



AVAILABLE OFFICE PREMISES AT LJUBLJANA AIRPORT

Lease Information
COM





Available options



Locations



Support services and
operating costs



Parking options for lessee



On site facilities



Lease Terms



The rental process



Safety and Security



OPTIONS

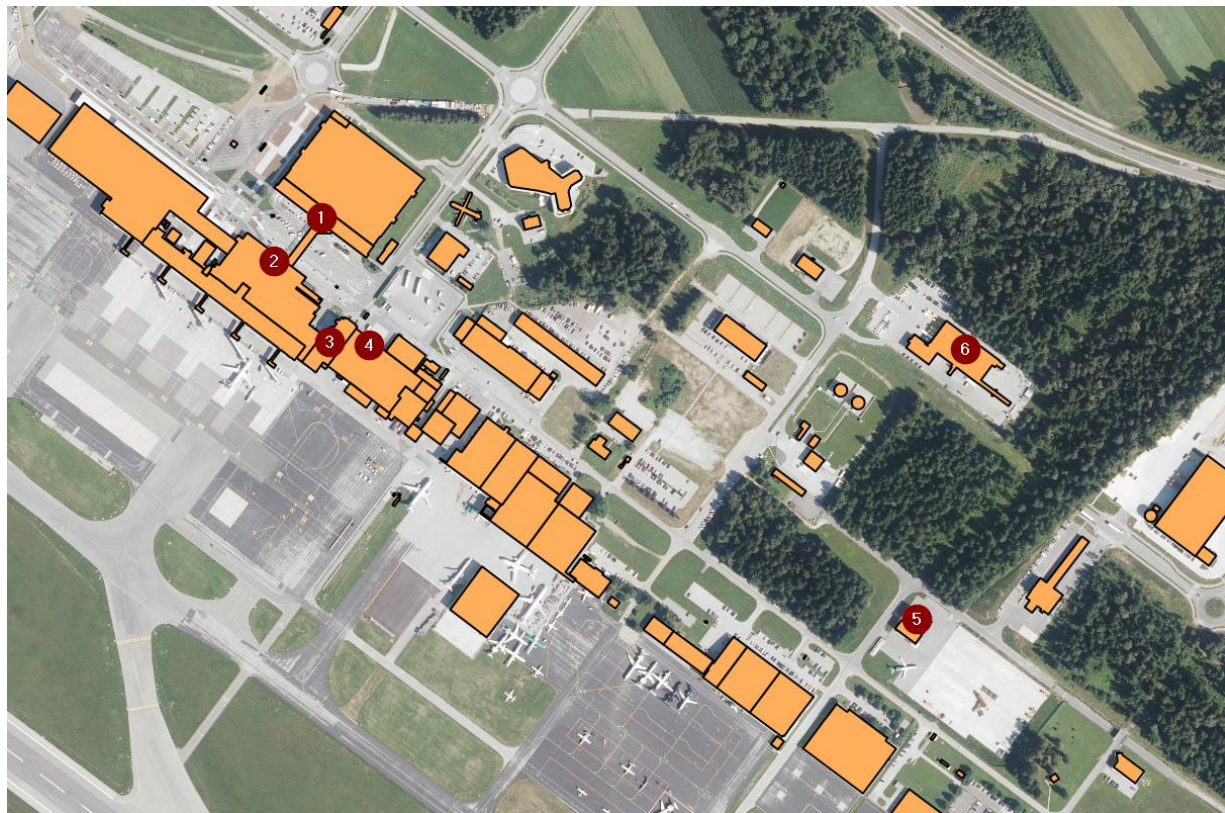


Ljubljana Airport offers a diverse range of office spaces available for rent, designed to meet the needs of various business activities. Whether you are a small startup looking for a compact and efficient workspace, a medium-sized enterprise in need of a functional office setup, or a large corporation requiring extensive office facilities, Ljubljana Airport has the perfect solution for you.

