



sterling
serviced office group



Company: Sterling Serviced Office Group

Location: Serdika Offices, Floor 10, 48 Sitnyakovo Blvd.

Sofia 1505

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www.sterlingoffice.com



About Sterling Offices

With 20 years of experience and as Pioneer of flexible workspace in Bulgaria, our services include:

- Fully Serviced Executive Offices
- Meeting and Conference Facilities, Complimentary & Tailored Packages
- Welcome & Reception Area with Sterling hospitality team
- Wide Range of Shared Amenities
- Premium quality fit out, furniture and fixtures
- First Class Facilities Management
- Flexible Workspace tailored packages
- Sustainability, environmentally friendly practices and focus on wellness

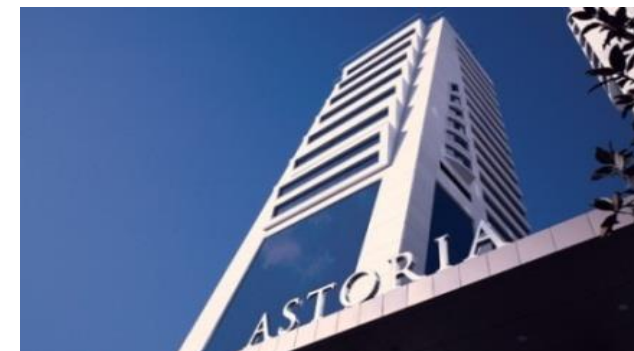
Locations:

Sofia, Bulgaria – Serdika Offices, 48 Sitnyakovo Blvd, Floor 10, Sofia 1505

Istanbul, Turkey – Astoria Tower B, Floor 9, Buyukdere Cad No. 127, Esentepe, Istanbul

THIS WAY – Office A, Floor 4, 2 Ivan Abadjiev Street, Sofia 1784 (next to The Mall)

OPENED IN SEPTEMBER 2024 : THIS WAY – Serdika Offices, 48 Sitnyakovo Blvd, Floor 9





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Why Sterling Offices

- ▶ **1st Serviced Office** in Sofia since 2004 with 20 years of invaluable experience in the industry
- ▶ **Unique & Professional Business Environment** – our clients are multinational companies, leaders in various industries
- ▶ **ZERO CAPEX** – Operational from Day 1
- ▶ **ZERO** Initiation Fees, ZERO Set up Costs
- ▶ **Flexible Term** – contract length of term as required – 12+ months
- ▶ **Agile & Multifunctional** - various office solutions and configurations, shared amenities
- ▶ **Expand or Contract** as you need to
- ▶ **Inclusive** Monthly Fees
- ▶ **One** Agreement
- ▶ **One** Invoice
- ▶ **Sterling Support!** Fully Serviced. Sterling Staff from reception to managers ready and eager to assist you on daily basis!

Your Success is our Success!



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Amenities at Sterling Serviced Offices

- Situated in Serdika Offices, green certified building
- Above popular Serdika Shopping Center with over 200 shops, restaurants, food court, supermarket, dry cleaning, banks, fitness center, etc.
- Ample Parking - visitor and monthly subscription
- Sterling Dedicated Reception & Welcome Lounge area on 10th Floor
- Top 10th Floor with spectacular views of Vitosha Mountain and the city of Sofia
- 140 workstations; 27 offices from 2-21 Person (11 with private balconies)
- 4-43 Person Meeting /Boardroom/Classroom/ Seminar Rooms
- Club Lounge and Green Wall
- Fully equipped Café Areas, Kitchen and seating areas
- Client Services Areas and printing service
- Server Room with rack space, Tailored IT Solutions
- High ceilings, Tall Openable Windows, Plenty of natural light, Terraces, Controlled Blinds system
- Sustainable & Environmentally friendly Workspace

You focus on your business and make it a success, we manage and enhance Your Office experience !



Monthly Fees Inclusive of:

- **Shared Facilities** – in addition to your offices you have 600 sq.m of shared space including Welcome & Reception Lounge, Café areas & kitchen, Club Lounge, client services/print/copy area, server room, various size meeting and conference rooms
- **Premium Fit out**– your office is equipped with premium modern, ergonomic office furniture & unique design
- **Equipped café lounge areas with Coffee / Tea / Hot Chocolate, Water** – freshly brewed, selections of coffees and teas; filtered water along with pantry supplies – milk, sugar, honey, cutlery and crockery, dressings, candy
- **Fruit Day** on Wednesdays
- **Daily Cleaning, Disinfection & Maintenance** – amenities are cleaned on daily basis in the mornings and throughout the day, to ensure we facilities look great
- **Sterling Support** - Reception/welcoming service, mail handling services, phone answering, management of all facilities and meeting rooms
- **Member App** - Community, Events, Meeting Room Booking, Billing
- **Included Internet & WiFi** - Standard Internet & back up line
- **SUPER Certified Silver** for de-plastification of our workspace
- **Biophilic Design** – Green wall, plants
- **All Utilities** – electricity, water, heating and air conditioning are included
- **Security** – CCTV monitoring and building security
- **24/7 Access to your office**
- **3rd Party Insurance**
- **Building Management Fees**
- **Environmentally friendly & Sustainable Environment**
- **No Set Up Costs! No Initiation Fees!**
- **Special Package with Complimentary Meeting Room hours**



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Inquire today and receive a Tailored Proposal

- Send us your requirements in terms of start date, number of people, plans for expansion, length of term, parking and any other requirements
- We will do our utmost to be flexible and meet your requirements as best we can
- Once you have decided we can send you a draft agreement for your review
- As soon as agreement is signed we are ready to welcome you
- Should you need to expand we can work on your expansion needs as they occur

WE LOOK FORWARD TO THE OPPORTUNITY TO PARTNER WITH YOU!

