



SOCOTAphoenicia

FACTSHEET

OFFICES - Ground Floor Plan



OFFICES - Mezzanine Floor Plan



SOCOTAPHOENICIA

BUILDING DESCRIPTION AND FEATURES

The building has been transformed:

- A main entrance, dedicated to the office areas, with floating boxes in red, white and grey to create a contemporary design
- Opening of the roof to create large interior courtyards for lighting and natural ventilation
- Opening of block wall façades to maximize daylight into the offices
- A steel mezzanine

FITTINGS AND FINISHES

In line with the soul of the building, the offices have been designed as lofts and industrial:

- Unique design steel entrance doors with frameless red glass panels
- Interior reception desk and a utility box finished in kiatt wood paneling to contain an individual kitchenette and toilets
- Steel staircases with kiatt wood steps
- Epoxy floor finish at ground level
- Kiatt timber flooring on the mezzanine and outside terrace
- Centralised air conditioning system
- Motorized aluminium louvres
- 'Noir Volcan' powder coated aluminium openings
- Personalized signage

OFFICE DETAILS

Unit	Ground Floor (m ²)	Mezzanine (m ²)	Total Surface Area (m ²)	Terrace	Outside view	Glass box	Courtyard view	Parking Space (1/40m ²)
1	104	94	198	✗	✓	✓	✓	5
2	103	71	174	✗	✓	✗	✓	4
3	75	54	129	✗	✓	✗	✗	3
4	190	83	273	✓	✓	✓	✗	6
5	99	65	164	✓	✓	✓	✗	4
6	103	58	161	✓	✓	✗	✗	4
7	102	62	164	✓	✓	✗	✓	4
8	151	47	198	✓	✓	✗	✓	5
9	104	60	164	✓	✓	✗	✗	4
10	110	49	155	✓	✓	✓	✗	4
11	106	-	106	✗	✗	✗	✓	3
12	106	-	106	✗	✗	✗	✓	3
13	84	-	84	✗	✗	✗	✓	2
14	79	-	79	✗	✗	✗	✓	2
15	-	117	117	✗	✗	✓	✓	3
16	-	124	124	✗	✗	✓	✓	3
17	-	86	86	✗	✗	✗	✓	2
18	-	122	122	✗	✗	✓✓	✓	3
19	-	72/68	140	✗	✓	✗	✓	4
20	-	91/49	140	✗	✓	✗	✓	4

COMMON SERVICES

- Reception desk at main entrance
- 1 parking for every 40 m² of rented space
- 24 hrs security services
- Standby generator set
- Centralized fire alarm system
- Telephone and access to optical fibre network
- Cleaning of common areas and pest control
- Restaurant service and coffee shop