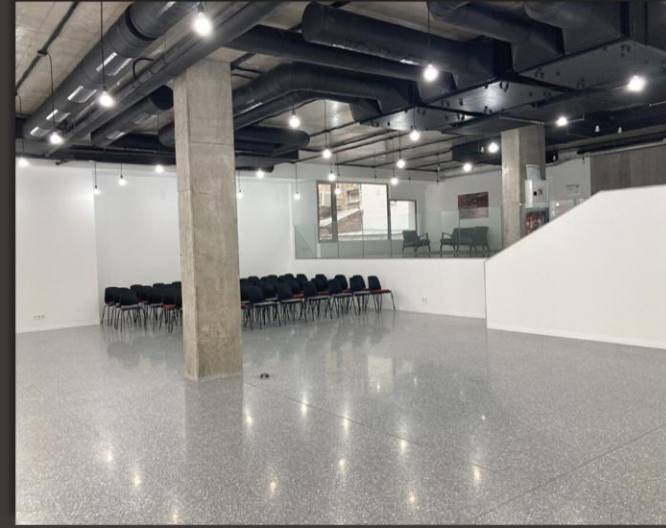


MIR Office Building

6 Ivan Denkoglu Str., Sofia



MIR Office building





- Prime location
- Contemporary architecture and design
- Leasable area of 3 000 sq. m
- 700 sq. m of terraces
- Easy access by car and public transportation
- Two underground parking levels
- Tenant-controlled HVAC
- Openable windows and window blinds



Office building of the year 2023 first prize



Rooftop pavilion with green terrace



Flexible floor plans with terraces on each floor



Car charging stations and bicycle racks

**AVISON
YOUNG**



Ground floor

A versatile space for work, meetings, or events—ideal for hosting presentations, conducting "all hands" meetings, and even creating your own "Netflix-style theater" experience

1st to 3rd floor

Optimized floors designed to foster a productive workspace, complete with terraces on every level

4th floor

High-end office space tailored for executive suites, conference areas, and a boardroom, complemented by an expansive terrace running the length of the building

Roof Pavilion

The ideal communal space features an expansive green garden, perfect for informal gatherings, breakout sessions, and relaxation

Ground floor



"Show your case"

