

# Commercial Property

Description of key projects

Electric City

Smolny Kvartal

Paradny Kvartal

13 Kuybysheva Street

House with a view  
of the Hermitage

Kamennooostrovskaya  
Collection

Apollo

Gelios

Litera

Leningradsky Retail  
and Office Centre

# Electric City business neighbourhood

Class A office property



10 Prospekt Medikov,  
Petrogradsky Administrative  
District,  
St. Petersburg

The Electric Centre business neighbourhood is under construction in Petrogradskaya Storona, one of the most dynamically developing historic districts in St. Petersburg. Convenient transport interchanges in Petrogradskaya, Ushakovskaya, Pesoch'naya and Zhdanovskaya embankments link Kamennostrovsky Prospekt with the key thoroughfares of St. Petersburg, and Prospekt Medikov serves as a major transportation artery connecting the Petrogradsky district and the Vyborgsky district. A short distance away are the historic symbols of St. Petersburg, the Fortress of St. Peter and St. Paul and the Aurora Cruiser.

The Electric City project provides for the construction of a business neighbourhood on the former site of the Elektrik Factory including ten Class A office buildings to be located in two lines along Prospekt Medikov forming an internal street that will turn into a glassed-in atrium. A two-level underground garage will be built under the entire development site.

A unique feature of the compound is an ambitious infrastructure consisting of shops, cafes and restaurants, a fitness centre, a bank, a health care centre, a kindergarten, printing services, a conference centre and various public services.

*Total net leasable area: 180,000 sq.m*

*Number of parking spaces: 2,663*

# Smolny Kvartal

Class A office property



This development project is located in the historic centre of St. Petersburg in close vicinity to the Smolny Cathedral ensemble, an architectural monument of the 18th-19th centuries. The high status of the location manifests itself in the fact that next to it are the buildings of the Government of St. Petersburg and the Government of the Leningrad Region. Nearby the Orlovsky Tunnel is under construction, a project of strategic importance for St. Petersburg that will connect the Central district and the Krasnogvardeysky district. In accordance with the concept, there will be an exit to the Smolnaya embankment, a highway providing for access to the key transportation arteries of the city. Transport accessibility and the high status of the locality have had an impact on the key priorities: the neighbourhood is intended mainly for developing commercial property for lease.

Phase 1 of the project provides for the construction of three Class A office buildings with an underground garage and parking spaces at the ground floor level, as well as cafes, restaurants, shops and conference halls.

Under Phase 2, a large office building is to be constructed right in Smolnaya embankment. A spacious two-level parking area will be located under the building. The ground floor will accommodate a big fitness centre with a spa facility and a beauty parlour, as well as shops, a copy centre and clients' offices. The first floor is intended for cafes and restaurants.

*Total net leasable area: 91,000 sq.m*

*Number of parking spaces: 682*

4 Smolnogo Street,  
Blocks 1030A-1, 1030A-2,  
Central Administrative  
District,  
St. Petersburg

# Paradny Kvartal

Class A office property



1-3 Paradnaya Street,  
12, 14 Vilensky Pereulok,  
35, 39 Radischeva Street,  
Central Administrative  
District,  
St. Petersburg

The multi-purpose Paradny Kvartal (Ceremonial Quarter) compound is under construction in the very heart of St. Petersburg, in a neighbourhood delimited by Paradnaya Street, Vilensky Pereulok, Radischeva Street and Kirochnaya Street. Historically, this is an area of consulates and embassies, and a hub of cultural and administrative institutions.

The project boasts excellent transport accessibility due to its location near major city thoroughfares such as Nevsky Prospekt, Suворovsky Prospekt, Chernyshevskogo Prospekt and Robespiera embankment. The transport infrastructure will improve still more after the completion of the Orlovsky Tunnel that will link the Central district and the Krasnogvardeysky district. The nearest metro station, Chernyshevskaya, is a 5-minute walk from the neighbourhood.

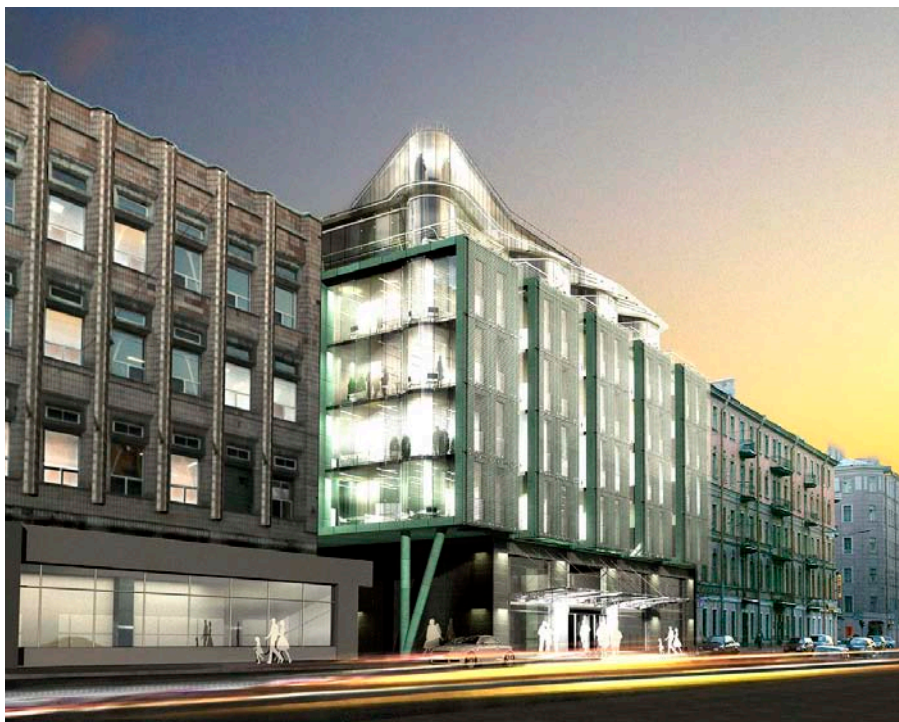
Under the project, unique design office mansions of Class A are to be built along Paradnaya Street. The project provides for the construction of eight low-rise buildings of 3,700 sq.m to 5,000 sq.m and an underground garage.

