NOVAL PROPERTY

re: purpose growth

BROOKLANE

THE GRID

Office Campus

10-12 Chimarras str., Marousi, Athens




Pioneering
Future-ready
Vibrant
Empowering
Connected

A new cutting-edge office campus redefining the future of workspaces in Athens

The Grid Office Campus is a **forward-thinking development** spanning an entire building block at the intersection of Heimarras and Amarousiou–Chalandriou streets, in the heart of Marousi's premier business district. Designed by the world-renowned architectural firm **Foster + Partners**, this landmark 61,500 m² campus, currently under development, sets a new benchmark for the modern workspaces by combining innovative architecture, sustainable practices, and flexible, wellness-focused environments. The Grid features two distinct Gamma-shaped buildings, positioned to face each other and frame a central, landscaped courtyard. Highly permeable and accessible from all four surrounding streets, the campus is designed to foster openness and connectivity. Each building is composed of interconnected volumes, joined by bridges, solar atriums, and sculptural external staircases, creating a dynamic and engaging environment.

With a rich mix of **adaptable workspaces and premium amenities**, The Grid meets the diverse needs of today's occupants. Premium eco-technological infrastructure, **advanced energy management systems** and three levels of underground parking further enhance the development's efficiency, comfort, and convenience.

Built to meet today's expectations while anticipating the needs of tomorrow, The Grid's **state-of-the-art technology infrastructure** delivers seamless connectivity and smart building automation, empowering tenants with a reliable, intelligent, and future-ready work environment.

Welcome to The Grid...

Development Highlights

THE GRID

Uses

Four independent buildings, six above-ground levels, four basements

- Offices in all levels (1st basement upwards)
- Commercial in part of Ground Floor – Mezzanine
- Gym in the 1st basement / Ground Floor



Sustainability

LEED Platinum, Energy Class A+, photovoltaic panels(187 kWp), EPD-certified materials and advanced energy management.

Landscaping

Permeable urban design, central courtyard, lush green gardens, planted terraces, natural light penetration via light wells and skylights

Parking & Storage

Underground parking, EV charging stations, and secure underground storage units.

Facilities

Broader work ecosystem with F&B, gym, common areas, modern lobbies, courtyard.

Prime Location

The Grid is strategically located at the junction of Heimarras and Amarousiou-Chalandriou streets in Marousi, Athens' most prominent business districts. This prime location offers immediate walking access to the "Kifisias" suburban railway station, ensuring connectivity to central Athens, the airport, and the wider Attica region via major roadways such as Attiki Odos.

Set within an established commercial hub, The Grid provides companies with great accessibility, excellent transport links, and proximity to key business infrastructure-making it an ideal choice for organizations seeking visibility, accessibility, and a dynamic corporate environment in Athens' thriving office market



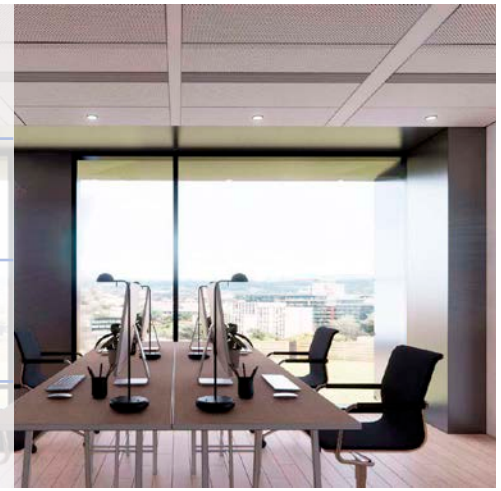
600
meters
away from the
"Kifisias" suburban
railway station
(Kifisias ring)
and Attiki Odos