AVISON
YOUNG

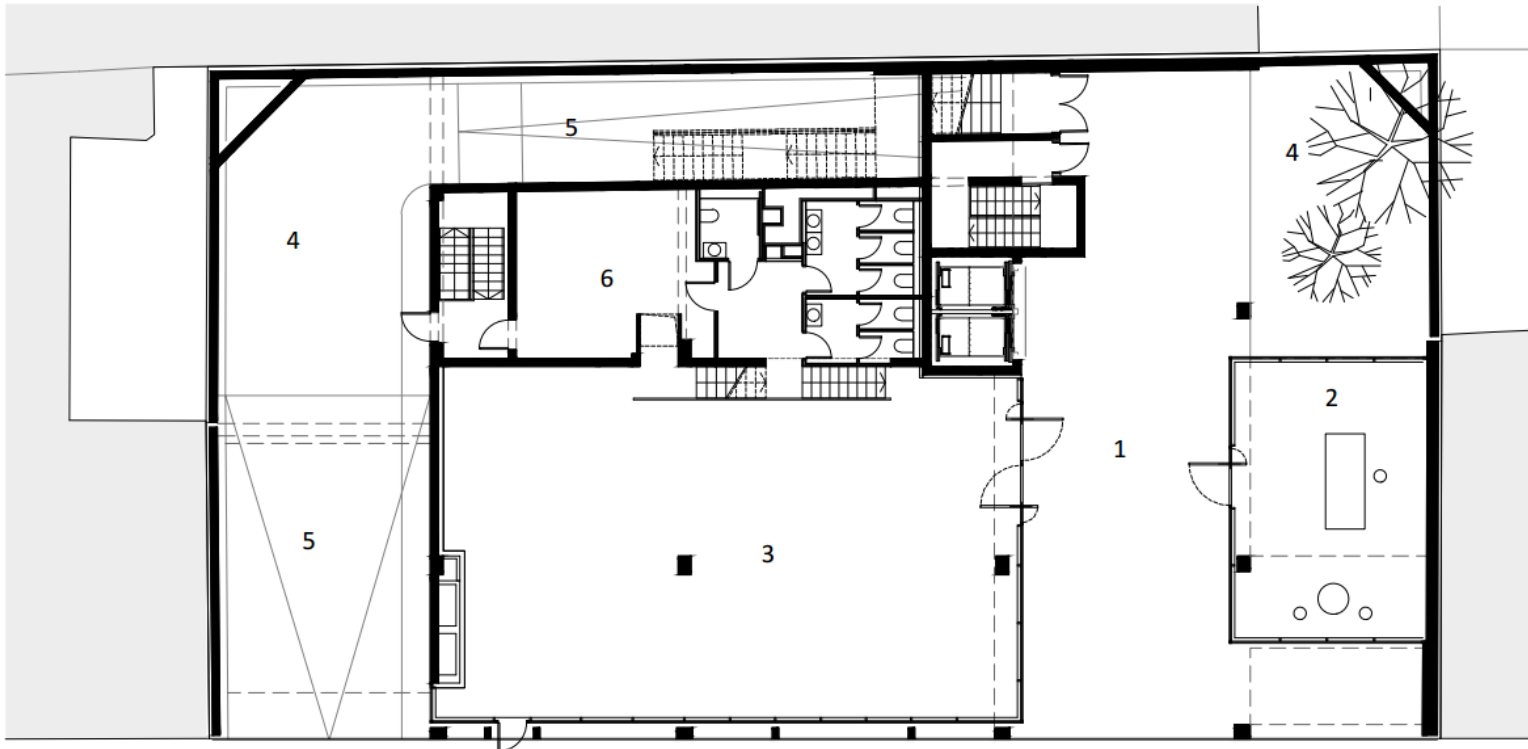
Ground Floor

Gross area: 322.70 m²

Net area: 276.68 m²

The Ground floor plan consists of an open piazza, an office entrance, a reception area, a garden with archaeological finds, and a meeting and events space.

1. Piazza
2. Lobby
3. Retail
4. Courtyard with archeology
5. Entrance garage/ramp
6. Storage



1st — 3rd floor



“Work hard”

