

Landmark Corporate Headquarters For Lease

Prodea Business Park | Paiania

May 2023





PRODEA Introduces
INVESTMENTS

PRODEA Investments, the leading real estate investment company in Greece, with total assets exceeding €2.9bn and a high-quality portfolio of more than 370 commercial properties in prime urban areas, is now presenting an exceptional leasing opportunity in a landmark asset in Paiania

Karela Office Park

Prodea presents a unique leasing opportunity in the **first LEED Gold certified** business park in Greece

Highlights



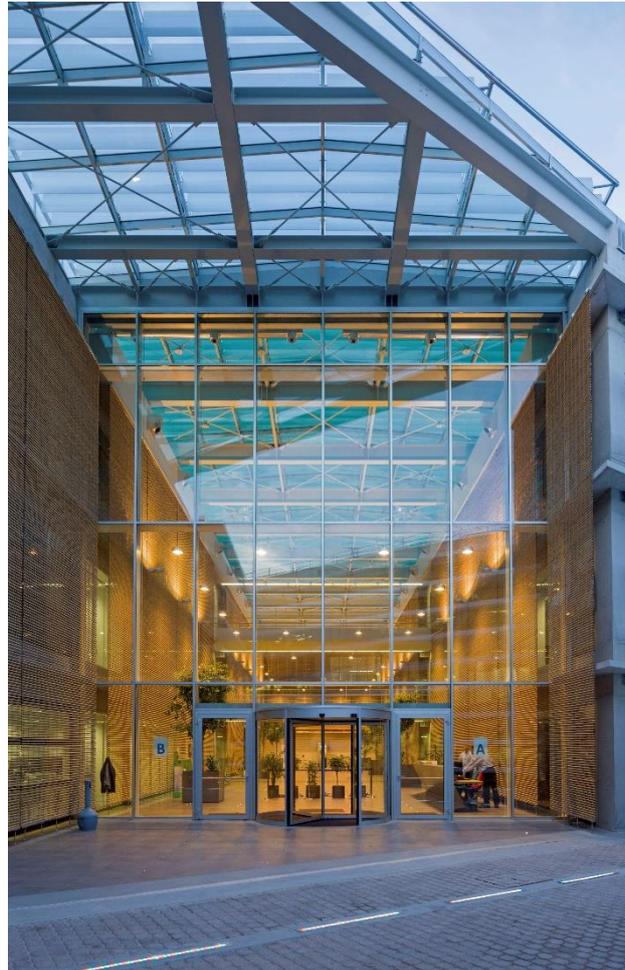
Landmark Property | Consist of six high energy performing buildings. Currently fully occupied by the largest communication company in Greece

Prime Grade A office complex | Premium eco-technological infrastructure that meets any tenant's sustainability demands, through the combination of energy efficiency with low energy consumption rates

Green Building | The complex benefits from several energy and water saving infrastructure as well as a large break-up and exercise area on the green roof with plants for hot and dry climates

Strategic Location | Strategically located on Attiki Odos offering high visibility. Also, a train station outside the complex has been designed as part of the original suburban train plans and is expected to be built in 2023 giving direct connectivity with the city of Athens and its suburbs

Corporate Social Responsibility | Karela Office Park creates an ideal environment for every employee and promotes a sustainable corporate identity



Karela Office Park

Currently fully occupied by the largest communication company in Greece and is expected to have available office spaces for lease in the second semester of 2023

Highlights

Sustainability | LEED Gold Certification

Top safety | Using high-end security standards

Flexible design structure | Karela Office Park is versatile and can be separated vertically, has the ability to accommodate a single user or multiple tenants, regardless of the company size or the operational needs

Spacious with magnificent views | Large floor plates (>1,000sqm) with great views to the green outdoor common areas

