNAIKY, BC (class B+)

Leasable area – 40 000 sqm
Gross area – 40 000 sqm
Putting into operation– 2022
Start of construction – 2020 (only build-to-suit)
Construction permit is not obtained

Location:
Moskovsky district, Zvezdnaya metro station
76, Moskovskoye highway

Project owner– Solo
Fit-out – ?

Rental rate – ? Rub/sqm/month
(incl. OPEX and incl. VAT)



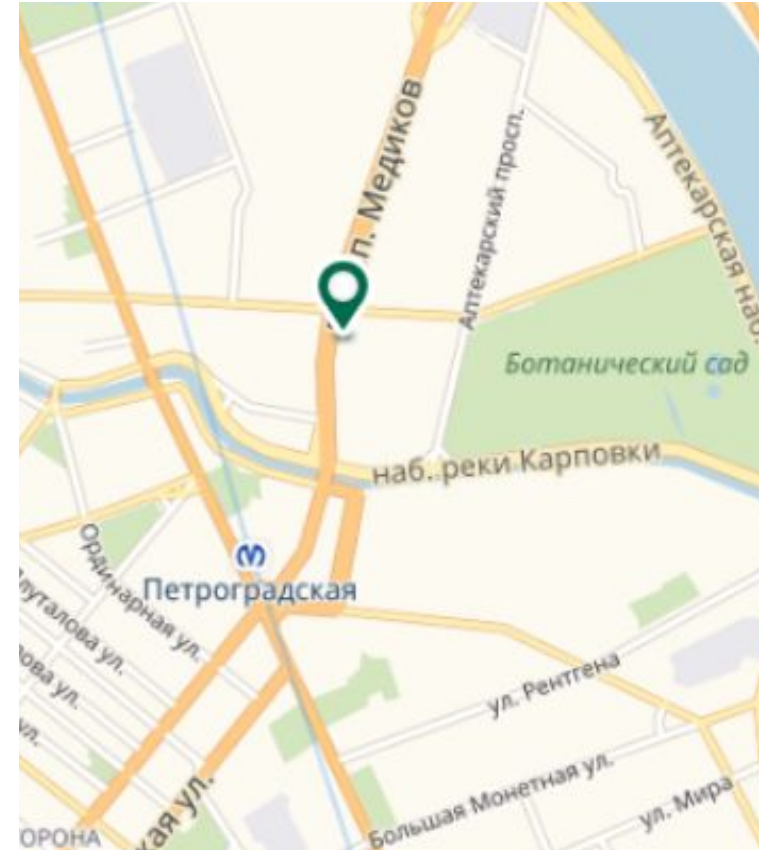
MEDIKOV 7, BC (class B+)

Leasable area – 15 000 sqm
Gross area – 15 000 sqm
Putting into operation – 2022
Start of reconstruction – 2019-2020

Location:
Petrogradsky district, Petrogradskaya metro station
7, Medikov pr.

Project owner – Key
Fit-out – Shell&Core

Rental rate – ? Rub/sqm/month
(incl. OPEX and incl. VAT)