AVISON
YOUNG

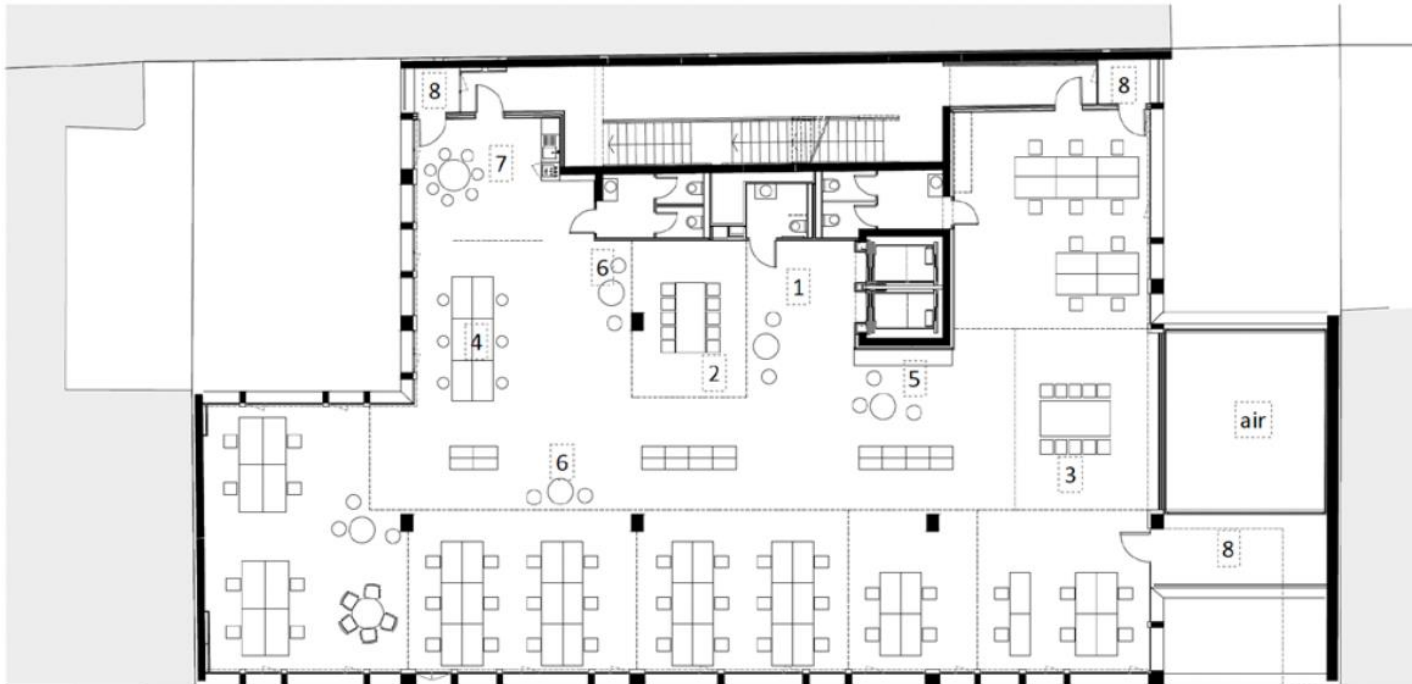
First Floor

Medium density plan

Office gross area: 647.55 m²
Office net area: 530.67 m²
Terraces: 24.53 m²
Occupancy capacity: 54 workstations

1. Entrance
2. Meeting 1
3. Meeting 2
4. High desks collaboration