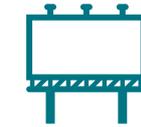
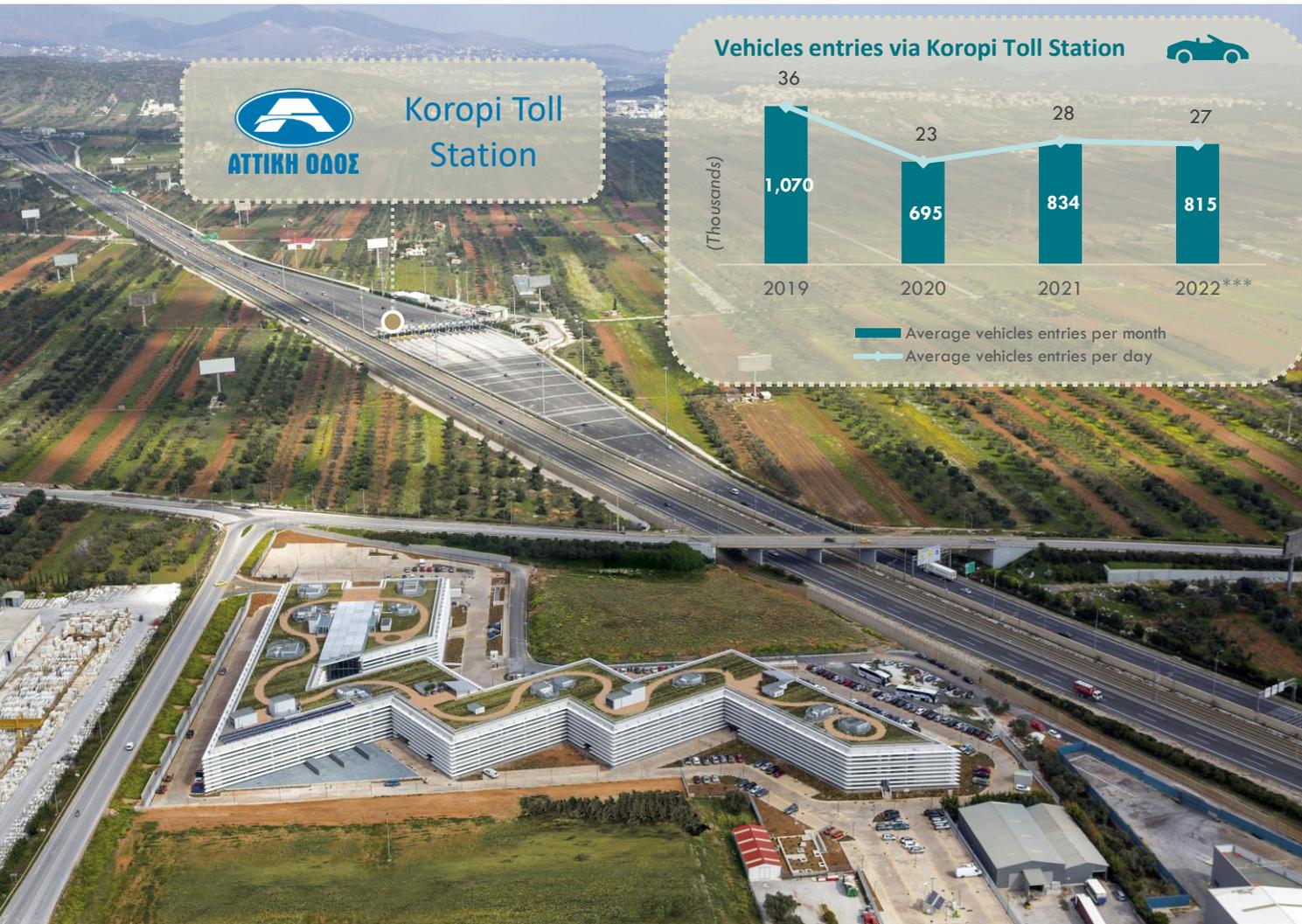
Ample natural light | Large building openings providing abundant light at all areas while an innovative moving shading system on all building elevations controls outdoor lighting

Relaxing common areas | Karela Office Park is occupied with restaurants, café, gym and a green roof garden



Karela Office Park

Strategically located on Attiki Odos, the main road that connects Athens International Airport with the city of Athens and National road, offering high visibility



High Visibility

Koropi Toll Station reports:

15%

of total vehicles entries

#36k

Vehicles entries every
day*

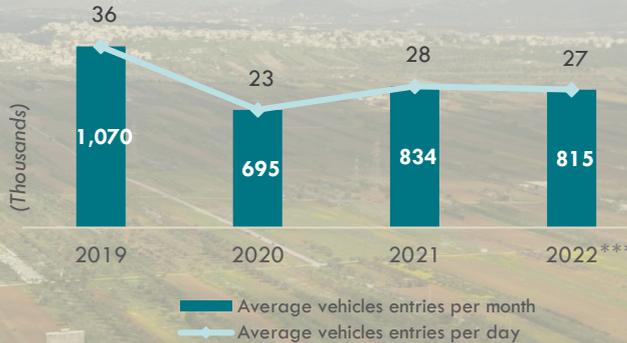
#1.1 mn

Vehicle entries
every month*

#12.2mn

Vehicles entries every
year**

Vehicles entries via Koropi Toll Station



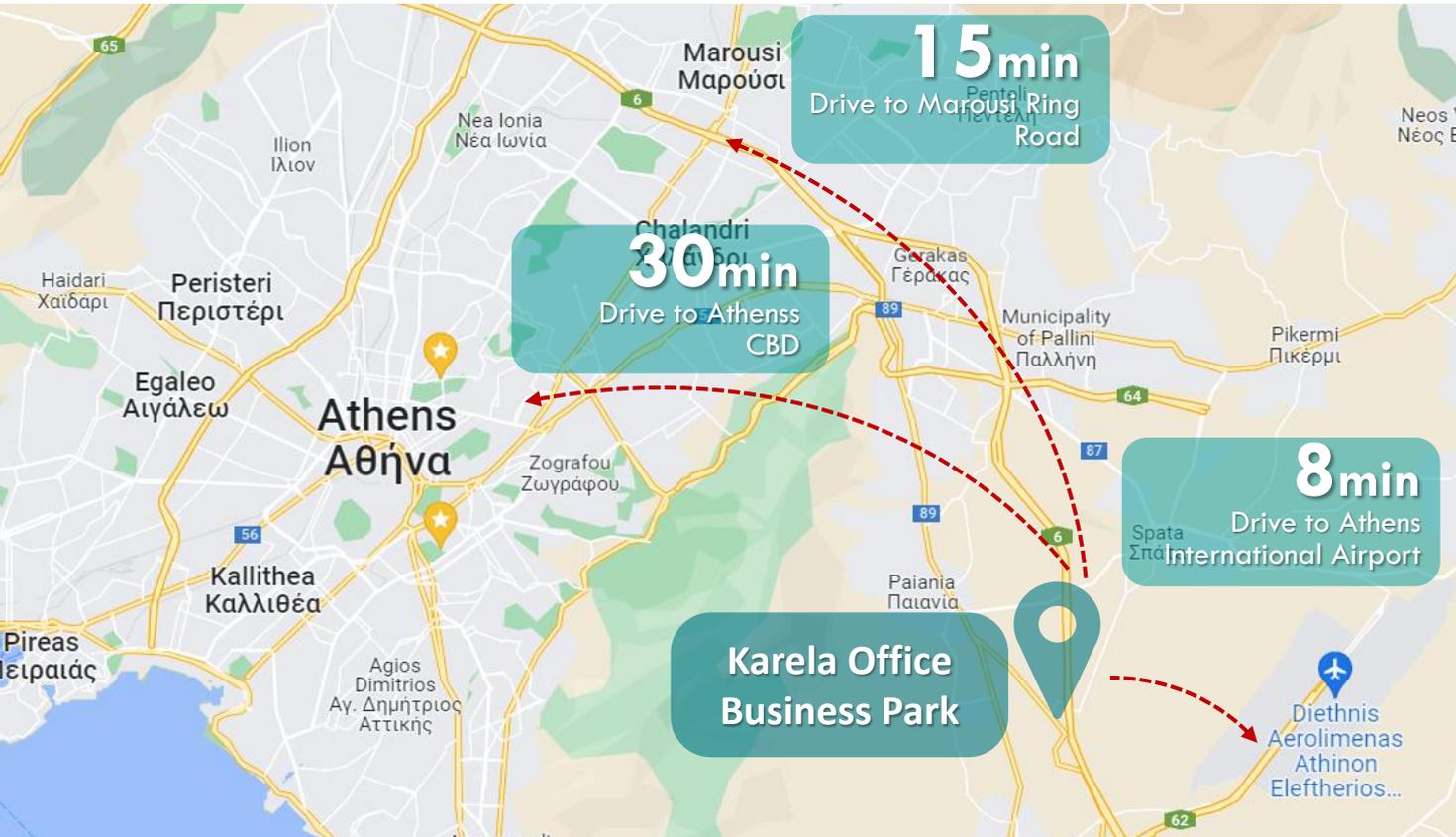
* Refers to average daily vehicle's entries (one-way) in pre covid-19 period (in 2019)