Office spaces are strategically located within the airport premises, providing unparalleled convenience and connectivity for your business operations.

LOCATIONS

ALL BELOW LOCATIONS ARE SUBJECT TO AVAILABILITY



1 ADMINISTRATIVE BUILDING

2 PASSENGER TERMINAL 10A & 10B

3 OFFICE BUILDING 19

4 OFFICE BUILDING 22

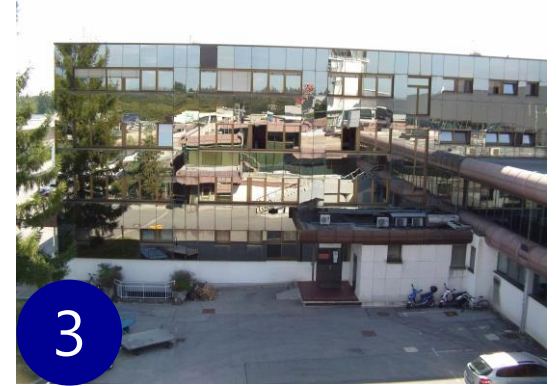
5 LOGISTICS COMPLEX WITH OFFICE SPACES AND WAREHOUSE 44 WITH PRIVATE PARKING

6 MODERN COMPLEX WITH OFFICE SPACES AND WAREHOUSE 68A WITH PRIVATE PARKING

LOCATIONS



Location 1 remark: minimum square footage for lease: 80-100m²



SUPPORT SERVICES AND OPERATING COST

- Cleaning
- Rubbish removal
- Heating
- Electricity
- Water and sewage water
- Internet connection
- Phone connection

**All support services and operating cost are charge based on the rented square footage*



PARKING OPTIONS FOR TENANTS



1 P2: FS price list, currently 24,00EUR*/car/month

2 PARKING HOUSE: FS price list, currently 630,00EUR*/car/6 months

3 SERVICE AREA: FS price list, currently 24,00EUR*/car/month

4 LOGISTICS COMPLEX 44 with PRIVATE PARKING: 40,00EUR*/car/month

5 COMPLEX 68A with PRIVATE PARKING: 40,00EUR*/car/month

*Value added tax (VAT) excluded.

ON SITE FACILITIES

- Use of furnished common areas
- Operating cost for the common areas is subject to negotiation
- Restaurant with special discounts for the airport community
- Crew shop duty free offer open once a week with special discounts for the airport community