5. Copy / print
6. Lounge / informal meeting
7. Kitchen
8. Terraces

1^a



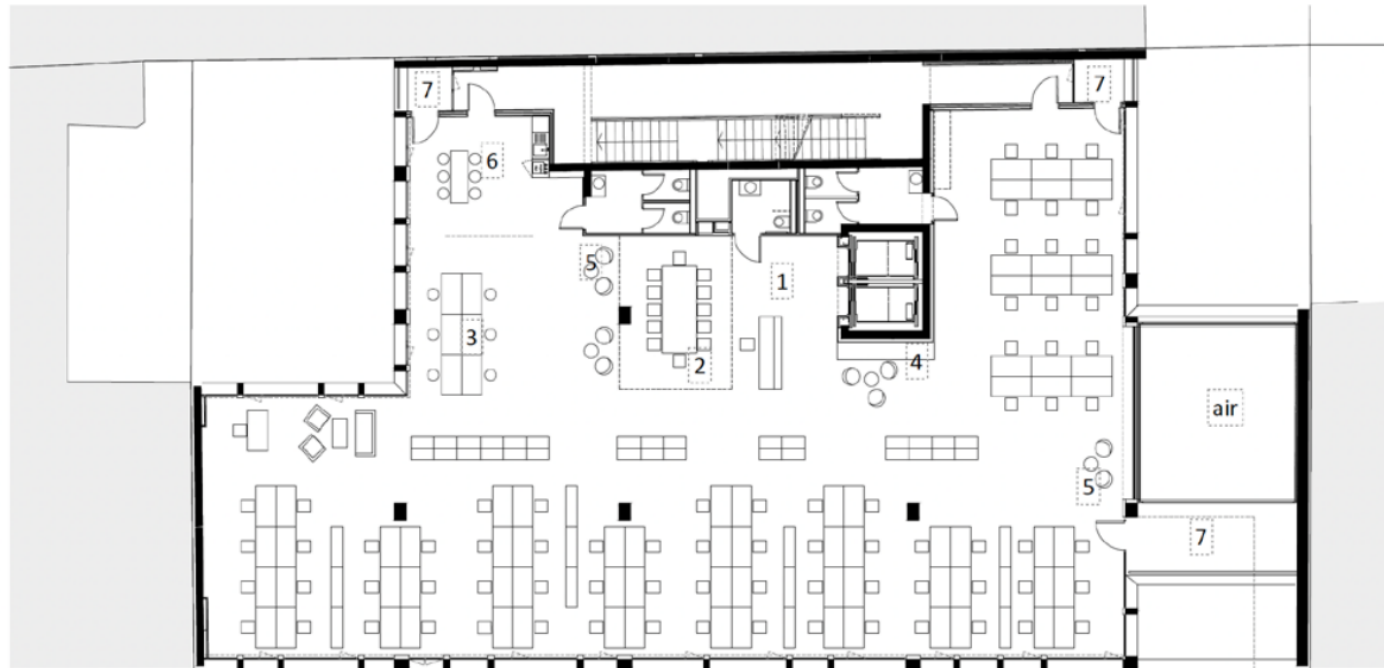
First Floor

High density plan

Office gross area: 647.55 m²
Office net area: 530.67 m²
Terraces: 24.53 m²
Occupancy capacity: 80 workstations

