

# **BULMARKET** **OFFICE CENTER**

Develop your business!





**BULMARKET OFFICE CENTER is a class „B” building**

BULMARKET OFFICE CENTER consists of two connected buildings with a total spread out built-up area of 21 478 sq.m and adjoining terrain of 9 984 sq.m.

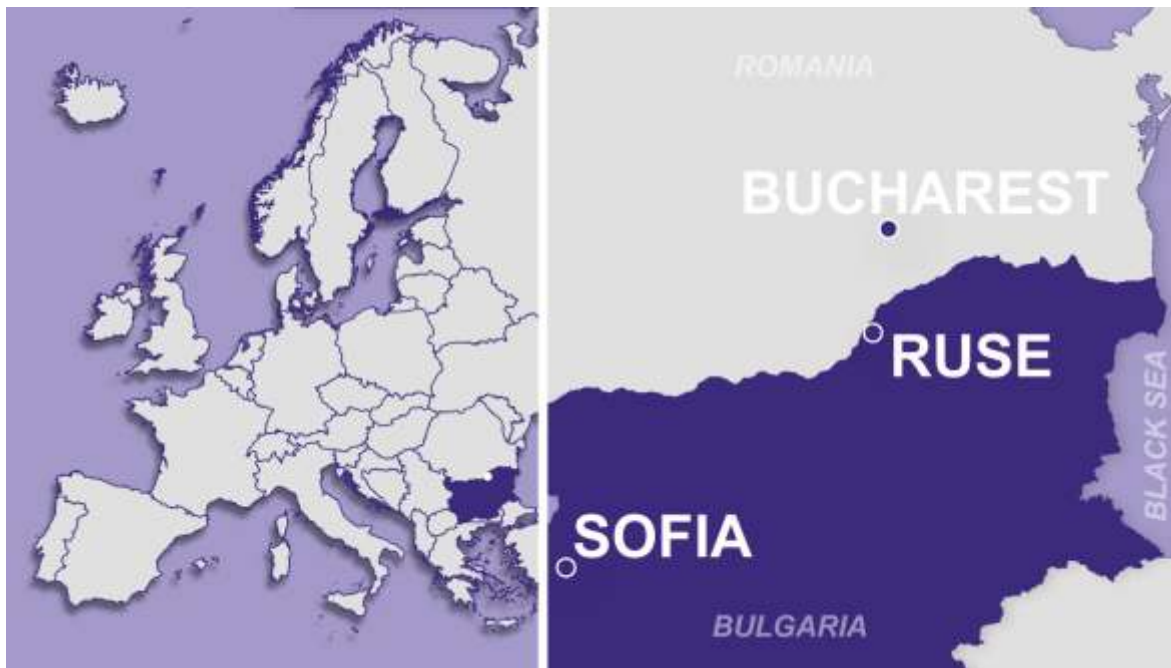
**The buildings are already built-up.**

**Permission for use is issued.**

**Renovation has already started:**

- > changing the purpose of the premises
- > hydro insulation
- > new heating system
- > new ventilation&air-condition system
- > new plumbing&drainage
- > new electric installation
- > new communications
- > new lifts





**BULMARKET OFFICE CENTER** is located at the East industrial zone of the town of Ruse, on the frontier between Bulgaria and Romania.



#### Distances

GKPP „Danube bridge”	5 км
(Border controlling examination post)	
Ruse	7 км
Giurgiu	15 км
Bucharest	72 км

#### Transport

road  
railway  
river  
air





- Multi-structural, well balanced economics
- Stable growth of the industrial sector and the export
- Favourable geographic location: on the river Danube and in proximity to over 2 million market of Bucharest city, Romania
- Developed transport infrastructure
- An University with good traditions
- Availability of competitive advantages regarding the production of articles specific for the country - river-sea vessels, industrial oils, paints and varnishes
- Availability of well developed and supporting the business infrastructure – non-economic business associations, financial sector, consulting companies
- Highly qualified specialists in the production
- Good correlation price/quality for approximately 500 groups of leading products in the export
- Predominating private ownership at the leading producers/exporters
- Considerable research potential in the University with a high qualification

The strengthened investments and the building of the market strategies including Romania give good advantages to Ruse.