LEASE TERMS

Lease duration:
2 years or upon agreement

Payment Terms:
Monthly

Security deposit is required

Notarial record is obligatory and the cost of the lessee

Regular maintenance
=
Responsibility of the lessee

Capital/
infrastructure maintenance
=
Responsibility of the lessor

Rental price is indexed each year with the CPI growth index

THE RENTAL PROCESS

Site inspection of possible locations

FS submits a non-binding offer for the lease of selected premises

Lessee confirms the offer

FS prepares the lease agreement

Parties sign the lease agreement

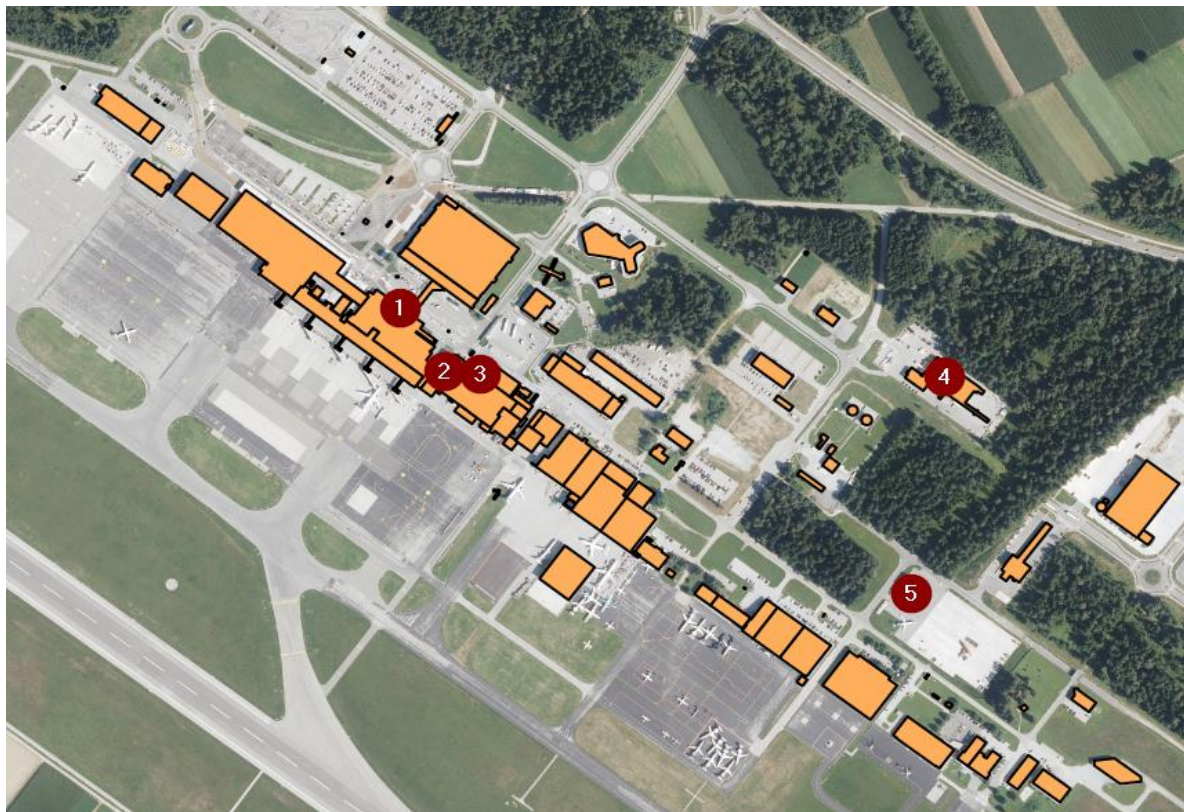
Lessee settles the security deposit and arrange insurance

Handover of the leased premises

Notarization

After the agreed date of the period for which the lease agreement was concluded, the lease may be extended by an annex.

SAFETY AND SECURITY



All marked office premises are located on the landside of the airport, therefore no specific security restrictions apply. However, everyone in the airport community must be aware of the contents of the Rules for the Use of the Airport, The Code of Ethic for Partners, General Conditions for Environmental Protection and Waste Management Instructions. All documents are either public or available on extranet for partners.

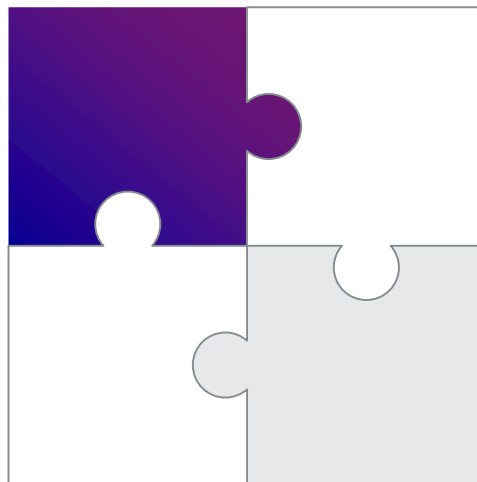
WE ARE HERE TO HELP

Available premises:

rentals@fraport-slovenija.si

IT solutions:

helpdesk@fraport-slovenija.si



Parking:

parking@fraport-slovenija.si

Technical details and maintenance:

Vzdr.helpdesk@fraport-slovenija.si



THANK YOU

 **CONNECTING THE WORLD WITH TOMORROW**

 **Fraport**
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