



BUILDING 68A

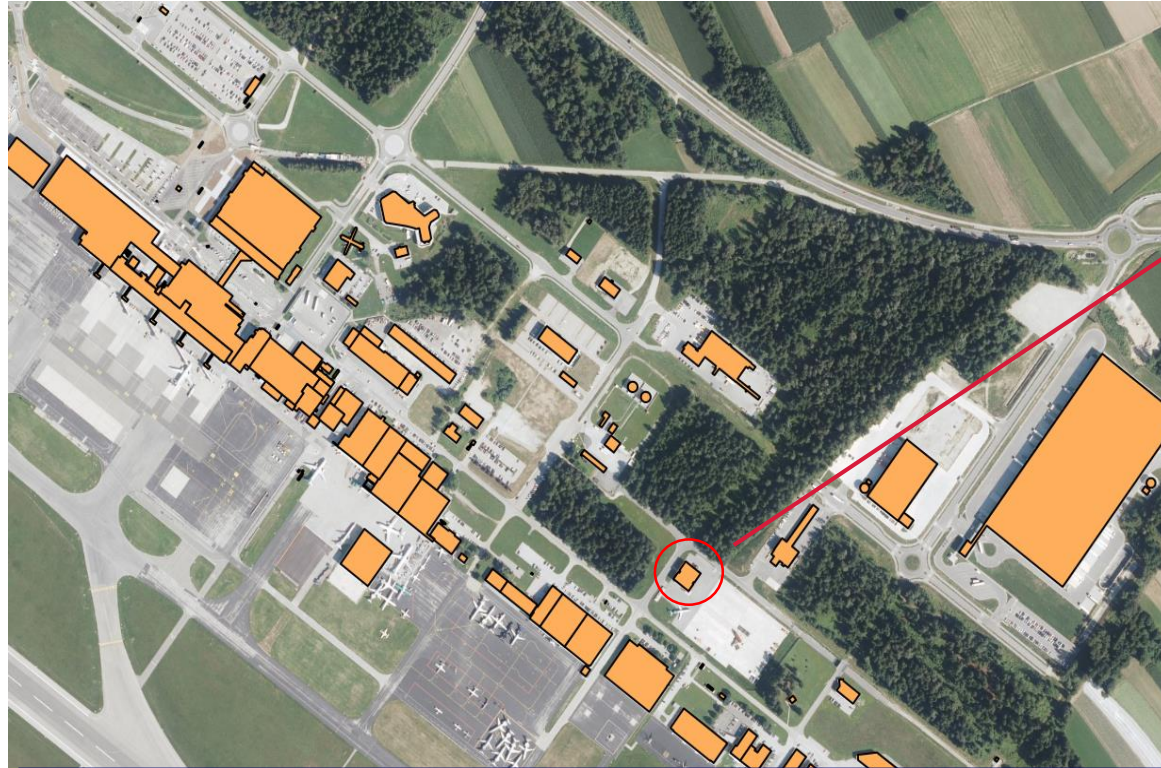
Technical details for Tenants

COM



MICROLOCATION WITHIN THE AIRPORT

24 KM NORTHWEST OF LJUBLJANA AND 9.5 KM EAST OF KRANJ



- Great location with main road access from 2 sides (Mengeš, Kranj) and private parking.