- A possibility for a multifunctional using – with administrative, residential, commercial purpose, as a hotel, investment project etc.
- A possibility for reconstructions, changes and realization of equipment, depending on the particular wishes of the contractors
- A possibility for the owner to realize the preceding with his own resources
- Availability of a developed infrastructure near by
- A combination of commercial, office, storage, and service areas
- A possibility for building of a high number of parking places
- A close proximity to the East industrial zone of the town of Rouse
- A possibility for establishment of integrated management of the buildings
- Proximity to GKPP (Border controlling examination post) „Danube bridge” and the Republic of Romania
- A leading position of Bulgaria in the classification of the countries – most attractive destinations for exporting of a specific type of activity /„outsourcing”/
- The lowest tax levels in Europe regarding the personal and corporative taxes





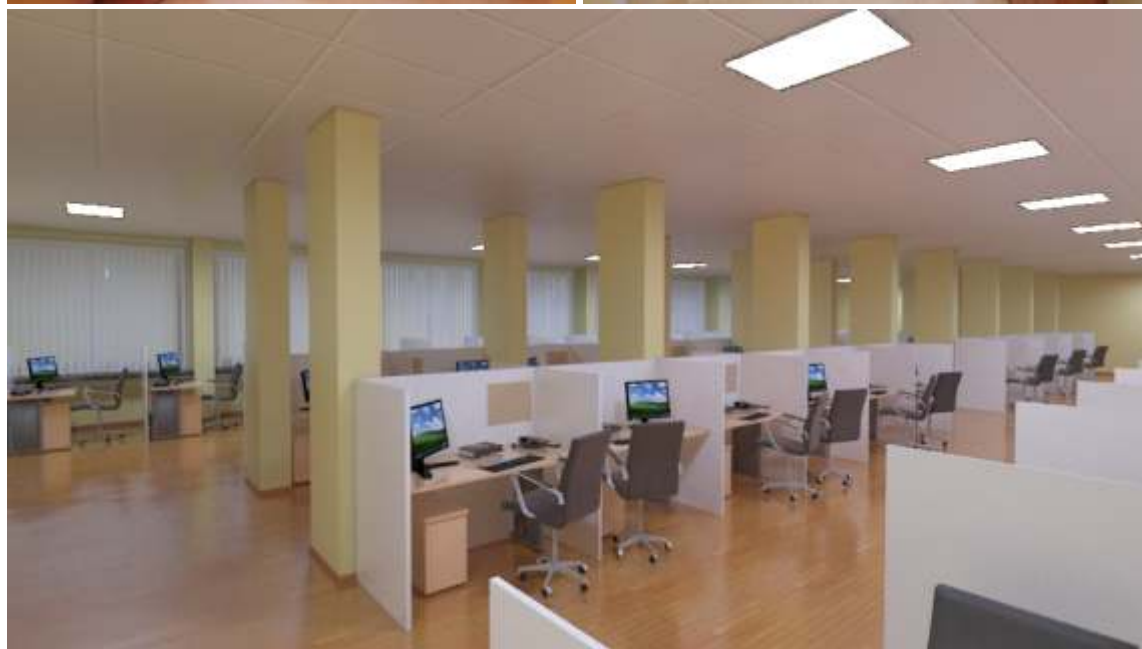




At the two ground floors are situated different service-offices complementing and assisting the business of the companies at BULMARKET OFFICE CENTER.

The basement sections of both buildings could be reconstructed as a shooting ground, swimming pool and warehouse areas.





BULMARKET OFFICE CENTER disposes of **offices** in different sizes.