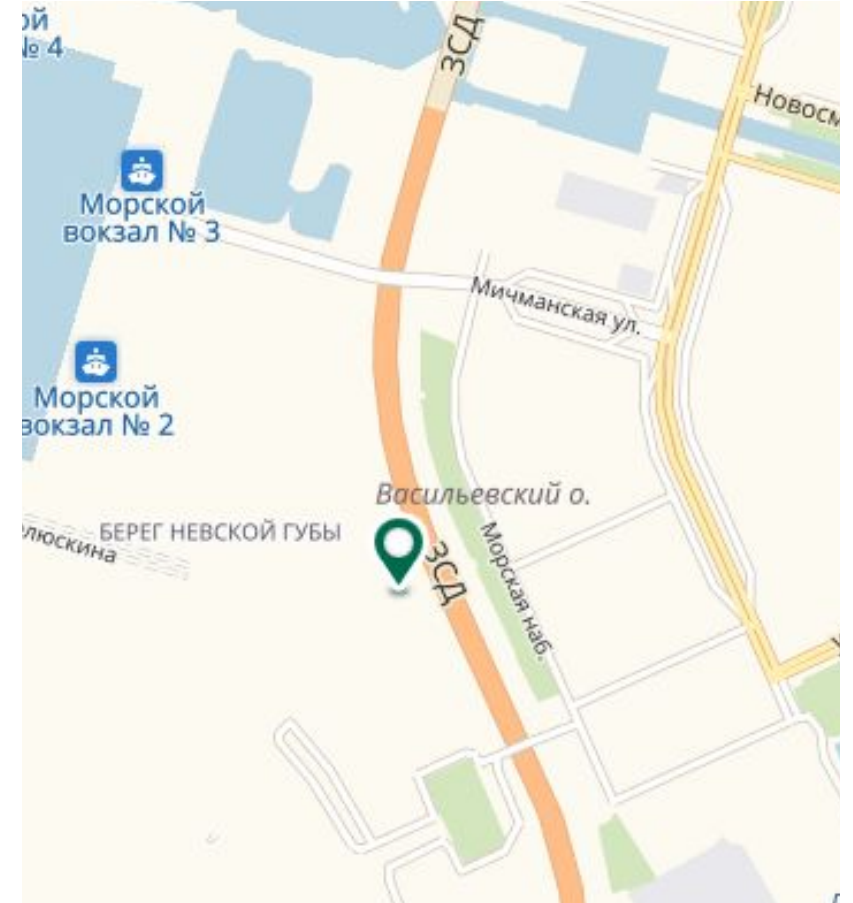
2023

GOLDEN CITY, BC (class A)

Leasable area – 8 000-100 000 sqm
Gross area – 8 000- 100 000 sqm
Putting into operation– 2023
Start of construction – 2020-2021 (only build-to-suit)
Project design is under development
Construction permit is not obtained

Location:
Vasileostrovsky district, Primorskaya metro station
Artificially raised territory

Project owner– Glorex development
Fit-out – ?
Rental rate – ? Rub/sqm/month
(incl. OPEX and incl. VAT)

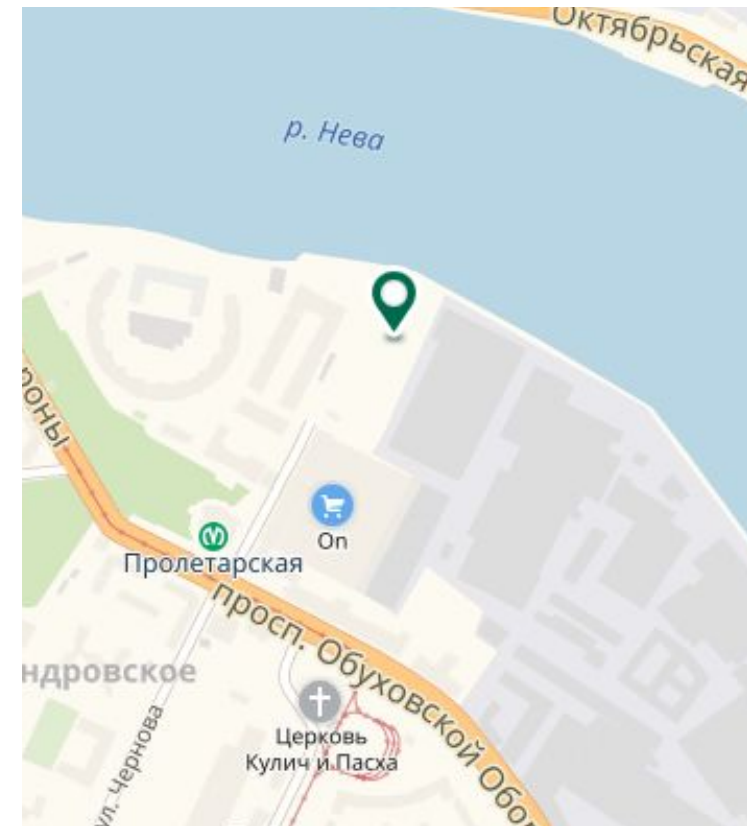


TIME, BC (class A)

Leasable area – 29 500 sqm
Gross area – 29 500 sqm
Putting into operation– 2023
Start of construction – 2020
Construction permit is not obtained

Location:
Nevsky district, Proletarskaya metro station
120, Obukhovskoy Oborony pr.

Project owner– Piramida D
Fit-out – ?
Rental rate – ? Rub/sqm/month
(incl. OPEX and incl. VAT)



2024

POLUSTROVO. BUILDING 17, BC (class A)

Leasable area – 10 000-33 000 sqm
Gross area – 10 000- 33 000 sqm
Putting into operation– 2024
Start of construction – 2020-2021

Location:
Kalininsky district, Ploshad Lenina metro station
44, Sverdlovskaya emb.

Project owner– Teorema
Fit-out – final fit-out
Rental rate – ? Rub/sqm/month
(incl. OPEX and incl. VAT)