** Refers to 2021 annual vehicle entries (one-way)

*** Refers to period during Jan – April 2022

Karela Office Park

Very easily accessed from the airport Eleftherios Venizelos and the Northern Sunburns



Property Location

Very easily accessed from the airport Eleftherios Venizelos and the Northern Sunburns

Encircled by well-known multinational organizations
Intracom
Intrasoft
LAFARGE BETON
AVIS



New metro station just outside the complex has been designed as part of the original suburban train plans and is expected to be built in the medium term giving direct connectivity with the city of Athens and its suburbs

Karela Office Park

Excellent accessibility following the opening of the **new metro station**



New Metro Station will operate just outside the Office Park

Property key characteristics

Property Description



KEY CHARACTERISTICS

- The building structural materials are been made from recycled substances
- Green roof top that decreases all thermal loads of the complex
- Use of certified timber (FSC, PEFC)
- External shading system (motorized) that have designed to allow the entrance of natural light in the internal office spaces
- Air-conditioning installed units supporting the responsible use of energy
- Use of renewable sources
- Exterior Aluminum Frames with Thermal Brake and Low-e Glasses
- 14 energy efficient MRL lifts and 3 cargo lifts
- Raised floors for wiring
- Drywall and aluminum suspended ceiling tiles
- Bike storage, gym facilities, restaurant area, commercial kitchen, and specified parking spaces for hybrid/electric cars



Technical Specifications

Technical Specifications



ELECTRICAL & MECHANICAL INFRASTRUCTURE

- BMS (Building Management System)
 - KNX Building Automation for the Lighting System
 - Voice and Data Cabling | CAT 6A data UTP sockets
 - Fiber Optic Network
 - Electric vehicles' charging points
 - Central HVAC System (4-pipe system)
 - Access Card Control system
 - CO2 sensors | For fresh air ventilation
 - CCTV surveillance system
 - Server Room on each floor
 - Led Lighting | DALI in offices areas
 - UPS Structure
 - Power Generators Supporting the critical infrastructure of the building
 - Medium Voltage Transformers
 - Fire Detection & Alarm System
 - Fire Fighting Sprinkler System installed in basement areas
 - Fire Fighting Suppression Systems in main MEP rooms, main Data Rooms and Kitchen Areas
- Earthing & Lightning Protection
 - Motion sensors in communal areas
 - Borehole garden irrigation system
 - Wastewater treatment



Utilities Cost

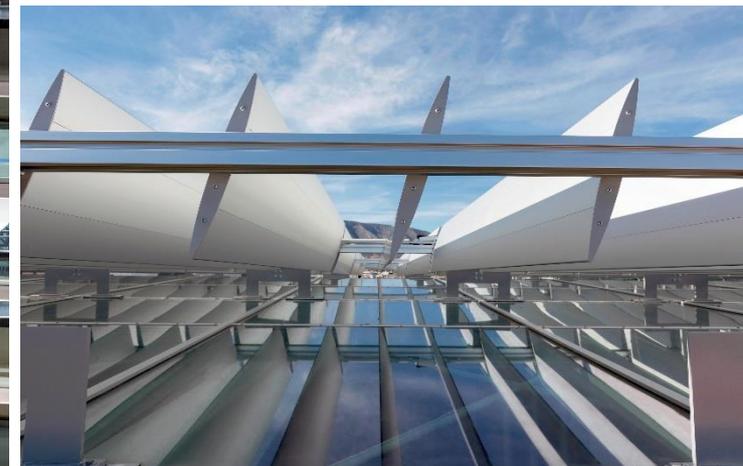
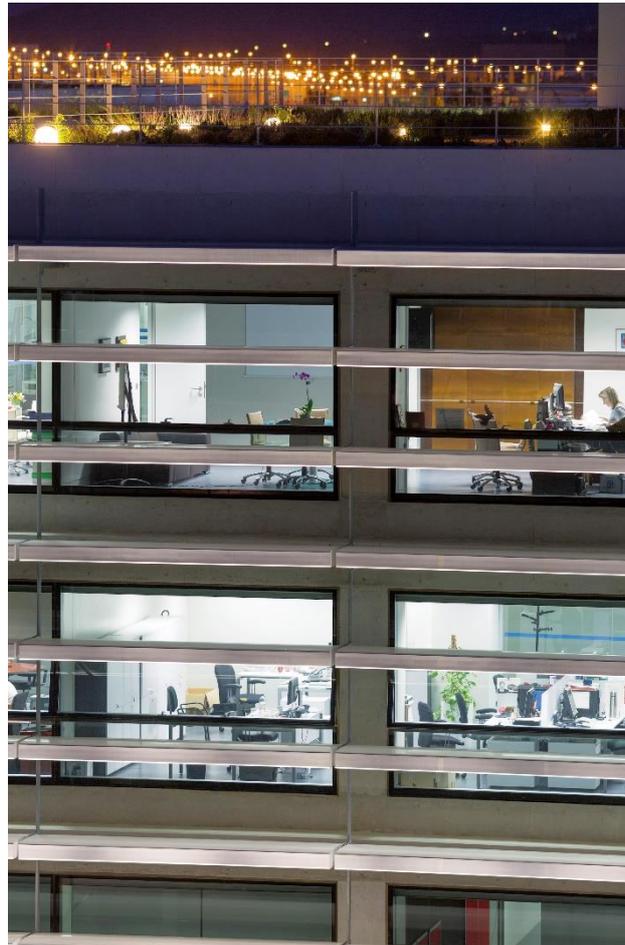
Running Costs