1. Entrance
2. Meeting 1
3. Meeting 2
4. High deks collaboration
5. Copy / print
6. Lounge / informal meeting
7. Kitchen
8. Terraces

1^b



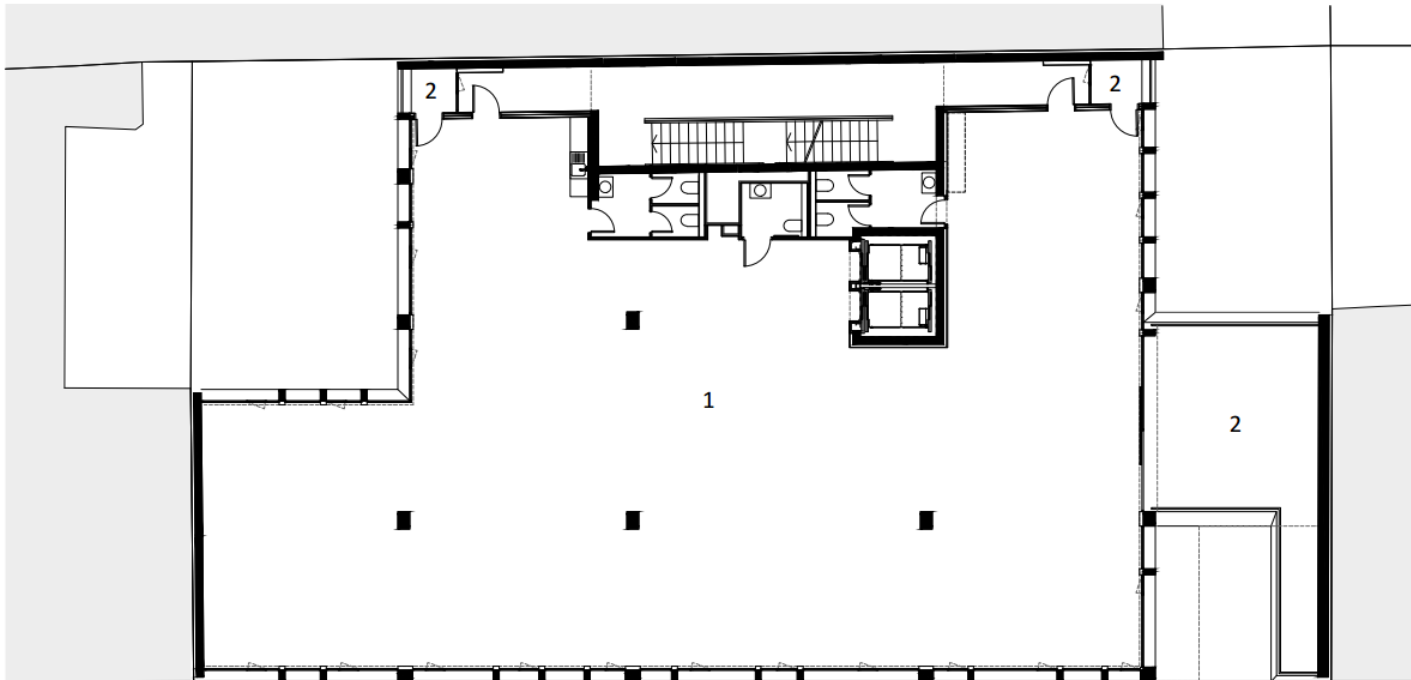
Second Floor

Office gross area: 688.45 m²

1. Office space:
Net area 529.78 m²

2. Terraces:
Net area 60.49 m²

2



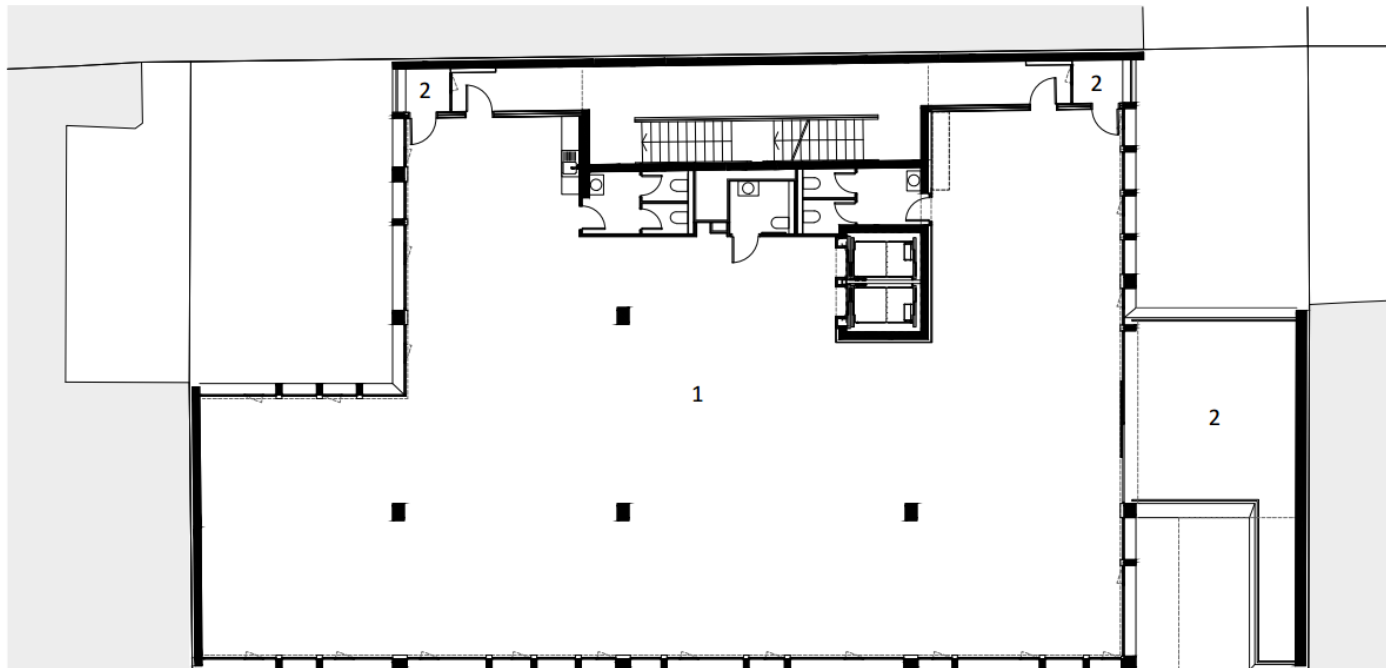
Third Floor

Office gross area: 686.82 m²

1. Office space:
Net area 528.72 m²

2. Terraces:
Net area 60.15 m²

3



4th floor



"Meet and lead"