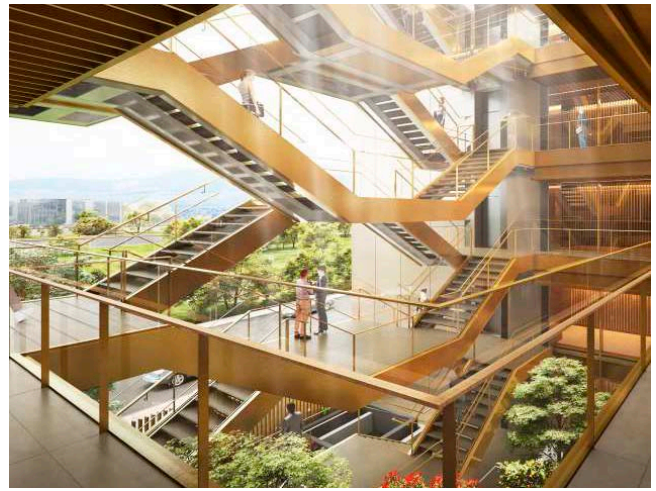


1. **THE GRID**
2. **Kifisias" suburban railway station**
3. **Attiki Odos**

Technical Specs **Offices**

- Flexible office layouts, high-speed connectivity and robust technical infrastructure.
- Secure underground parking -Infrastructure for 1 charger per 5 parking spaces (22kW) and storage units.
- Raised floors (12 cm) with power/data modules, 2.65m clear office height, abundant natural light, internal shading via KNX.
- Advanced BMS/BEMS for integrated control (HVAC, lighting, safety, elevators, utilities), KNX & DMX lighting automation.
- Three backup generators (1,250 kVA each) for essential systems, modular UPS for critical IT and safety, Net Metering for solar.
- LED throughout, DALI dimmable office lighting with sensors, programmable façade and parking lighting.
- High-efficiency VRV/VRF heat recovery systems, zoned ventilation, automated operable windows, CO monitoring in parking.
- Full sprinkler coverage, fire hydrants, gas suppression in technical areas, advanced fire detection.







Technical Specs **F&B**

Clear heights:

- 2.60m from ground floor to ceiling (underneath mezzanine)
- 2.60m mezzanine floor to ceiling (underneath first floor)
- 6.12m clear ceiling height on ground floor

Glass wall façade for abundant natural light and modern aesthetics

Storage units and parking spots may be available upon request

Infrastructure for exhaust hoods and air supply ducts included; tenant-specific adjustments within predefined dimensions

Dedicated waste collection area in basement level B1, accessible via tenant elevators

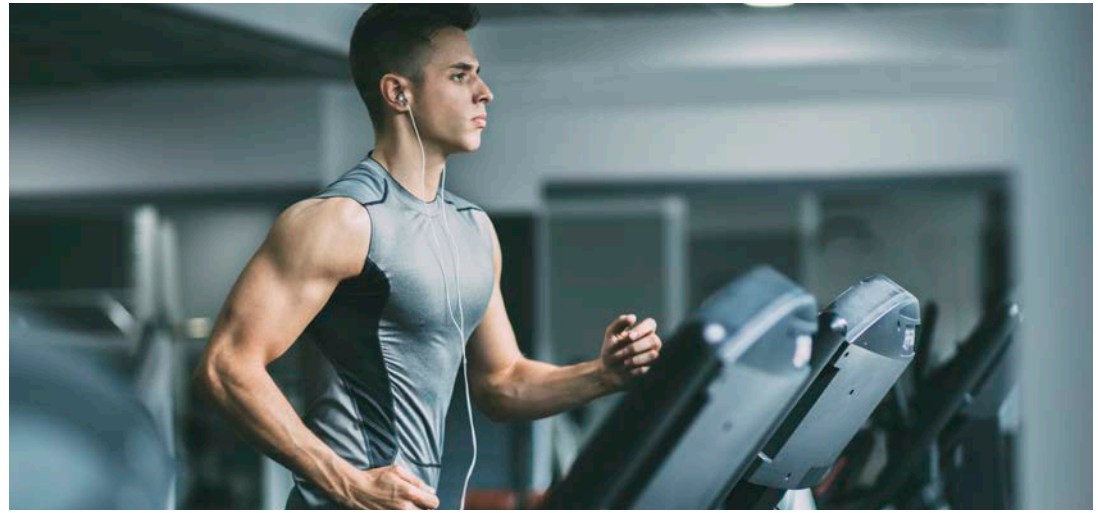
Deliveries and raw materials managed through tenant elevators and a dedicated loading bay

F&B units delivered as “Cold Shell”; façade/storefront adjustments managed by landlord