The allocation of the premises in the buildings is „**Open space**“ type, giving a possibility for flexible and non-standard using depending on the wishes and the needs of the clients.

FLOOR	BUILDING 1 living area sq.m	BUILDING 2 living area sq.m
17 offices	-	543
16 offices	-	543
15 offices	401	543
14 offices	401	543
13 offices	401	543
12 offices	401	543
11 offices	401	543
10 offices	401	543
9 offices	401	543
8 offices	401	543
7 offices	401	543
6 offices	401	543
5 offices	401	543
4 „BULMARKET DM“	401	543
3 „BULMARKET DM“	401	543
2 COMMERCIAL SECTION	685	598
1 COMMERCIAL SECTION	685	598
-1 BASEMENT (STOREHOUSE)	685	598
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TOTAL	7268	9935
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PARKING PLACES	130	194

## Construction and interior

### General

- Ventilation & Air-condition system
- Fire-alarming system
- Security system
- Modern lifts
- Out-door and in-door parking lots
- lawns

### Commercial sections

- Floors - terracotta
- Walls - latex painted
- Shop windows - fire-resisting glass

### Offices

- Floors - laminated parquet
- Walls - latex painted
- Doors - MDF
- Windows - PVC joinery



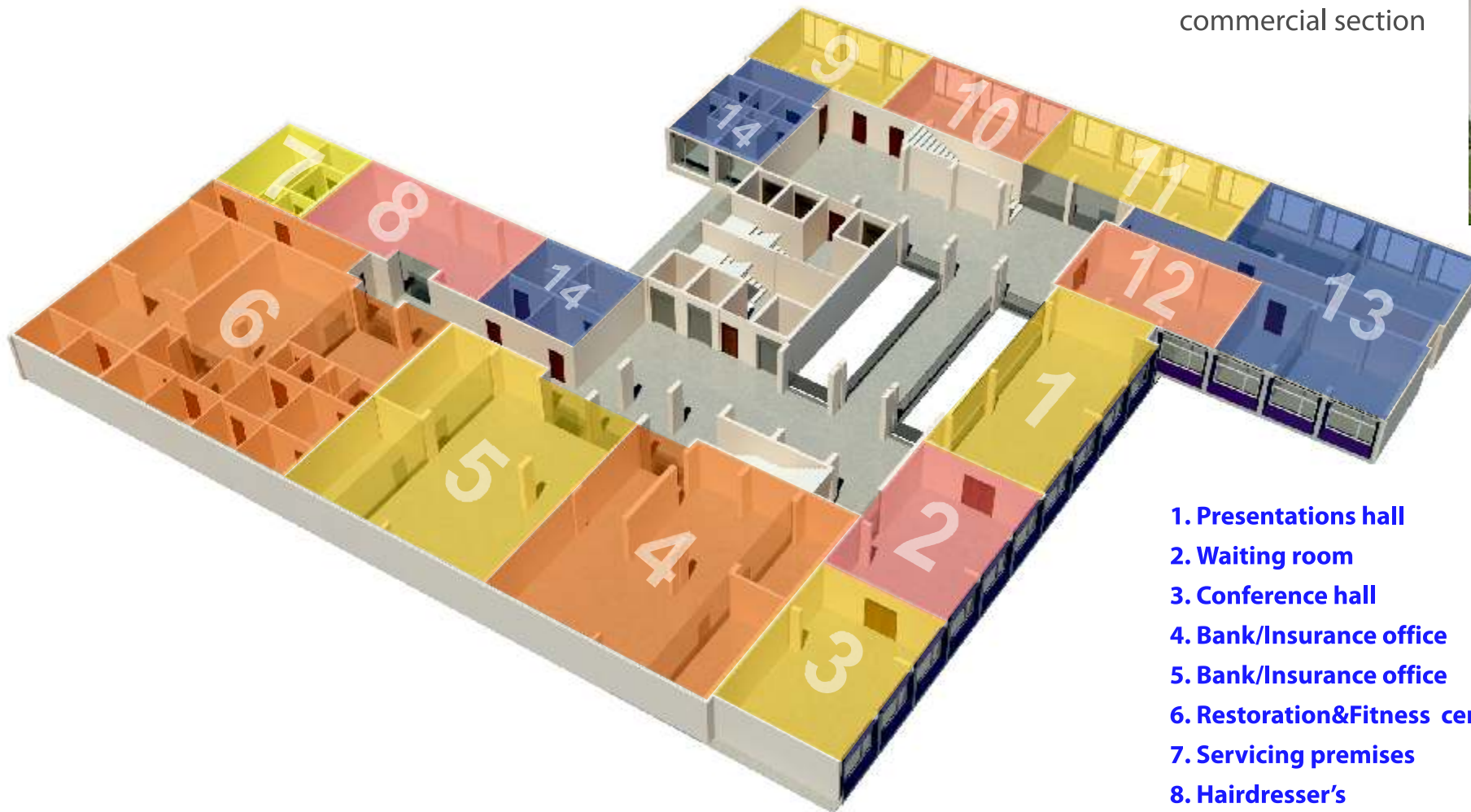
**GROUND FLOOR 1**  
commercial section



Entrance, lobby, reception desk, lifts

<b>1. Restaurant with VIP hall</b>	424.69 sq.m
<b>2. Lobby bar</b>	143.22 sq.m
<b>3. Shop</b>	54.90 sq.m
<b>4. Laundry office</b>	53.97 sq.m
<b>5. Shop</b>	68.98 sq.m
<b>6. Internet hall</b>	74.11 sq.m
<b>7. Shop</b>	54.27 sq.m
<b>8. Security office</b>	55.85 sq.m
<b>9. WC</b>	74.96 sq.m