BASED ON CURRENT TENANT USAGE

Total running costs include:

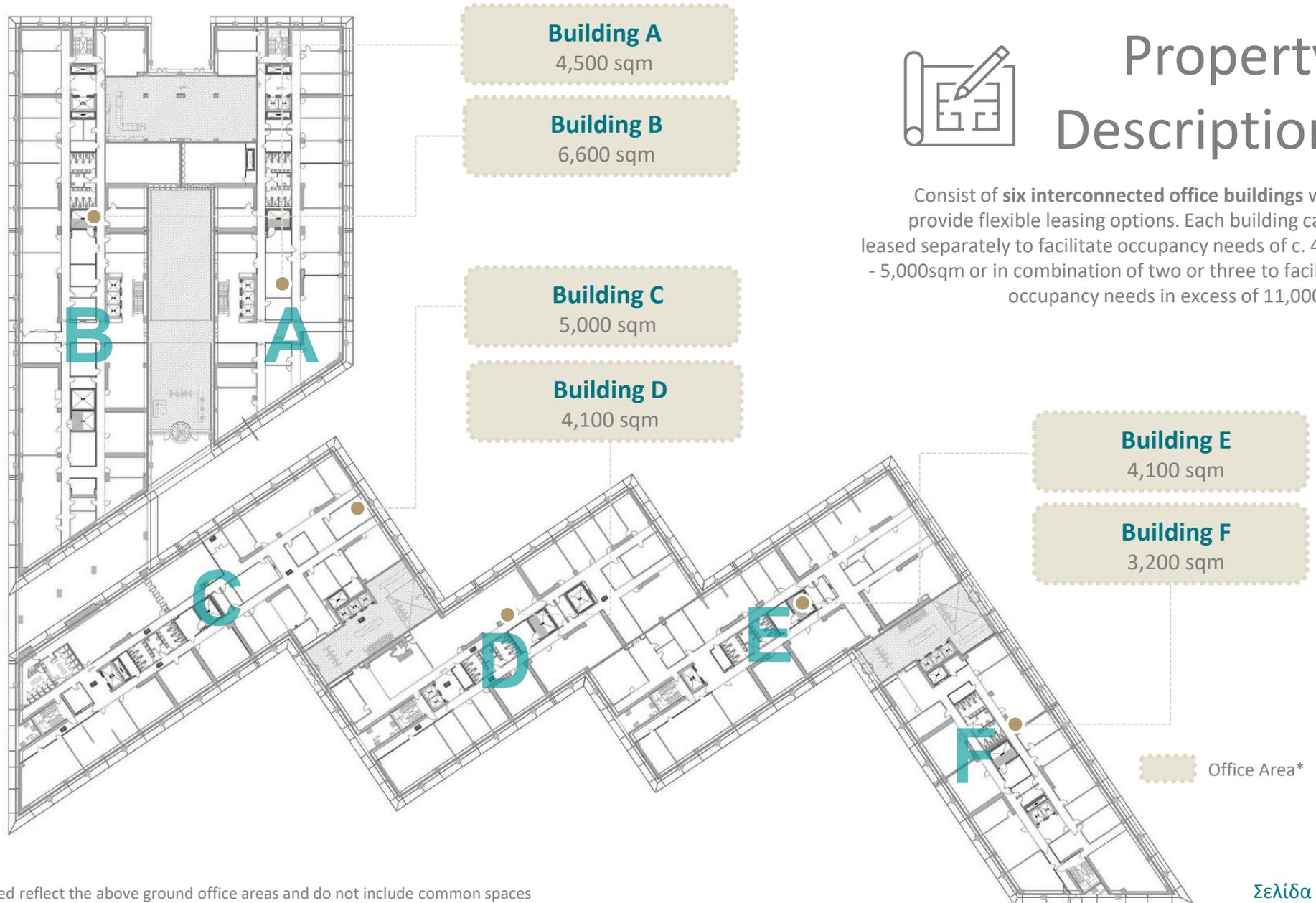
- The annual water supply/irrigation cost is €51k or €1.76 per office sqm (offices, outdoor landscape and the green roof garden needs)
- The annual electricity cost is c. €664k per annum or €22.94 per office sqm per annum (offices, outdoor landscape and perimeter lightning, underground spaces, mobile antenna needs). Charging cost of hybrid vehicles in the underground parking (65 charging stations 3.6kW each) is not included
- The actual annual maintenance costs depend on the tenant's usage. Currently all the facility management services are fully outsourced for a total annual cost of €13.99 per office sqm
- The actual annual security costs is c. €275K per annum or €9.50 per office sqm per annum
- The actual annual heating (petroleum) costs is c. 114K per annum or 3.95 per office sqm per annum



