

AGILE
DRIVEN
BUSINESS
HUB



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SHAKING HANDS

UNIQUENESS

Welcome to b40 — your Agile-Driven Business Hub. Gracefully designed terraces complement the elegant architecture and provide an ideal space for outdoor relaxation. A Swiss-designed lobby, crafted by A++, makes it stand out as a distinctive landmark of innovation and style.

EFFECTIVENESS

Energy efficiency and sustainability are at the core of our vision. Modern engineering and air management guarantee you the best working environment. Step outside for a coffee break and find yourself surrounded by inspiring greenery.

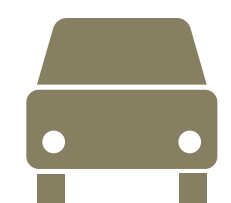
COMMUNITY

Join the b40 community, where collaboration fuels innovation. In the vibrant heart of New Belgrade, connect with like-minded professionals and build a thriving network. Together, let's take your enterprise to new heights.



NEW BELGRADE FOR NEW IDEAS

At b40, speed and efficiency extend beyond its building’s walls. Thanks to its convenient location, getting around is made easy:

 **3 min**
HIGHWAY

 **10 min**
AIRPORT

 **7 min** (walking distance)
RAILWAY STATION

In addition, bike paths, taxis, and several lines of public transport are accessible.



PERFECT LOCATION

b40 is located in the heart of New Belgrade's business district at the intersection of Bulevar Milutina Milankovića and Omladinskih Brigada. Here, you are at the center of action, surrounded by ambitious professionals and fast-moving deals.



WORK IN STYLE

A DIFFERENT APPROACH

Beyond its glass and steel, b40 fuses a unique blend of architecture and humanity. Its warm, nature-inspired design stands out in New Belgrade. Combining smart engineering and premium materials, it offers both functionality and a striking visual appeal.

A distinctive architectural identity that seamlessly combines functionality, sustainability, and aesthetic appeal.



WORK IN STYLE

ARCHITECTURAL FEATURES

b40 makes a distinctive architectural statement, featuring cascading terraces that blend with surrounding greenery and offering private outdoor spaces on each floor. The curved corners add fluidity to its modern and dynamic design.

High-quality, premium materials ensure durability, sustainability and responsible energy consumption.



WORK IN STYLE

SMART INFRASTRUCTURE FOR SMART PEOPLE:

- b40 is built for comfort and efficiency. Carefully designed floor plans maximize natural light in every workstation, while opening facades provide fresh air when needed.
- A central control system optimizes the building's performance, while independent ventilation and air conditioning allow you to tailor your workspace to your ideal comfort level.
- A modern boiler-based heating system guarantees comfort through an efficient use of energy, making sustainability effortless.



FUTURE READY

PRIME CLASS SPECS

- b40 is equipped with the latest technology to maximize efficiency and comfort.
- KONE elevators and access control provide secure, contactless movement.
- Automated HVAC and lighting adjust to occupancy, optimizing energy utilization.
- Air quality monitoring and energy management systems reduce costs while ensuring a healthy working environment.





EPIC ENTRY

SWISS-DESIGNED

Step into a top-tier, bespoke lobby that distinguishes itself from any other office entrance in Belgrade. It's more than just an entryway—it's your business center's calling card, creating the perfect atmosphere to set the tone for important meetings with clients or partners.

Specializing in architecture, interior design, furniture, and yacht design, Swiss architecture firm A++ operates projects in 20 countries for prestigious brands like Lamborghini, Bentley or Versace.

LOBBY



FLEX SPACES

DECIDE WHAT SUITS YOU

Every business is unique, and the workspace should reflect that. At b40, tenants customize their office environment to align with their company's needs, culture, and growth goals.

Start with a fully adaptable blank canvas, offering you the freedom to define every detail: from interior design and materials to layouts and colors. Whether crafting reception areas, balancing open spaces with private offices, or designing conference and lounge areas, our team provides tailored solutions and expert guidance.

Dedicated to crafting a harmonious work environment, b40 fosters agility, creativity, connectivity and growth, making it the ideal foundation for forward-thinking businesses.