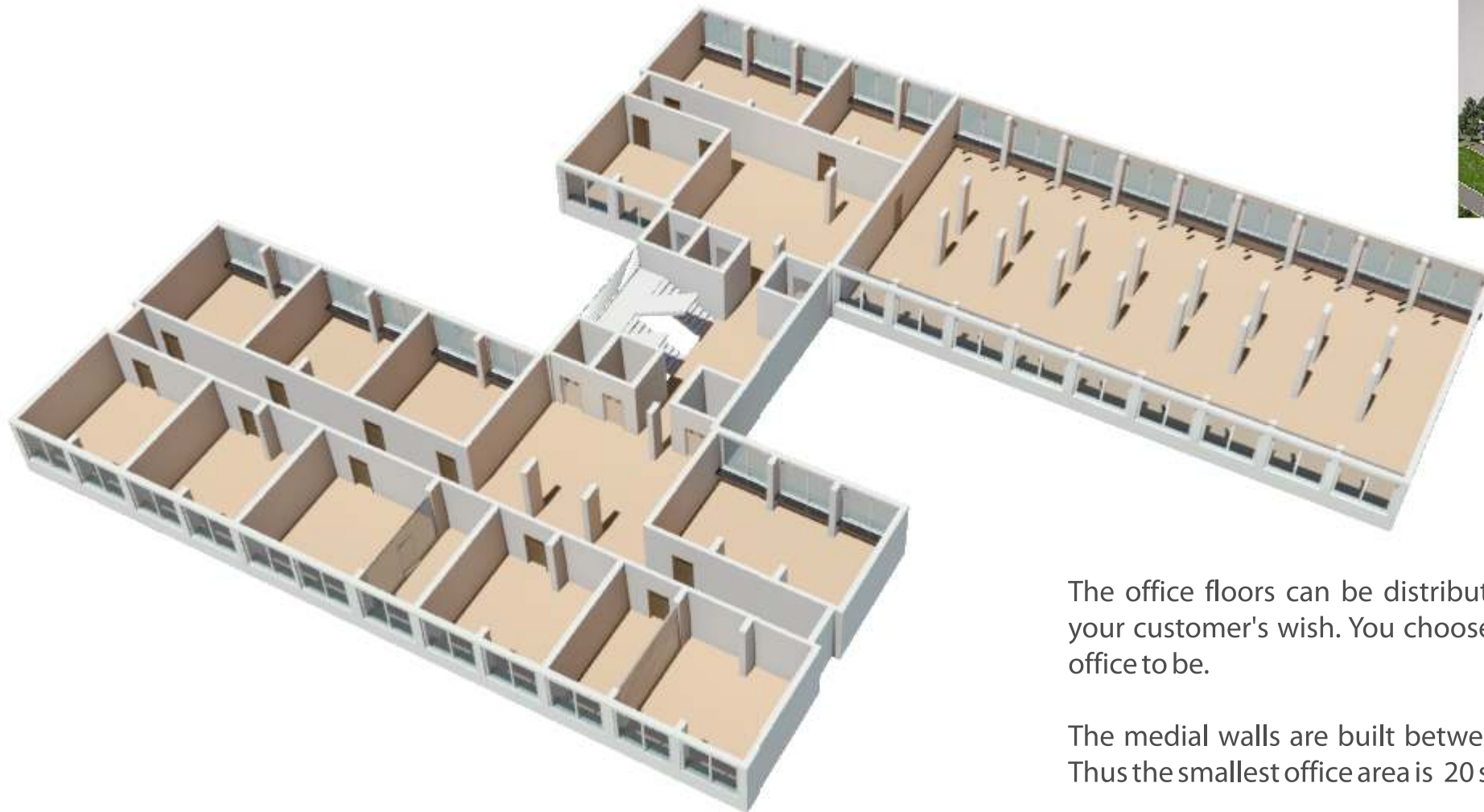
**GROUND FLOOR 2**  
commercial section



1. Presentations hall	83.96 sq.m
2. Waiting room	59.77 sq.m
3. Conference hall	59.86 sq.m
4. Bank/Insurance office	54.16 sq.m
5. Bank/Insurance office	154.16 sq.m
6. Restoration&Fitness center	233.10 sq.m
7. Servicing premises	30.36 sq.m
8. Hairdresser's	73.20 sq.m
9. Custom office	54.90 sq.m
10. Courier office	54.00 sq.m
11. Shop	53.56 sq.m
12. Shop	72.00 sq.m
13. Administration office	153.60 sq.m
14. WC	74.96 sq.m



## OFFICE FLOORS



The office floors can be distributed according to your customer's wish. You choose how large your office to be.

The medial walls are built between the windows. Thus the smallest office area is 20 sq.m.

This creates office areas with sizes 20 sq.m., 40 sq.m, 60 sq.m, 80 sq.m etc





BULMARKET OFFICE CENTER is ownership of "Bulmarket DM" Ltd., a company with an entirely private capital, registered in the year 1996.

Activities:

- Liquefied gas propane-butane LPG
- Railway transport
- Mineral fuels
- Compressed natural gas
- Port activity
- Production of vegetable oils and bio diesel
- Trade with agricultural production

„BULMARKET DM“ Ltd.

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## STRUCTURE /VERSIONS/ OF THE TRANSACTION

- Leasing of the center as a whole in the existing appearance and condition, or after accomplishing of reconstructions, changes and equipment depending on the particular wishes of one lessee
- Sale of the center as a whole in the existing appearance and condition, or after accomplishing of reconstructions, changes and equipment depending on the particular wishes and needs of one strategic investor
- Sale of building 1 and/or building 2 separately in the existing appearance, or after accomplishing of reconstructions, changes and equipment depending on the particular wishes of one or more buyers
- Sale of separate sections of building 1 and/or building 2 separately in the existing, or changed appearance



**[www.bulmarket-office-center.com](http://www.bulmarket-office-center.com)**