Technical Specs **Gym**

- Primarily located on Basement Level 1, with auxiliary technical spaces at Basement Level 2
- Access through a designated area on the ground floor.
- Includes a reception area, elevator and internal staircase
- Floor-to-slab height: 4.75 meters (4.65 meters in areas outside the ground floor structure footprint). Clear height below the lowest beam: 4.20 meters
- Cone-shaped skylight openings with Φ500 mm polycarbonate domes which allows for natural daylight penetration
- HVAC designed to accommodate VRF heat pump systems, with outdoor units on the roof and ductwork routed through designated shafts
- Tenant is responsible for thermal and acoustic insulation of the area in relation to adjacent spaces
- Tenant to install a pre-conditioning, air-handling unit with an air-to-air heat exchanger
- The premises are delivered to the tenant as a “cold shell”





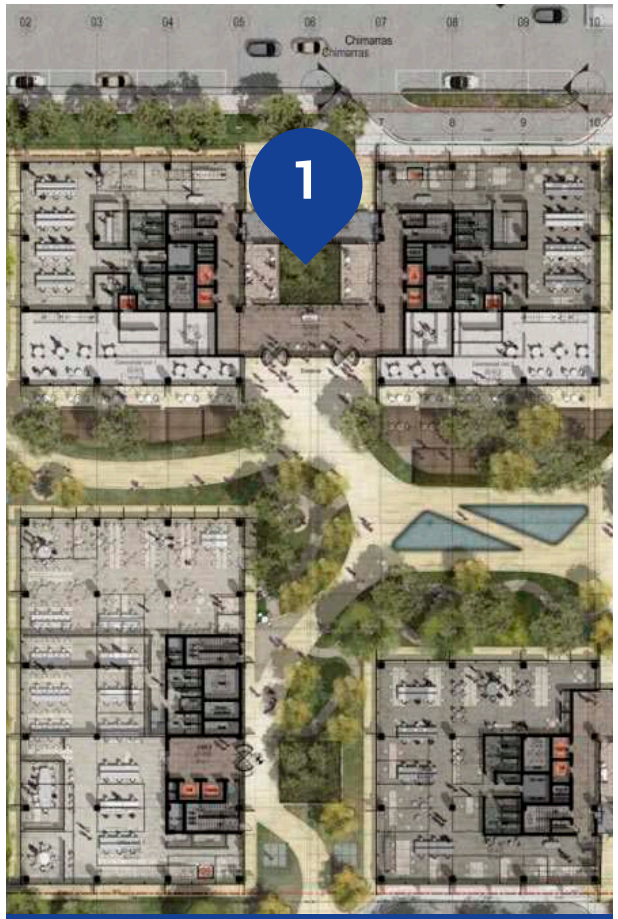
1. Building A
2. Building B
3. Building C
4. Building D



GLA – Building A

	Building A (Fully Leased Apart from F&B)			
Level	**Office**	**Lobby**	**Office + Lobby**	**Terraces / Atriums**
Basement B1	337,69	44,65	382,34	51,58
Level 00 (Ground)	659,50	218,03	877,53	0,00
Level 01 (Mezzanine)	458,04	56,28	514,32	0,00
Level 02 (1st Floor)	1.298,38	72,72	1.371,10	60,87
Level 03 (2nd Floor)	1.251,51	72,72	1.324,23	107,74
Level 04 (3rd Floor)	1.204,64	72,72	1.277,36	107,74
Level 05 (Mezzanine)	491,06	57,42	548,48	108,08
Total	**5.700,82**	**594,54**	**6.295,36**	**436,01**

	F&B GLA				
Premise	**Level 00 (Ground)**	**Level 01 (Mezzanine)**	**Total Area**	**Exclusive Outdoor Use**	**Status**
A* (A1+A2)	208,91	107,99	316,90	199,39	Available
A3	115,25	54,42	169,67	135,61	Available
A4	82,58	52,60	135,18	85,70	Leased
*There is availability for them to be leased separately with the below areas					
A1	82,58	52,60	135,18	117,88	Available
A2	115,25	54,42	169,67	81,51	Available