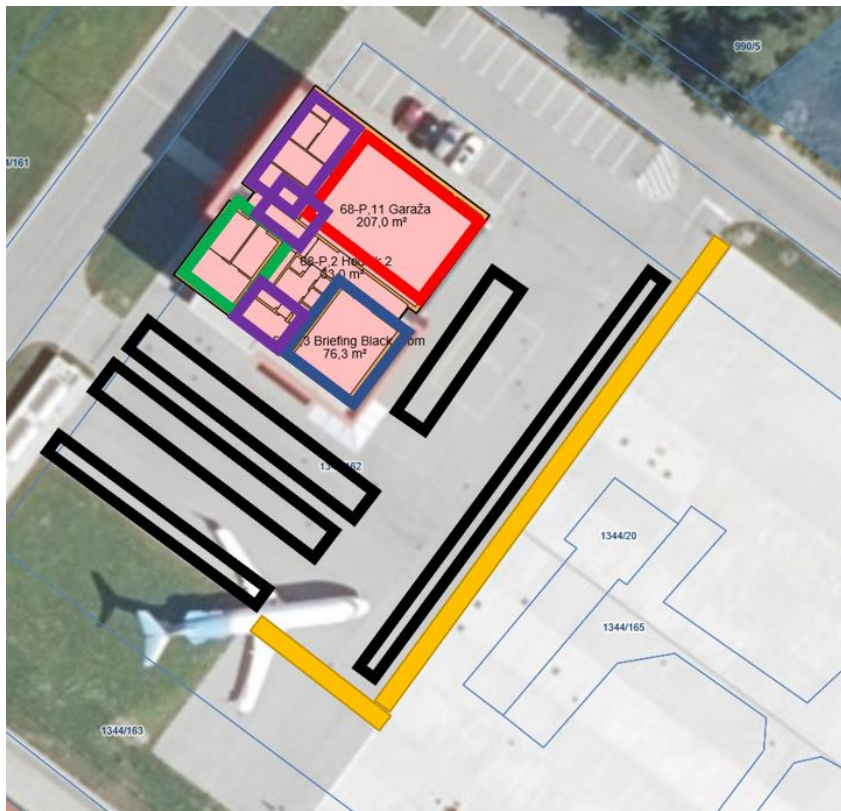
Immediate lease possible



- Plot number: 1344/162
- Municipality: Zgornji Brnik

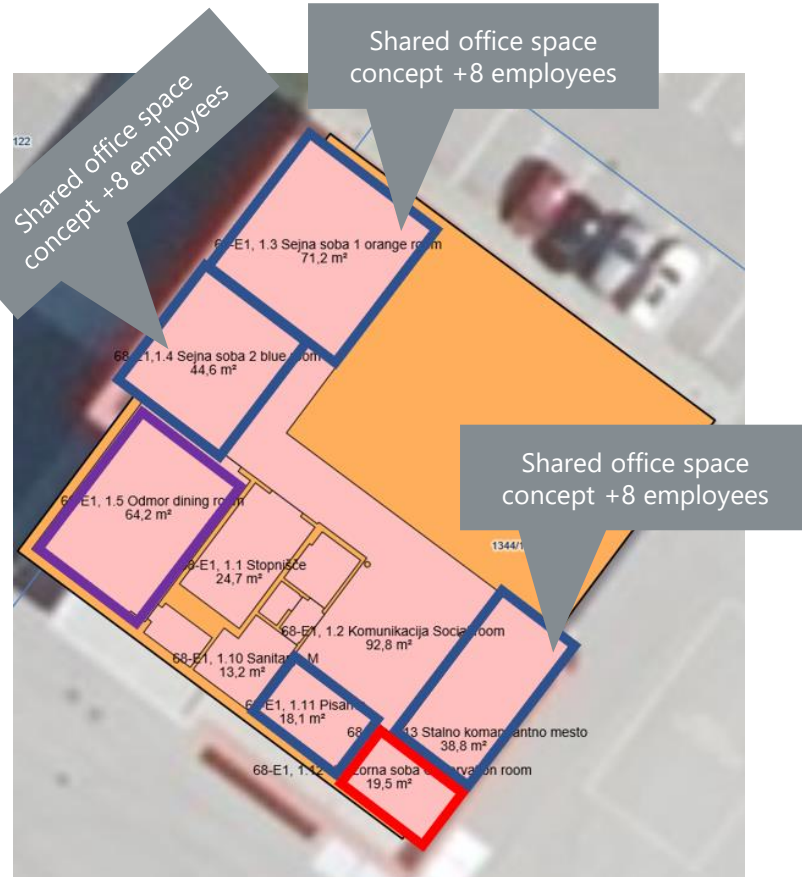
Plot size: 3.244 sqm
Area per floor: 650,63 sqm
Total area of the building:
1301,27 sqm
Year of construction: 2019

