

Commercial Property For Long Lease

8, Agiou Konstantinou,
Athens - Omonoia Square

August 2023

PREAMBLE

DANOS, an alliance member of BNP PARIBAS REAL ESTATE is pleased to present an excellent opportunity in Athens CBD (Omonoia Square), Greece.

We are referring to the offer (Lease) of a building (part of the Ground Floor-8th floor + roof) located just a few meters after Omonoia Square at 8, Agiou Konstantinou street, in Athens CBD.

For DANOS, an alliance member of BNP PARIBAS REAL ESTATE,

Y. Paraskevopoulos, General Manager



KEY INVESTMENT HIGHLIGHTS



EXCEPTIONAL OPPORTUNITY

- Located right next to Omonoia Square, one of the most central and well-known areas of Athens CBD
- Great opportunity for a conversion project
- Spectacular 360 view of the surrounding area, including - but not limited to - the Lycabettus hill, the Acropolis and the sea.
- A total of 8 floors, which can be converted to hotel rooms (in case of hospitality use) upon ergonomic redesign of the existing floorplans
- Two elevators for assuring conducive movements of the people within the building

THE BUILDING

KEY PROPERTY CHARACTERISTICS

With an excellent visibility due to its angular plot, and located in a developing and well-known neighborhood, the subject building (previous office use) will be offered for lease through a structured tender process.

The property was built in 1958 on a plot of 558,45 sqm, with a maximum building coefficient equal to 5,4. The building is constructed with a load-bearing body of reinforced concrete and fillings of conventional optical brick structures. The connection between the floors is made through a staircase with two lifts.

Additionally, it is noteworthy mentioning, that in most of the premises, false ceilings have not been installed, reducing the removal cost in case of renovation.