Building A

GLA – Building B

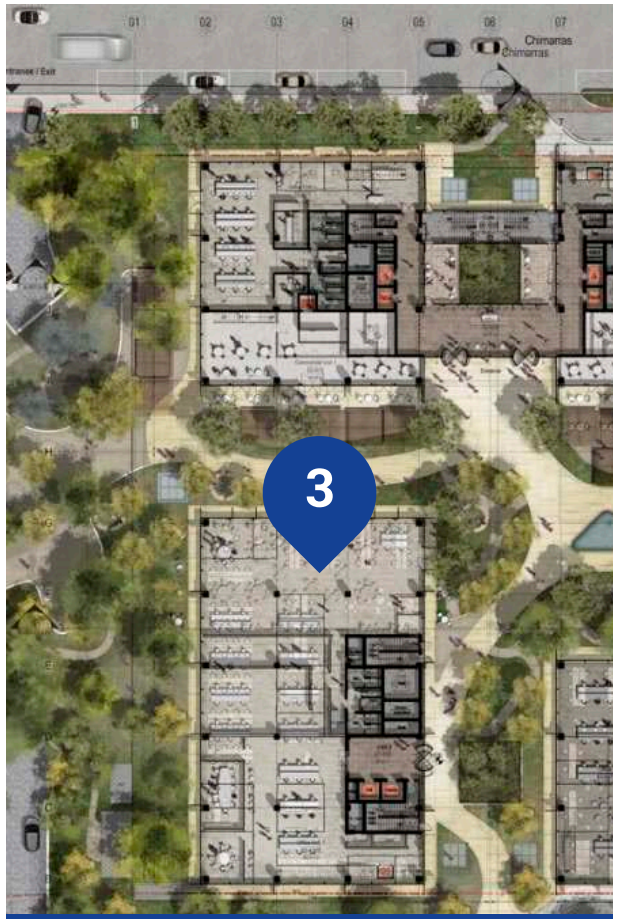
	Building B (Fully Leased)			
Level	**Office**	**Lobby**	**Office + Lobby**	**Terraces / Atriums**
Basement B1	346,67	25,98	372,65	0,00
Level 00 (Ground)	896,24	50,24	946,48	0,00
Level 01 (Mezzanine)	910,81	34,67	945,48	0,00
Level 02 (1st Floor)	956,14	44,94	1.001,08	17,27
Level 03 (2nd Floor)	956,14	44,94	1.001,08	17,27
Level 04 (3rd Floor)	890,54	44,94	935,48	82,87
Level 05 (Mezzanine)	440,04	44,94	484,98	123,25
Total	**5.396,58**	**290,65**	**5.687,23**	**240,66**



Building B

GLA – Building C

	Building C			
Level	**Office**	**Lobby**	**Office + Lobby**	**Terraces / Atriums**
Basement B1	379,34	26,10	405,44	24,97
Level 00 (Ground)	935,69	50,24	985,93	0,00
Level 01 (Mezzanine)	950,26	34,67	984,93	0,00
Level 02 (1st Floor)	1.040,47	0,00	1.040,47	17,27
Level 03 (2nd Floor)	1.040,47	0,00	1.040,47	17,27
Level 04 (3rd Floor)	974,88	0,00	974,88	82,87
Level 05 (Mezzanine)	524,41	0,00	524,41	123,25
Total	**5.845,52**	**111,01**	**5.956,53**	**265,63**