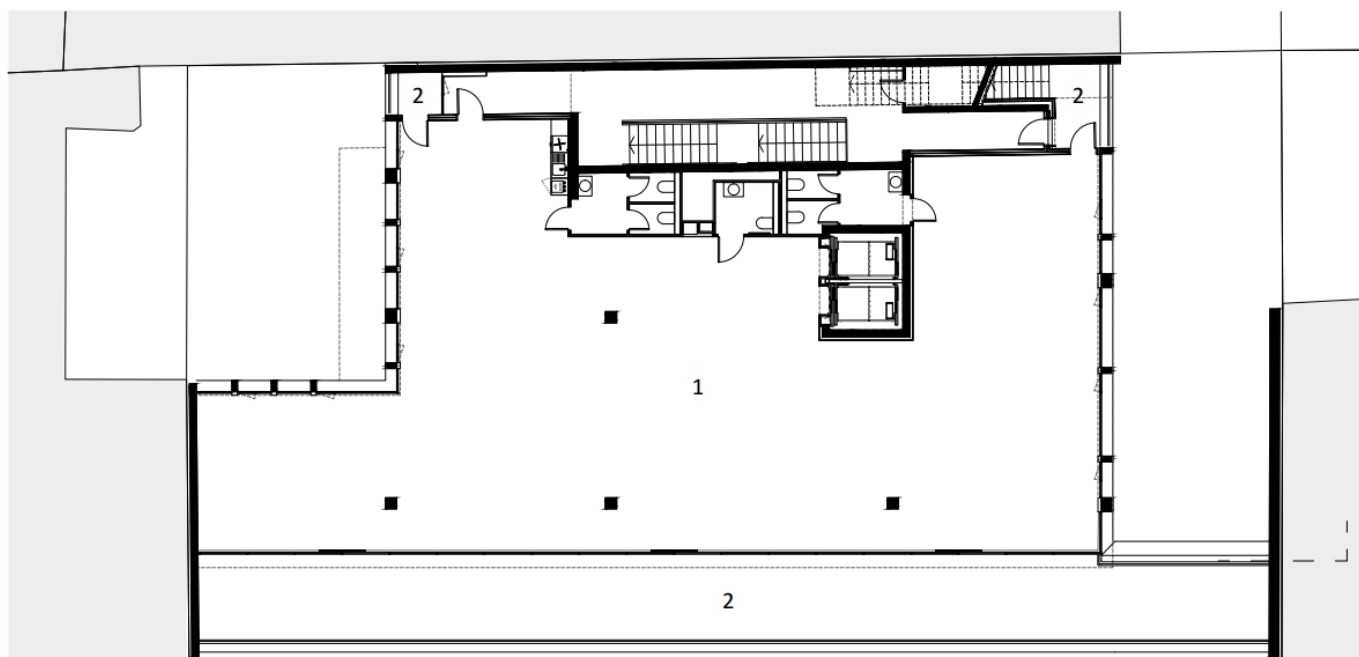
Fourth Floor

Office gross area: 647.58 m²

1. Office space:
Net area 395 m²

2. Terraces:
Net area 160.23 m²

4



Roof Pavilion



"Escape. Explore. Enjoy!"

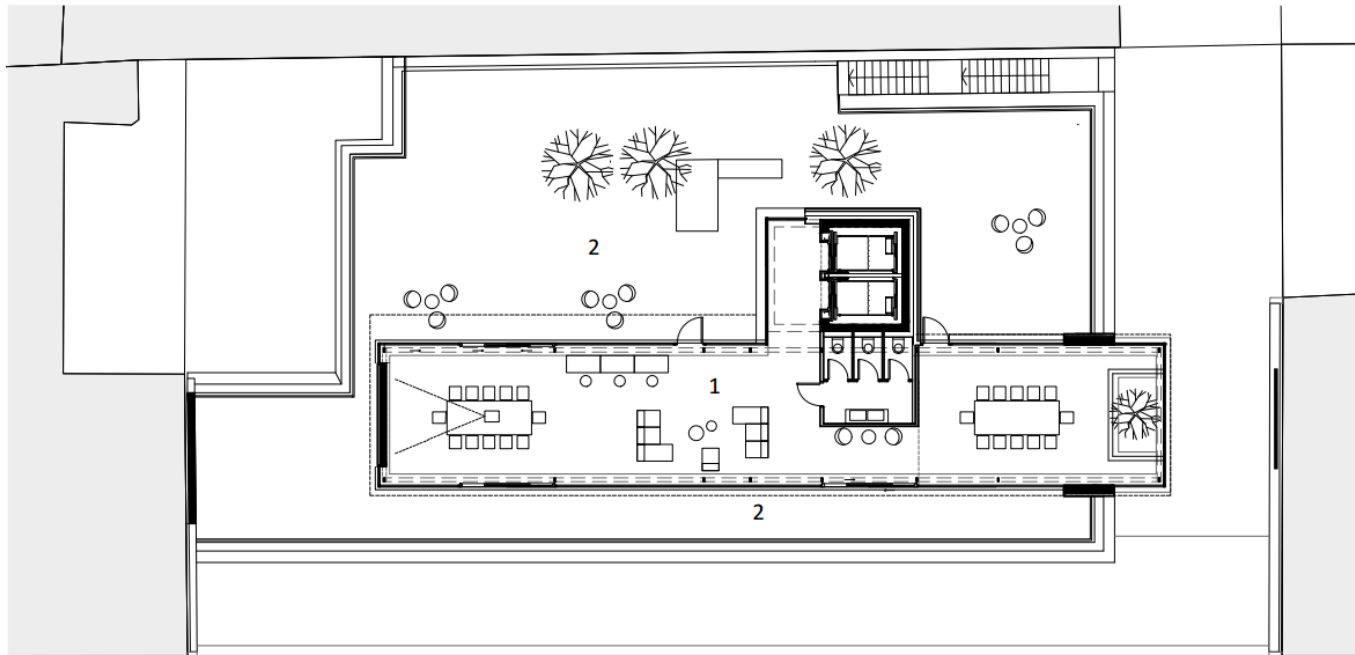
Roof Pavilion

Office gross area: 546.43 m²

1. Roof Pavilion /
Meetings, event space:
Net area 153.47 m²

2. Terrace / green garden:
Net area 315.03 m²

R





Underground



"Park or Ride"