THE BUILDING

PROPERTY AREAS OVERVIEW

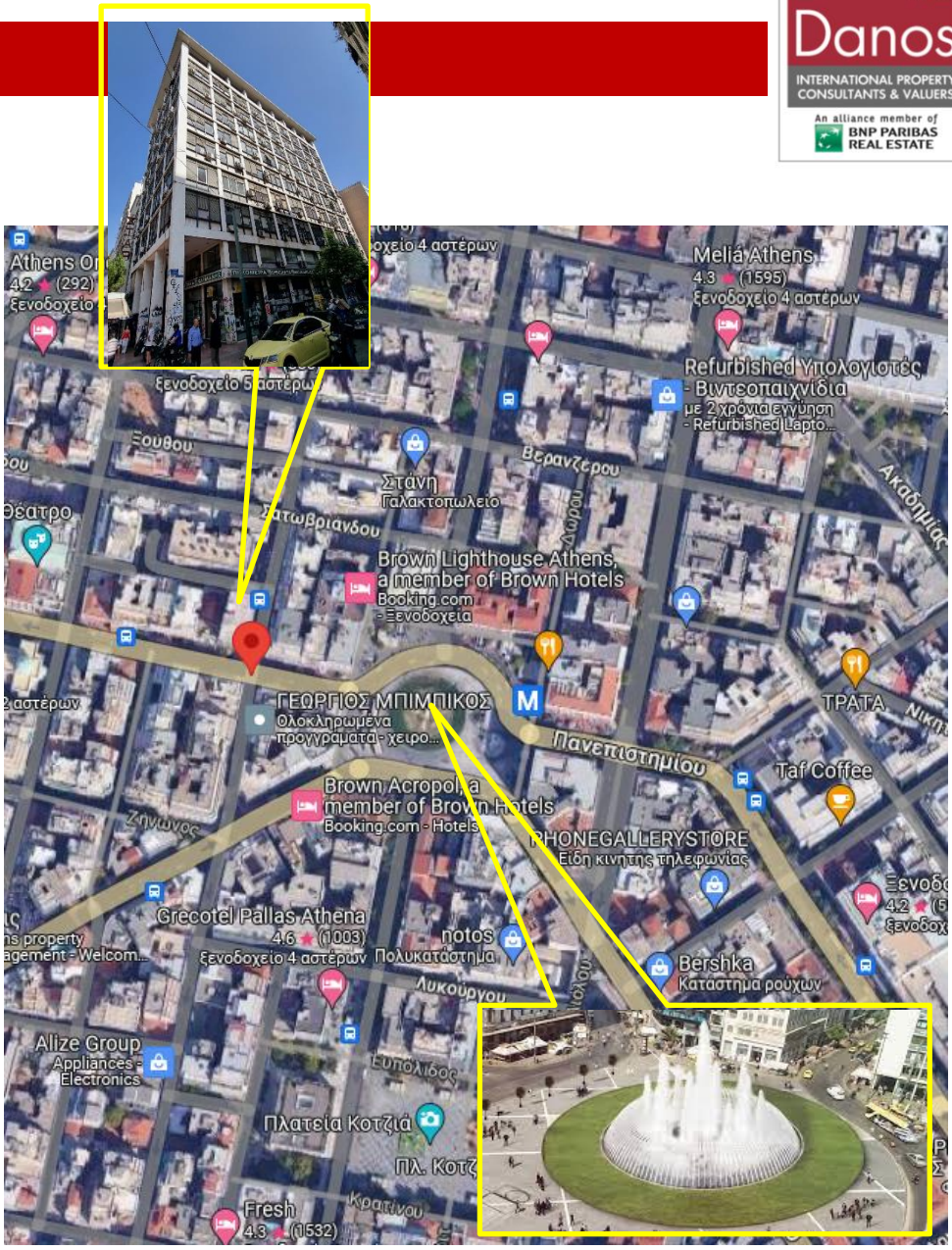
FLOOR	USE	AREA (sqm)
Roof	Auxiliary/Residential	26,00
8 th Floor	Office Spaces	473,84
7 th Floor	Office Spaces	473,84
6 th Floor	Office Spaces	479,31
5 th Floor	Office Spaces	479,31
4 th Floor	Office Spaces	479,31
3 rd Floor	Office Spaces	479,31
2 nd Floor	Office Spaces	479,31
1 st Floor	Office Spaces	479,31
Mezzanine	Office Spaces	369,50
Ground Floor	Reception/Retail	~45,00
Total		4.264,04