The total utilities & facility management cost for operating the entire building complex amounts to c.€4.46/sqm per month or €53.46/sqm per annum*

* Calculation is based on the overground office area (28,945 sq.m.) only with reference year 2022

Unique floor size and flexible layout



Property Description

Consist of **six interconnected office buildings** which provide flexible leasing options. Each building can be leased separately to facilitate occupancy needs of c. 4,000 - 5,000sqm or in combination of two or three to facilitate occupancy needs in excess of 11,000sqm

* Areas presented reflect the above ground office areas and do not include common spaces

Spacious with magnificent views

Gross leasable office areas in sqm:

Level	Building A	Common Areas A&B	Building B	Building C	Common Areas C&D	Building D	Building E	Common Areas E&F	Building F	Total
Ground Floor	1,379	482	1,875	1,614	216	1,364	1,362	201	1,061	9,554
1st Floor	1,532	44	2,343	1,660	144	1,359	1,362	133	1,089	9,665
2nd Floor	1,532	44	2,343	1,660	176	1,359	1,362	162	1,089	9,726
Above Ground GLA	4,442	570	6,560	4,934	536	4,082	4,085	496	3,239	28,945
Underground P.S.	95		173	105		87	87		69	616
Outdoor P.S.	73		134	81		67	67		53	475
Total P.S.	168			186		154	154		122	1,091

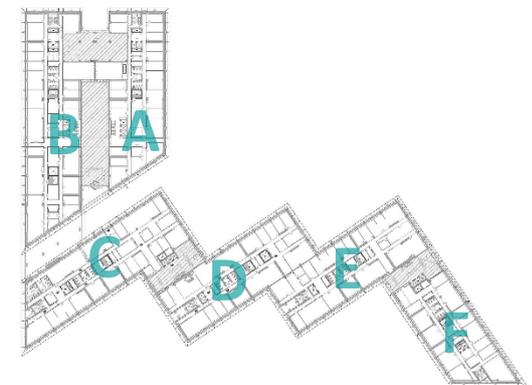


Property Description

The six buildings have total 28,945sqm total gross office area above ground

Each building consists of three levels above ground and three levels below ground

High parking to area ratio, with 616 underground parking spaces and 475 outdoor



Thank you!

Nikos Gogas

Commercial Manager

P: +30 213 33 34 278

E: ngogas@prodea.gr

Yiannis Routsis

Commercial Manager

P: +30 213 33 34 226

E: yroutsis@prodea.gr