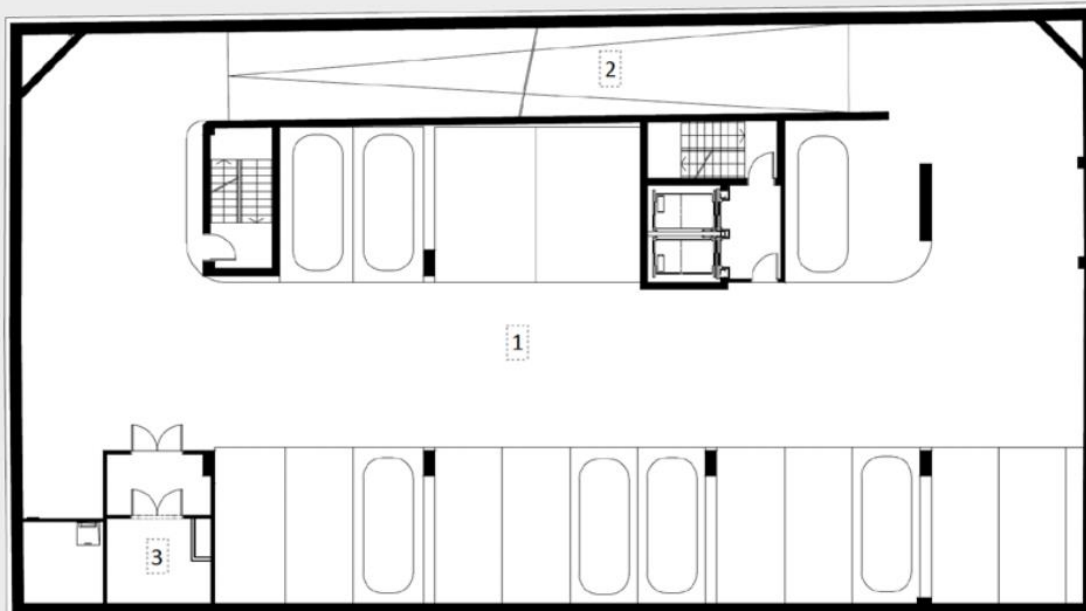
Underground Garage -1

The parking level offers 18 parking spaces, 2 of which are designated for people with disabilities.

There are also bicycle parking spaces available.