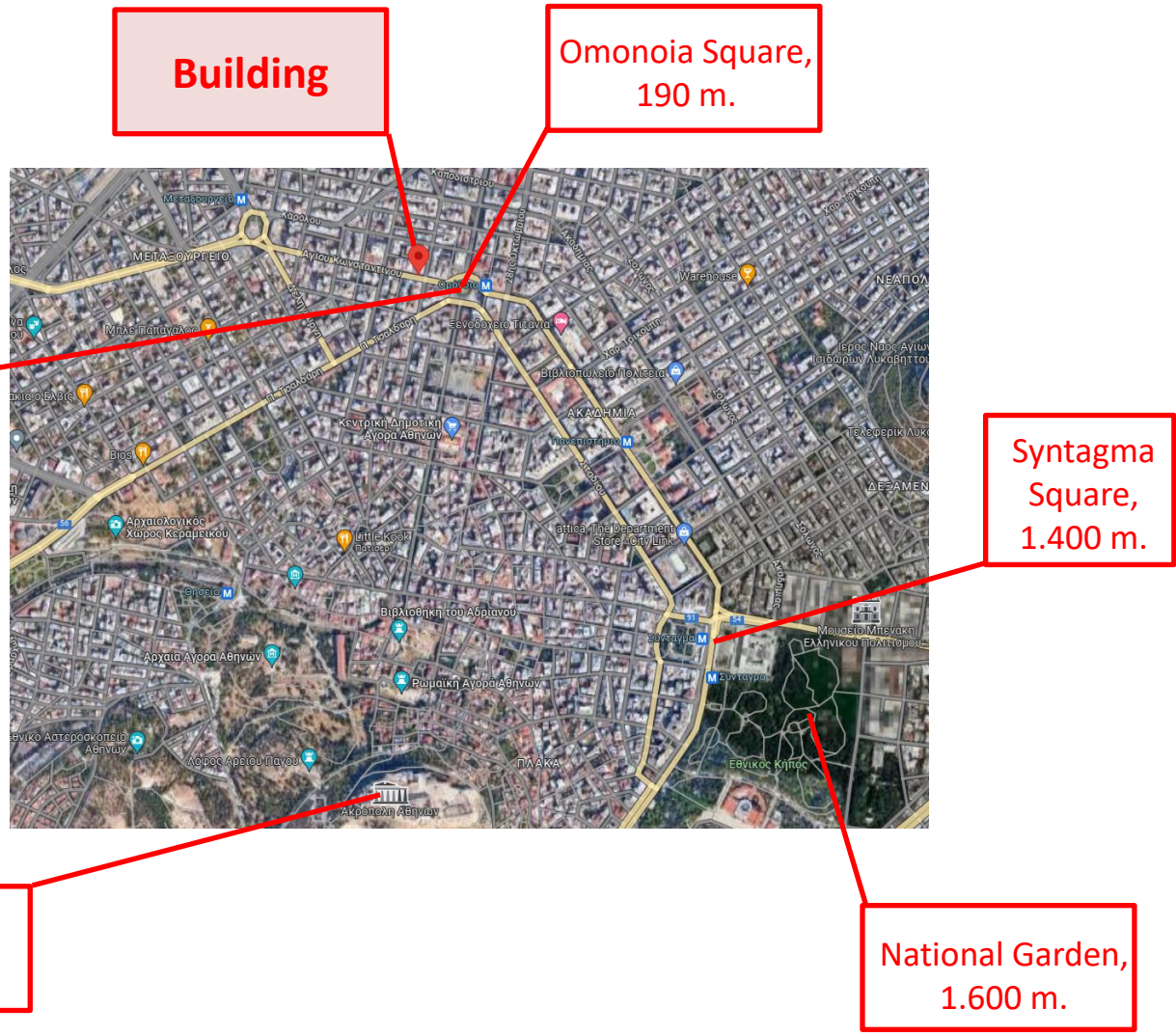
LOCATION

The subject property is situated in the heart of Athens, within walking distance from the iconic Omonoia Square, while just a few bus stops away from historic landmarks such as The National Garden and the Acropolis. Close by, one may find two metro stations on a walking distance of approximately 3' (Metro Station "Omonoia") and 9' (Metro Station "Metaxourgeio") respectively.

Due to the recent refurbishment of the Omonoia Square, the neighborhood has experienced increased attention from both individual and institutional investors due to the relative increase of pedestrian movement, from tourists to professionals.. As a result, the said building can host a variety of activities within its premises, limited of course to its land use permissions since it's labeled as a "Hyperlocal Municipality Center".






