

## Specifications

<b>Location</b>	<p>Non-residential area</p> <p>Not adjacent or within a proximity to governmental security forces or checkpoints</p> <p>Not adjacent to governmental institutions</p> <p>Not adjacent to fuel stations</p> <p>Close or within proximity to public transportation staging points</p> <p>Police and LRC should be reachable within 10 minutes</p> <p>Should be accessible from at least two different directions</p> <p>Should be away from the highway</p>
<b>Lease period</b>	Initial 3 years with possibility of 2 additional years extensions
<b>Space availability</b>	<p>Building : 3,000sqm with minimum of 2,000 sqm as office space to include :</p> <ul style="list-style-type: none"> <li>○ Basement floors</li> <li>○ Ground floor</li> <li>○ Upper floors</li> <li>○ Common areas</li> <li>○ Storage Area</li> <li>○ Amenities areas, technical rooms</li> <li>○ Fire escape stairs</li> <li>○ Indoor / outdoor parking spots (minimum 18 indoor parking spots)</li> <li>○ Building parameters</li> <li>○ Outdoor areas</li> </ul>
<b>Age of building</b>	<p>The building should be 1 to 10 years old.</p> <p>Preferably with recent renovation if old, renovation that covers civil, electrical and mechanical works.</p>
<b>State of building</b>	<p>Ready for immediate occupancy.</p> <p>The building should be designed as office space and not a residential to be changed into offices.</p> <p>The building should be equipped with a complete infrastructural network at all levels and at common areas.</p> <p>Building structural earthquake assessment (Seismic study)</p> <p>The network should at least include the electrical, sewage, water and mechanical systems fully operational and connected to the outer infrastructural sources.</p>
<b>Perimeter fence for the building</b>	Preferably with a reinforced concrete wall (minimum height of 2.8m) or with block wall all around the building with vehicular and pedestrian accesses.
<b>Electrical supply for the building</b>	<p>The building or land electrical network must be legally connected to the EDL.</p> <p>To consider a minimum space area for 3 (three) generators is about 90 sqm and 3 Diesel Tanks</p>
<b>Water supply for the building</b>	<p>The tap water network must be legally connected to the public infrastructural source.</p> <p>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>
<b>Surrounding</b>	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.
<b>Parking</b>	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.
<b>Legal Documents for both building and land</b>	<p>Ownership certificate must be valid and available.</p> <p>Related government fees should be duly settled.</p>
<b>Server Room</b>	<p>Raised floor system, Camera Surveillance, 2x Central UPs with batteries for extended autonomy</p> <p>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>
<b>Roof top</b>	Roof top without obstructions for VSAT installation and Starlink terminal, Telecom Antenna for VHF, Microwave Antenna for Internet, Lightning Rod and Surge Protection (Earthing)
<b>Ogero</b>	Fiber connection and Ogero junction box for 50 x Landlines
<b>LAN</b>	<p>Cat6 Network Cables (3M/Belden or equivalent) -User outlets/point includes: 3 x UPS (UK) + 1 x EDL (EU)</p> <p>+ 2 x Data ports</p> <p>Wifi AP (cabling) to cover all floors from corner to corner.</p> <p>Secure LAN cabinet location on each floor with secure access</p>
<b>Printer outlets</b>	1 x Data port + 1 x UPS (UK) + 2 x EDL (EU)