- 1. Garage
- 2. Ramp
- 3. Storage

-1

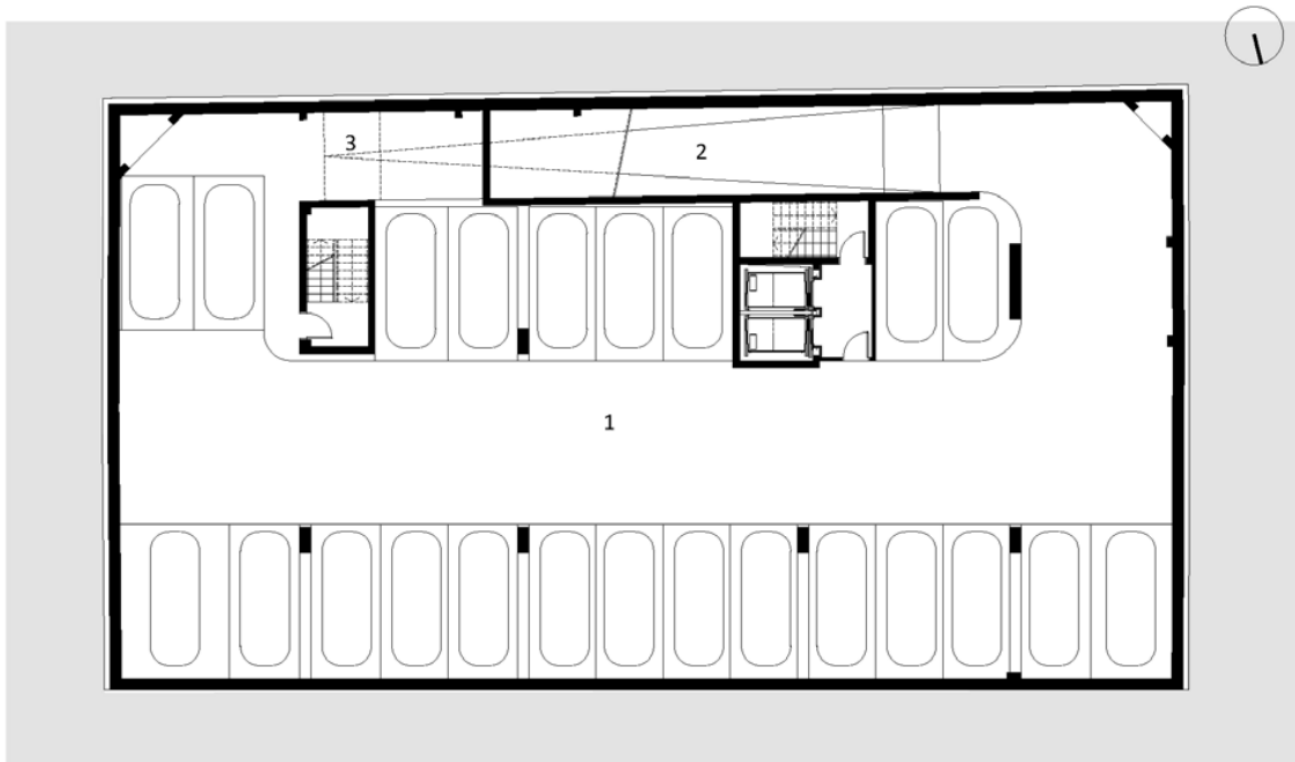


Underground Garage -2

The parking lot has 22 regular parking spaces and one designated parking space for people with disabilities.

1. Garage
2. Ramp
3. Storage

-2



Technical specifications



Foundations / Structural system

The building lays on slurry wall foundations with diaphragm walls reaching up to 14 meters under the ground surface which enclose the underground levels. The overall structure is cast on site exposed reinforced concrete with large spans and beamless slabs.



Lighting

The building is equipped with LED lighting systems, with motion detectors in the garage, common spaces and wet rooms. The office spaces are equipped with high class LED lighting profiles including emergency and exit lighting.



HVAC System

All spaces are equipped with VRF HVAC system with internal units – convectors working together with ventilation with fresh air supply and recuperation.



High Ceiling spaces

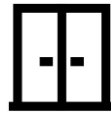
The ceiling height in the office spaces vary between 3.04m and 2.75m depending on the suspended ceiling structure. The event premise on the ground floor has a ceiling height of 3.75m. The Lobby has a double height of 7.00m.



Backup Electrical Power

A c75 kVA / 60kW is installed, as a key component of the backup plan for emergency situations.

Technical specifications



Access control

The building is accessible direct from the street or from the underground garages. The approach from the street is over a covered piazza and lobby with direct link to 2 elevators. The access control is with cards 24/7.



Barrier free environment

The building is designed according the standards of accessibility for the disabled. Every floor is equipped with WC for disabled.



Garage

The building has 2 underground levels dedicated as a garage accessible from the street over a ramp. The total parking lots are 41, 3 of which are larger and dedicated for disabled.



Electric car charging points

The underground garage is equipped with 10 electric vehicle charging points. Furthermore, the building has In-house electrical transformer station with high capacity, so additional charging stations could be provided.



Bicycle racks

In the building are foreseen 37 bicycle parking lots, part of them in the underground garage.

Technical specifications



Green System and terraces

The Building is designed with sophisticated own green system. Part of the façade on the west terraces is covered with climbing plants – vertical greenery. Every office floor is equipped with terraces for break-out and recreation. The roof is an intensive green garden with different type of plants representing a real oasis in the roof landscape.



Floor finishes

A high-class office carpet is foreseen for all office spaces. The common areas are covered with natural stone and architectural terrazzo.



Sunlight protection and control

All windows in the office spaces are equipped with bespoke internal roller blind with high light reflectance factor.

We would love to work with you.

Contact us

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