GROUND FLOOR AND SURROUNDINGS



- **Green (+60m2)**
 - Existing Tenant Codex, contract until Dec 2024
- **Red (207 m2)**
 - **Warehouse, 207m2**, 2 sliding doors, **height: 7,15m**
- **Purple (+160 m2)**
 - Technical rooms, Possible offices or archive, workshop rooms, wardrobe and restrooms
- **Blue (76,3 m2)**
 - Open space office, Classroom, Fully equipped kitchen within
- **Yellow**
 - possible fence relocation, parking arrangement and mock aircraft removal
- **Black**
 - Parking (+60 parking spaces)

FIRST FLOOR (2/2)



- Red (+20 m²)
 - Control room, no renting-out option at the moment; however, it can be partially sized-down and neighboring office enlarged. Rent-out option later-on, as per agreement
- Purple (+65 m²)
 - Kitchen and rest area
 - Limited rebuilding might be possible; partial rebuilding for a meeting room for example
- Blue (+170 m²)
 - Shared office, rebuilding into several separate workspaces is possible

HOW DOES IT LOOK? GROUND FLOOR:

Technical rooms, Possible offices or archive, workshop rooms.

Existing tenant until Dec 2024

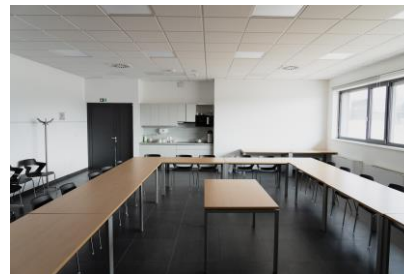
Restrooms and comfortable changing rooms, equipped with shower and lockers.



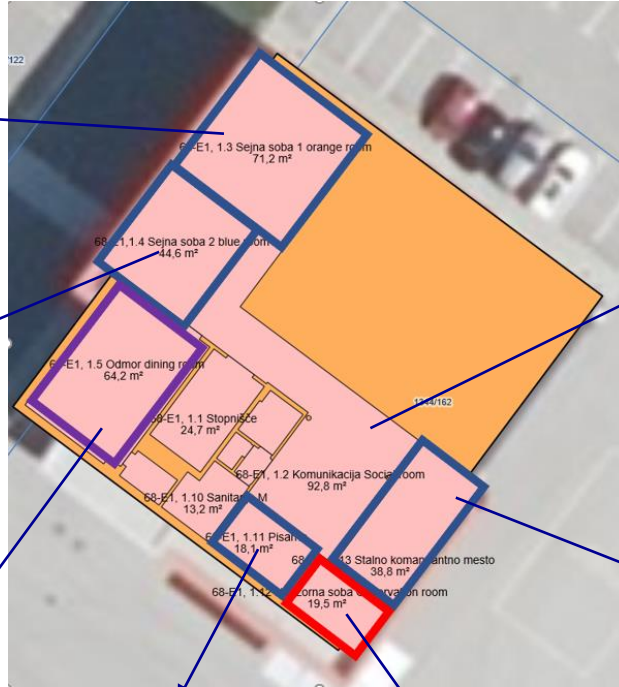
Warehouse, 207m², 2 sliding doors, **height: 7,15m**

The warehouse is equipped with ventilation and compressed air. Perfect as a warehouse, shelf warehouse possible to be arranged. The equipment within enables some repair activity.

Open space office, daylight, fully equipped with modern office furnishing. Classroom, Fully equipped kitchen within



HOW DOES IT LOOK? 1ST FLOOR:



HOW DOES IT LOOK? 2ND FLOOR:

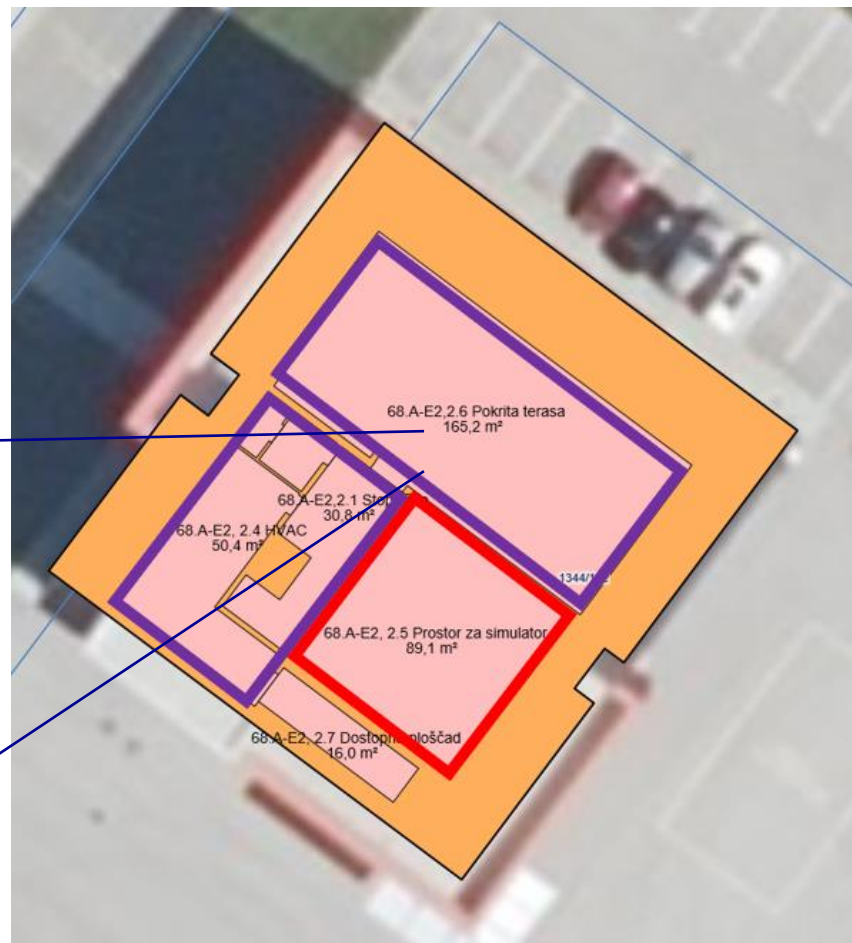
Red (+90 m²)

Simulator room w/o windows

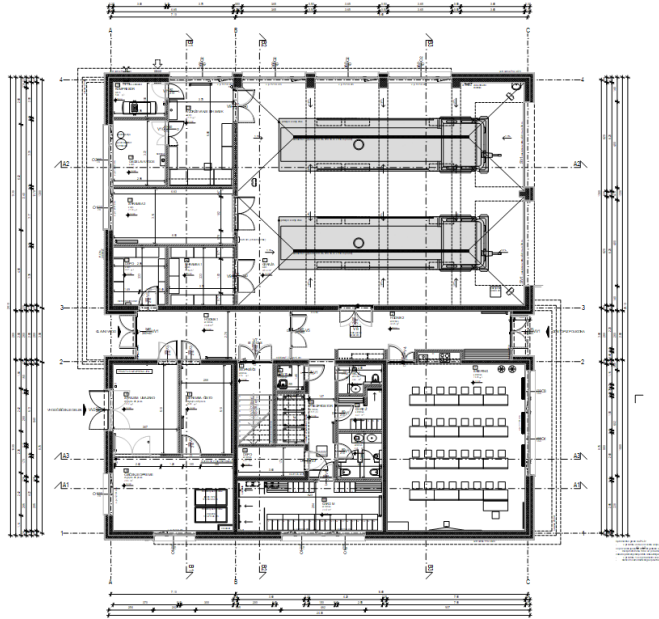
Can be partly remodelled or used for archive

■Purple (+65 m²)