FLEXIBLE SOLUTIONS



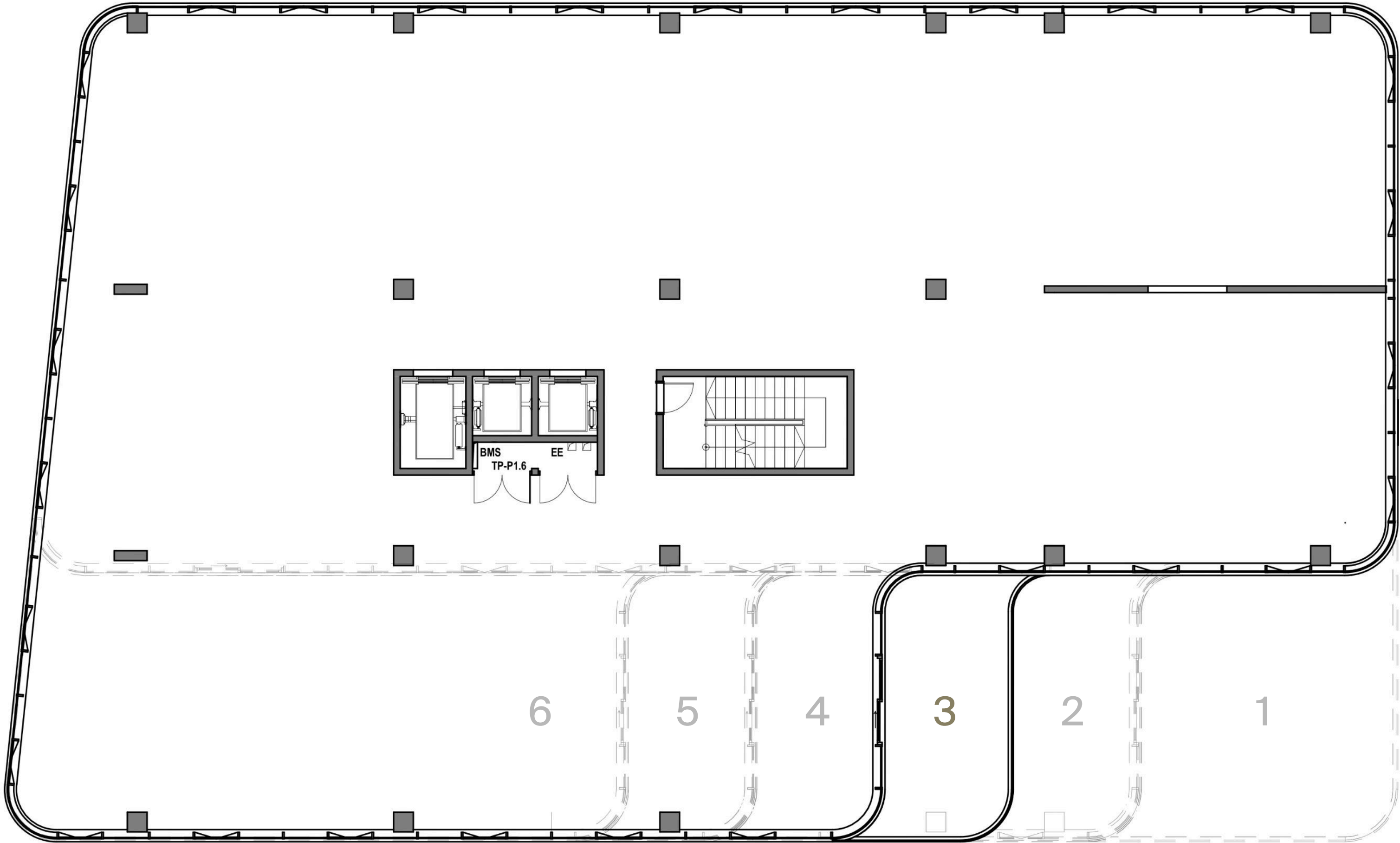
BOLD
BOOST



BENEFIT
BALANCE

FLEX SPACES

Floor	Area	Terrace
6	610m ²	150m ²
5	760m ²	30m ²
4	790m ²	30m ²
3	820m ²	30m ²
2	850m ²	30m ²
1	880m ²	60m ²