*Total net leasable area: 23,200 sq.m*

*Number of parking spaces: 188*

## 13 Kuybysheva Street

Class A office property



The construction of a top class business centre is underway in the Petrogradsky district, a short distance away from Kamennostrovsky Prospekt, a major thoroughfare in Petrogradskaya Storona, and one of the prime locations for a business in St. Petersburg. Nearby are the historic symbols of St. Petersburg, the Fortress of St. Peter and St. Paul, the Aurora Cruiser and the Winter Palace.

The project comprises an eight-storied building of Class A with an outdoor patio. The English basement is intended for an indoor parking lot.

Total net leasable area: **6,700 sq.m**

Number of parking spaces: **52**

13 Kuybysheva Street,  
Petrogradsky  
Administrative District,  
St. Petersburg

# House with a view of the Hermitage

Class A office property



2-4 Zoologichesky  
Pereulok,  
Petrogradsky  
Administrative District,  
St. Petersburg

This top class office centre is under construction in Petrogradskaya Storona and is adjacent to Prospect Dobrolyubova and Zoologichesky Pereulok. It will fit in harmoniously in the prestigious office area being developed there, which already includes two business centres, Apollo and Dobrolyubov.

The office centre will be fitted with a comfortable conference hall and a unique three-level underground garage with car washes. The ground floor of the building will accommodate shops and cafes.

*Total net leasable area: 7,100 sq.m*

*Number of parking spaces: 101*

# Kamennooostrovskaya Collection

Class A office property



The office centre forms part of the multi-purpose compound under construction in the historic centre of St. Petersburg, at Kamennooostrovsky Prospekt. The project lies in one of the most prestigious city streets and boasts a good transport infrastructure: Kamennooostrovsky Prospekt is one of main transport thoroughfares in St. Petersburg, near the project site is the Petrogradskaya metro station.

The office centre includes a 168-room hotel and is part of the Kamennooostrovskaya Collection multi-purpose compound. The business centre will comprise three refurbished historic buildings.

*Total net leasable area: 7,460 sq.m*

*Number of parking spaces: to be determined at the design stage*

58-60 Kamennooostrovsky  
Prospekt,  
Petrogradsky  
Administrative District,  
St. Petersburg

# Apollo

Class A office property



8 Dobrolyubova Prospekt,  
Central Administrative  
District,  
St. Petersburg

The office centre is situated at 8 Dobrolyubova Prospekt in the Petrogradsky district of St. Petersburg. Its location is most attractive since it lies in the historic centre of St. Petersburg, and the windows of its two-level elite office overlook the Strelka (the spit of Vasilievsky Island), the Fortress of St. Peter and St. Paul and the Cathedral of Prince Vladimir. The nearest metro station, Sportivnaya is a five-minute walk away.

The office centre is a modern seven-storied building with a total area of 8,454 sq.m. Under the building is an underground garage for 21 spaces. Free layout offices occupy the space from the second to the sixth floors while the seventh floor is reserved for a two-level deluxe office with a panoramic view. The ground floor and the first floor accommodate offices with separate entries from outside.

There is a café for business centre workers on the ground floor, and a comfortable conference hall on the first floor.

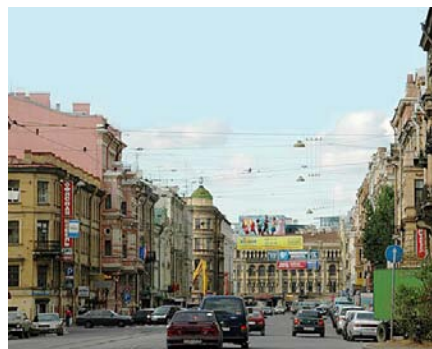
In 2007, the office centre won a CRE Award in the ‘Best Class A Business Centre in St. Petersburg’ category.

*Total net leasable area: 6,100 sq.m*

*Number of parking spaces: 21*

# Helios

Class B office property



The business centre is located in the Central Administrative District of St. Petersburg, in a neighbourhood delimited by Marata Street, Razyezhaya Street, Dostoyevskogo Street and Svechnoy Pereulok, side by side with numerous statutorily protected historic and cultural heritage monuments. The area boasts a well developed transport and social infrastructure.

The business centre occupies a restored and refurbished historic building.

Under the building is a 16-space garage. The English basement accommodates a cosy café.

47/49 Marata Street,  
Central Administrative  
District,  
St. Petersburg

*Total net leasable area: 3,000 sq.m*

*Number of parking spaces: 16*

# Litera

Class B office property



10 Galernaya Street,  
Admiralteysky  
Administrative District,  
St. Petersburg

The office centre is located in the historic centre of St. Petersburg, at 10 Galernaya Street, Litera A ('litera' is the Russian for 'block'), Admiralteysky district. It is quite near the Admiralteysky Gardens and the building of the RF Constitutional Court.

The business centre comprises two annexes. The two-storied façade annex has a lobby with a guard station and office space. The courtyard annex is L-shaped and has six floors. In niches along the courtyard façade parking spaces are provided for eight vehicles.

*Total area: 2,379 sq.m*

*Office space: 1,509 sq.m*

*Total net leasable area: 2,200 sq.m*

*Number of parking spaces: 8*