

Specifications

Location	<p>Non-residential area Should be accessible from at least two different directions</p> <p><u>Added value conditions:</u> Not adjacent or within a proximity to governmental security forces or checkpoints Not adjacent to governmental institutions Not adjacent to fuel stations Close or within proximity to public transportation staging points Police and LRC should be reachable within 10 minutes Should be away from the highway</p>
Lease period	Initial 3 years with possibility of 2 additional years extensions
Space availability	<p>Building : 2,000sqm with minimum of 1,777 sqm as office space Added value to include :</p> <ul style="list-style-type: none"> ○ Basement floors ○ Ground floor ○ Upper floors ○ Common areas ○ Storage Area ○ Amenities areas, technical rooms ○ Fire escape stairs ○ Indoor / outdoor parking spots (minimum 18 indoor parking spots) ○ Building parameters ○ Outdoor areas
Age of building	<p>The building should be 1 to 10 years old. Preferably with recent renovation if old, renovation that covers civil, electrical and mechanical works.</p>
State of building	<p>Ready for immediate occupancy. Building structural earthquake assessment (Seismic study) <u>Added value conditions:</u> The building should be designed as office space and not a residential to be changed into offices. The building should be equipped with a complete infrastructural network at all levels and at common areas. The network should at least include the electrical, sewage, water and mechanical systems fully operational and connected to the outer infrastructural sources.</p>
Perimeter fence for the building	Preferably with a reinforced concrete wall (minimum height of 2.8m) or with block wall all around the building with vehicular and pedestrian accesses.
Electrical supply for the building	<p>The building or land electrical network must be legally connected to the EDL. To consider a minimum space area for 3 (three) generators is about 90 sqm and 3 Diesel Tanks</p>
Water supply for the building	<p>The tap water network must be legally connected to the public infrastructural source. A minimum reservoir tank of 2000 liters per floor should be available or one big reservoir tank with the same floors capacity connected to all pushed by pumps.</p>
Surrounding	The building should have reasonable space around it with at least 4 meters "set-back" at all sides from neighboring buildings and some stand off distance from the road - between 10 to 15 meters.
Parking	As per rules & regulations, each floor area must have its respective number of parking spots inside the building premises, either at the indoor area or at the outdoor area.
Legal Documents for both building and land	<p>Ownership certificate must be valid and available. Related government fees should be duly settled.</p>
Server Room	<p>Raised floor system, Camera Surveillance, 2x Central UPSs with batteries for extended autonomy Separated power supply from all other systems, Adequate fire extinguisher for IT equipments, smoke detector, managed access control, no windows, protection from Heat, flame and water. 3 x ACs</p>
Roof top	Roof top without obstructions for VSAT installation and Starlink terminal, Telecom Antenna for VHF, Microwave Antenna for Internet, Lightning Rod and Surge Protection (Earthing)
Ogero	Fiber connection and Ogero junction box for 50 x Landlines
LAN	<p>Cat6 Network Cables (3M/Belden or equivalent) -User outlets/point includes: 3 x UPS (UK) + 1 x EDL (EU) + 2 x Data ports Wifi AP (cabling) to cover all floors from corner to corner. Secure LAN cabinet location on each floor with secure access</p>
Printer outlets	1 x Data port + 1 x UPS (UK) + 2 x EDL (EU)