



Business Park Rouse



flexible rental  
conditions

the concept  
advantage  
of Class A office areas  
trading zones

**BUSINESS PARK ROUSSE** is a project aimed to provide business of the city with first-class environment, respond to the dynamics of the market and the latest international standards in the branch, as well as to guarantee the quality of what is offered.

**THE CONCEPT OF BUSINESS PARK ROUSSE** is to match the rate at which the real estate business and market are developing – the increasingly intensive entry of international companies; the orientation of foreign firms already operating in Bulgaria towards higher-class commercial areas; the higher requirements of Bulgarian business to the characteristics of working environment and the demand for more modern, communication-friendly and luxurious business spaces.

**THE GREATEST ADVANTAGE** of this type of spaces is the concentration of different kinds of business in one place, which leads to easier communication, the establishment of partnerships and better opportunities to attract potential clients.

**THE PROJECT PROVIDES** for the construction of Class A office areas, one underground and seven above-ground floors totalling an area of 32,000 sq m. The entire site is to have more than 600 parking lots, including 260 in the underground parking.

**TRADING ZONES HAVE ALSO BEEN** incorporated in the buildings, with shops and showrooms located at the ground floors. The complex will have its own conference halls, as well as storage facilities in the direct vicinity of the buildings.

**THE BUILDINGS** are specially designed to integrate the latest developments in the field of telecommunications, computer and office technologies.

## Business Park Rouse offers the following conditions to its tenants:

- Well-developed infrastructure and telecommunications;
- Modern office space;
- Flexible rental conditions;
- Numerous parking lots for tenants and visitors;
- Facility management;
- Hourly use of conference halls;
- Ecological environment;
- Warehouses and Showrooms.



## Advantages of Business Park Rousse location

Business Park Rousse is located in the most densely populated part of the city – in the direct vicinity of Mall Rouse and the two main boulevards of the city, Lipnik and Potsdam.

**B**

Business

**P**

Park

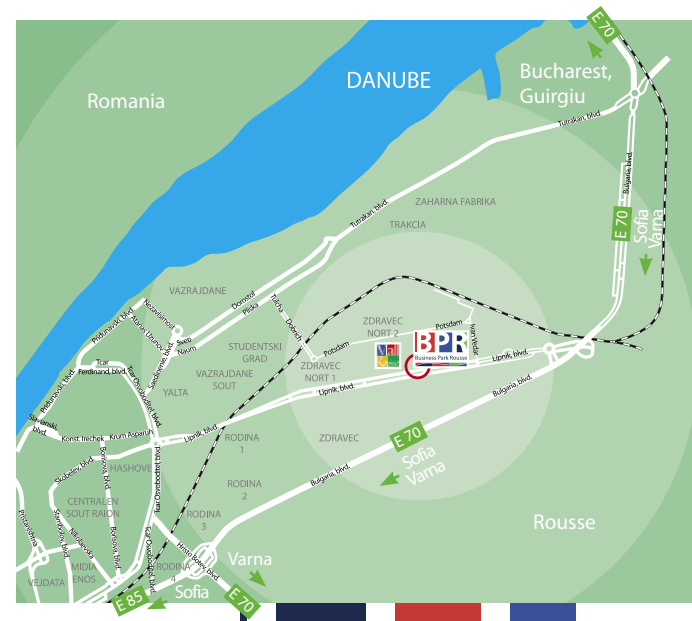
location  
advantages

**R**

Rousse



- Lipnik Blvd. and Potsdam Blvd. connect Business Park Rousse with the centre of the city and the ring road;
- 300 m from Rousse's ring road and the E70 and E85 international roads;
- A 5 min drive to the centre of the city;
- A 5 min drive to Rousse Port;
- A 5 min drive to Danube Bridge border checkpoint;
- 17 km from Shtruklevo Airport;
- 9 km from the Romanian city of Giurgiu;
- 67 km from the Romanian capital Bucharest.





about  
the investor

advantages

### Advantages of the city of Rousse

- Located on the Danube, on the border between Bulgaria and Romania;
- The fifth largest city in Bulgaria – population 185,000;
- The largest Bulgarian port on the Danube;
- The only bridge across the Danube connecting Rousse with Giurgiu, Romania;
- A crossroad of east-west transport links through the Rhein-Main-Danube Canal (from the North Sea to the Black Sea) and of the north-south ones between the CIS countries and the Middle East through the bridge across the Danube;
- A major economic centre – one of the six customs free zones in Bulgaria is located on its territory;
- An international licence airport.



## About the investor

Iris AD is a company with a history of more than 100 years, heir to the first textile factory established in 1905.

To date, the main portion of the company's portfolio is in the form of business, trade, housing and logistic facilities.

Iris AD is a partner in the Mall Rouse project, which is being developed in the direct vicinity of Rouse Business Park and will be opened in the beginning of 2010.



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