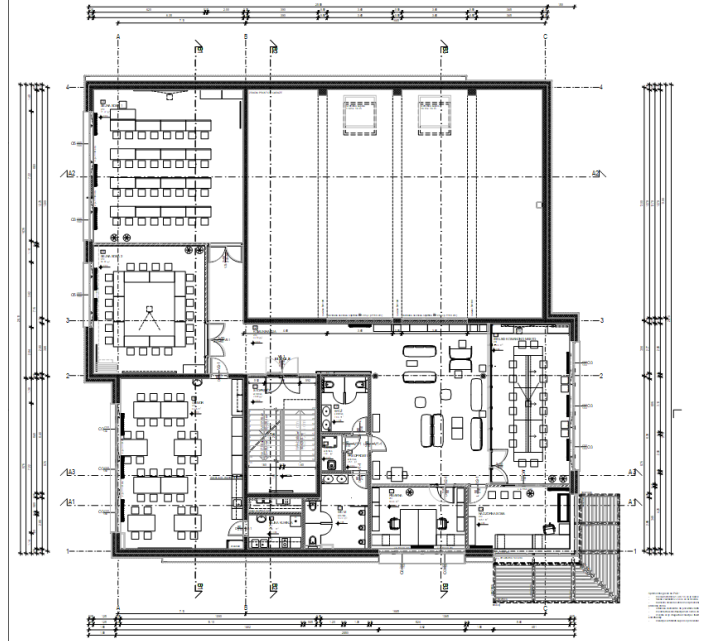
Terrace area, equipped with grill



GROUND FLOOR:

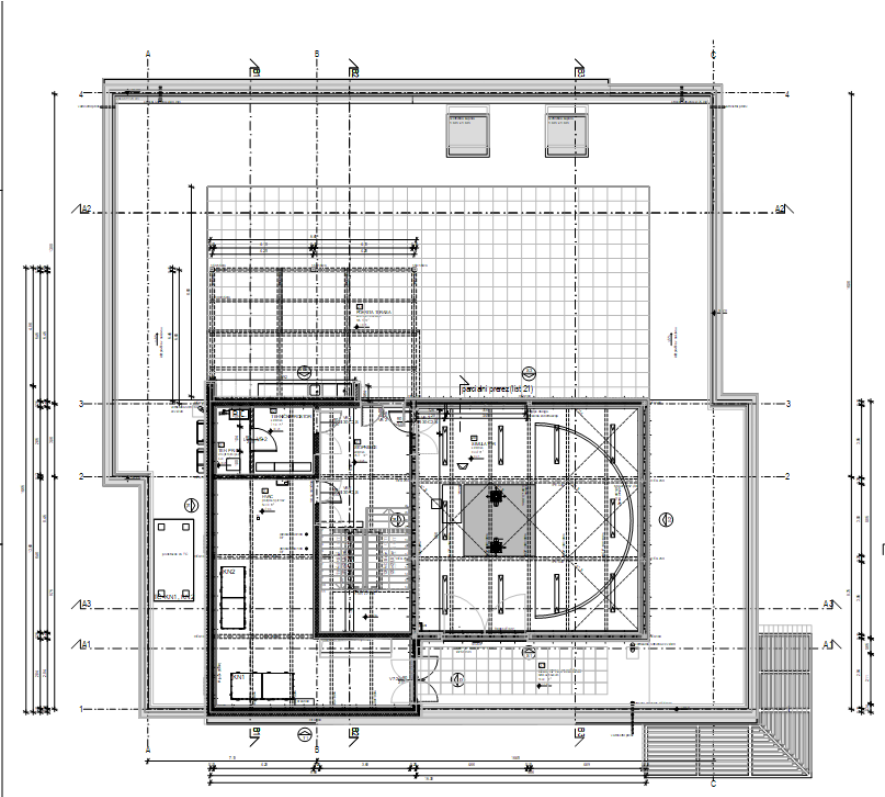


1ST FLOOR:



Floor plans

2ND FLOOR:



Floor plan

BUILDING CHARACTERISTICS & EQUIPMENT



- Modern and highly energy-efficient Building;
- Rainwater collector for waste water use;
- Heat pump (water, air);
- Natural gas furnace for auxiliary heating;
- Wi-fi, Modern office technology, Projectors included;
- Optional full or partial office equipment;
- Natural light throughout the Building, with dimming possibility;
- Three fully equipped kitchens;
- The warehouse is equipped with ventilation and compressed air;
- The terrace is equipped with a grill and offers a perfect location socializing and relaxing;
- 24hours fire security provided.

?

WHO CAN HELP ME

All information regarding the
Building and rent:

Mateja.Vidmar@fraport-slovenija.si

Vzdr.helpdesk@fraport-slovenija.si
Will help with all technical issues,
every week-day

helpdesk@fraport-slovenija.si
Will help all IT issues every day

“

**Let Ljubljana Airport be the new home of
your company and business success!**