Building C

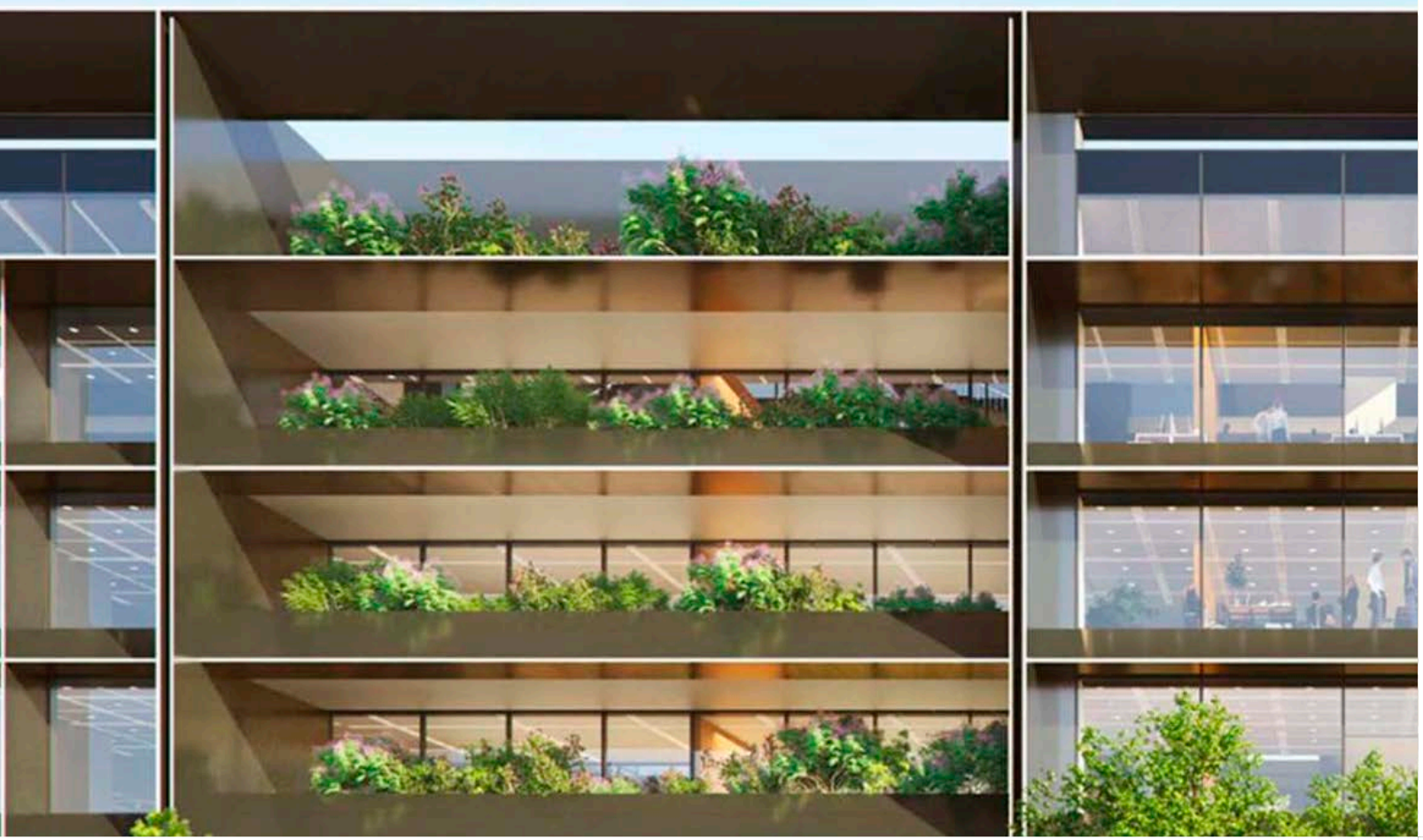
GLA – Building D

	Building D			
Level	**Office**	**Lobby**	**Office + Lobby**	**Terraces / Atriums**
Basement B1	372,84	44,92	417,76	51,58
Level 00 (Ground)	1.044,98	219,60	1.264,58	0,00
Level 01 (Mezzanine)	715,23	57,42	772,65	0,00
Level 02 (1st Floor)	1.332,72	72,72	1.405,44	60,87
Level 03 (2nd Floor)	1.285,85	72,72	1.358,57	107,74
Level 04 (3rd Floor)	1.238,88	72,72	1.311,60	107,74
Level 05 (Mezzanine)	527,55	57,42	584,97	108,08
Total	**6.518,05**	**597,52**	**7.115,57**	**436,01**

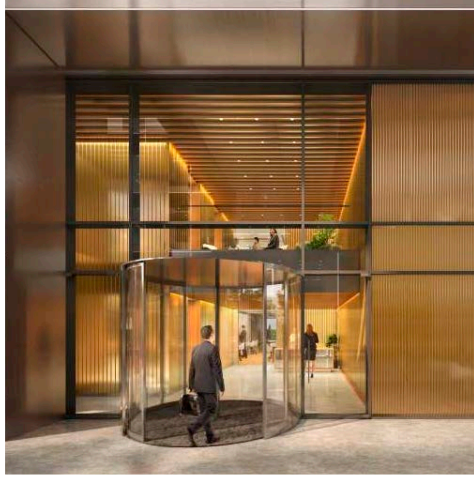
	Gym GLA			
Level	**Main use**	**Secondary use**	**Electromechanical area**	**Total area**
Level 00 (Ground)	63,43	-	-	63,43
Basement B1	702,12	533,65	133,74	1.569,46
Total	**765,55**	**533,65**	**133,74**	**1.632,89**



Building D















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