FLEX SPACES

Floor Area Terrace

3

820m²

30m²

Workstations 90

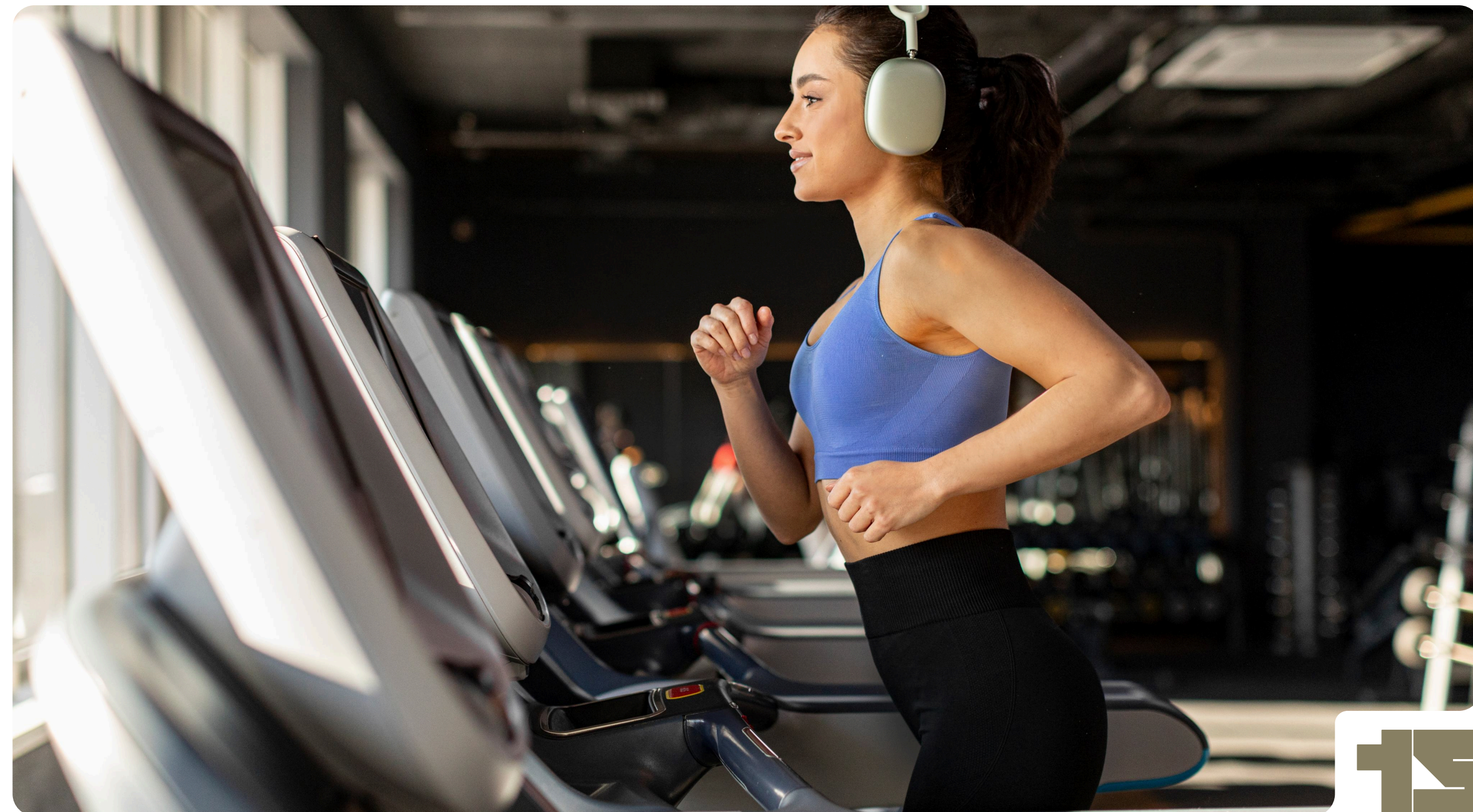


SHOPPING GALLERY

BALANCED ENVIRONMENT

While work is essential, maintaining a healthy balance is just as important. b40 is thoughtfully designed to support your well-being and productivity. To fuel your day, indulge in a culinary experience at our elegant restaurant and café located on the ground floor.

Stay active and energized with a quick workout, just steps away from your workspace. Enjoy a wide range of premium amenities, including modern collaborative spaces, and serene lounges, creating an environment where you can recharge, connect, and thrive.



GREEN GOALS

FOR A BETTER FUTURE

b40's commitment to environmental responsibility is attested to by an internationally recognized sustainability certificate. This achievement highlights the use of sustainable materials, advanced energy-saving technologies, and practices that minimize environmental impact, ensuring a more ecological future while upholding exceptional standards of quality and innovation.

Sustainability is not just an afterthought — it's an essential part of b40's DNA.



PRO SQUAD



INTERIOR DESIGN

A++ is an international architectural firm specializing in architecture and interior design. Headquartered in Lugano, Switzerland, with offices in 20 countries, the firm has developed comprehensive architectural and interior design concepts for luxury brands such as Lamborghini, Elie Saab, Versace, and Bentley.



DEVELOPMENT

PSP-Farman Holding has been present and operating in the market over thirty years. It is one of the leading companies in the construction industry and new technologies, operating in more than 35 countries all around the world.



ASSET MANAGEMENT

Mondo is a global real estate team specializing in creation of unique residential and mixed-use properties through strategic partnerships. We provide expert consultancy to ensure the success of prime projects in Europe and beyond.



CONSTRUCTION

Founded with the aim of creating a modern company that meets all the modern market requirements, Brigade is one of the largest construction companies in Serbia. Among its projects are flagships of Belgrade's modernization, such as Hyde Park City, Green Escape and the extension of Nikola Tesla airport.

THANK YOU

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