LOCATION



LOCATION

METRO LINES NETWORK

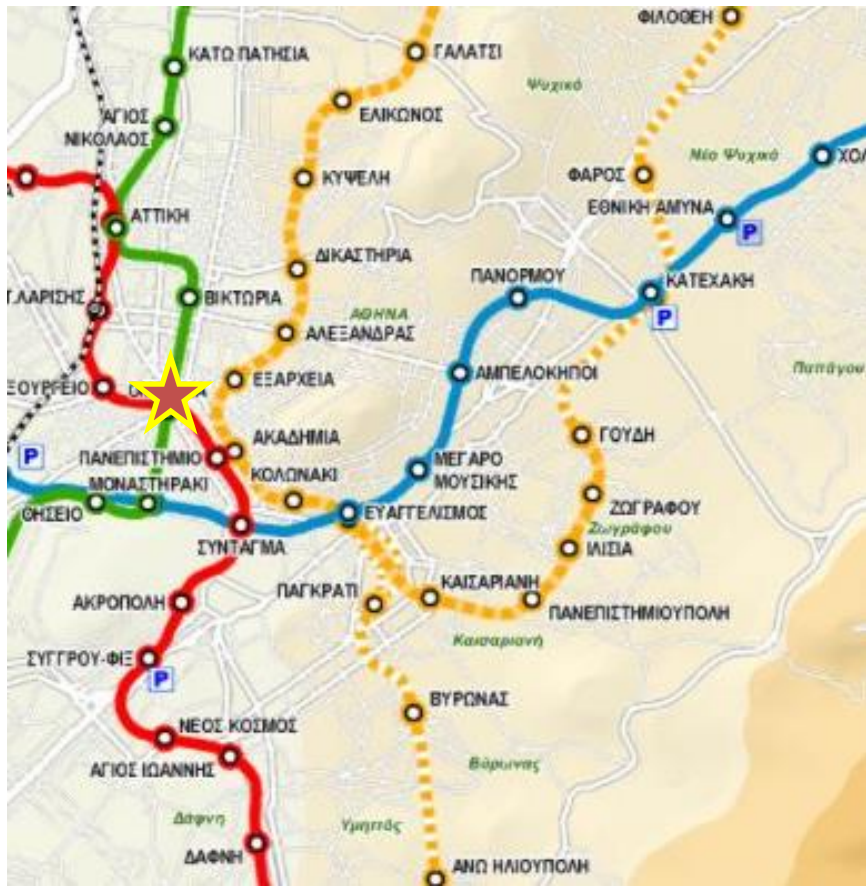
- Operating Lines
-  LINE 1
 -  LINE 2
 -  LINE 3
-  FUTURE METRO STATION

- Extensions
-  LINE 3, UNDER CONSTRUCTION
 -  LINE 2, UNDER DESIGN
 -  LINE 4, UNDER DESIGN

- Parking Facility - Attiko Metro
-  Operating Parking Facility
 -  Scheduled Parking Facility

SUBURBAN RAILWAY NETWORK

-  Suburban Railway
-  Suburban Railway Section also used by Metro







LEASE PROCESS

1. Based on the information provided, potential investors / users are invited to submit an Expression of Interest (the "EOI") regarding the lease of the subject opportunity, accompanied by the signed Confidentiality Agreement. The EOI and the Confidentiality Agreement are to arrive by e-mail, by fax or by post to DANOS, an alliance member of BNP PARIBAS REAL ESTATE, at the attention of Yannis Paraskevopoulos –

y.paraskevopoulos@danos.gr.

2. With the receipt of the above mentioned documents, DANOS, an alliance member of BNP PARIBAS REAL ESTATE, will provide the relevant information for a proper Due Diligence, asking for a Binding Offer, that should include at least the following information:

- The Identity of the proposed tenant;
- **Confirmation of the lease price offered;**
- Confirmation of how the Cap. Ex. for the conversion/ improvement of the asset should be funded, with proof of funds if applicable;
- Details and timescales of any board or third party approvals, that would be required;
- Confirmation of the proposed timescale for the completion of the lease contract;

The Binding Offer is to arrive by e-mail, by fax or by post to DANOS, an alliance member of BNP PARIBAS REAL ESTATE, at the attention of Yannis Paraskevopoulos y.paraskevopoulos@danos.gr.

PROCEDURE'S TIME TABLE

<u>STAGE</u>	<u>DATE</u>
Project Launch	03.08.2023
Submission of Binding Offers	02.10.2023
Binding Offers Evaluation	09.10.2023
Possible Negotiations/Selection of the Preferred Bidder	30.10.2023
Signing of the Lease Agreement	till 20.11.2023

Contact Persons

Yannis Paraskevopoulos y.paraskevopoulos@danos.gr

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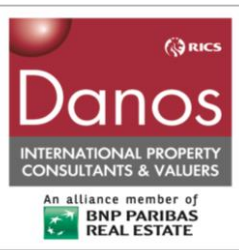
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