

OFFICE SPACES

DESIGNED
BY THE BEST,
JUDGED BY THE BEST,
FIT FOR THE BEST

BAKU WHITE CITY

ABOUT THE PROJECT

Baku, renowned for being the oldest centre of the world oil industry, has over a relatively short period become a large, modern, energetic capital city and, in its ongoing transformation, is establishing a new, distinct identity.

In a sustained drive to attract big business and foreign investment, Baku's exciting and rapid development has turned the city into not just a highly desirable place to work and do business, but to also live, relax and be entertained.

As a city founded on oil, 'black gold' has been an inherent part of Baku's history since its first oil boom at the end of the nineteenth century, and over the ensuing 100 years and more the duly-named 'Black City' has played a major role in the oil industry through refining, storage and transportation. As a result, the city's urban and industrial landscape has been very much shaped and coloured by the influence of oil, particularly in its eastern part.

Today, Baku's skyline is taking on a new silhouette, with the regeneration of the Black City industrial area, in particular, being an emblem of the city's dynamism. The impetus to the redevelopment of the area situated at the centre of Baku Bay was provided in 2006

when His Excellency Ilham Aliyev, the President, issued a decree entitled "Comprehensive action plan for improving the ecological conditions in the Azerbaijan Republic during 2006-2010". This detailed the steps to be taken for the removal of industrial facilities outside the city, decontamination of land and improvements to the coastal fringes. It was in 2010 that the project received its eventual go-ahead when the Head of Baku Executive Power authorised the redevelopment and re-planning of the Black City area. On December 24, 2011 President Ilham Aliyev attended the groundbreaking ceremony of the Baku White City project and by unveiling a symbolic Foundation Stone officially marked the start of the project's execution.

The resulting 221-hectare site, which lies to the east of the city centre and will benefit from a robust new city infrastructure, is now offering unique and highly-attractive investment and business opportunities that will help turn what was once 'black' to 'white'.

Playing a central role in the site's metamorphosis is some of the world's leading design expertise. Acting as lead consultant is the renowned global design firm Atkins from the UK who has undertaken the masterplanning and detailed the planning activities for the

project. Local architects and consultants are an integral part of a large team, which also includes additional architectural and design experience from the UK's Foster & Partners (led by the legendary Sir Norman Foster) and the American practice F+A Architects, who have the strongest reputation in designing leading-edge retail projects.

The primary goals directing the design concepts have been architectural diversity, ecological compatibility and a carefully-considered integration of the new development within the existing context of the city. The result has been stunning plans that involve the scope for innovative and diverse architecture, comprehensive land restoration, the creation of the greenest and most attractive environments, and a vital supporting infrastructure.

The vision and professionalism needed on a project of this scale and grandeur, and the incorporation of the very latest in contemporary urban design, has established the Baku White City scheme on the world map of leading urban projects. As the project moves forward, what was once the Black City will give way to what will be a signature of Baku's spectacular progress and its status as the city leading in the region.





BAKU WHITE CITY OFFICE BUILDING



VIEW FROM NOBEL AVENUE

BAKU WHITE CITY OFFICE BUILDING



An architectural rendering of the Baku White City Office Building at night. The building is a long, curved structure with a white, illuminated, ribbed facade that tapers to a point. It is surrounded by dark, angular buildings of the White City complex. In the foreground, a road with light trails from traffic curves around the building. The scene is lit with a cool blue tone, with the building's lights providing a warm contrast.

BAKU WHITE CITY OFFICE BUILDING

LIGHTING THE ENTRANCE TO BAKU WHITE CITY

In striking contrast to its surrounding historic buildings and the influence of Parisian architecture, Baku White City Office Building with its flowing, aesthetic lines represents the best in contemporary, elegant design. It's a stunning structure that acts as an appropriate gateway to the White City.

THE GATEWAY

BAKU WHITE CITY OFFICE BUILDING

LOCATION AND LIFESTYLE



BAKU WHITE CITY OFFICE BUILDING



WHERE ANY EXPANDING COMPANY SHOULD BE

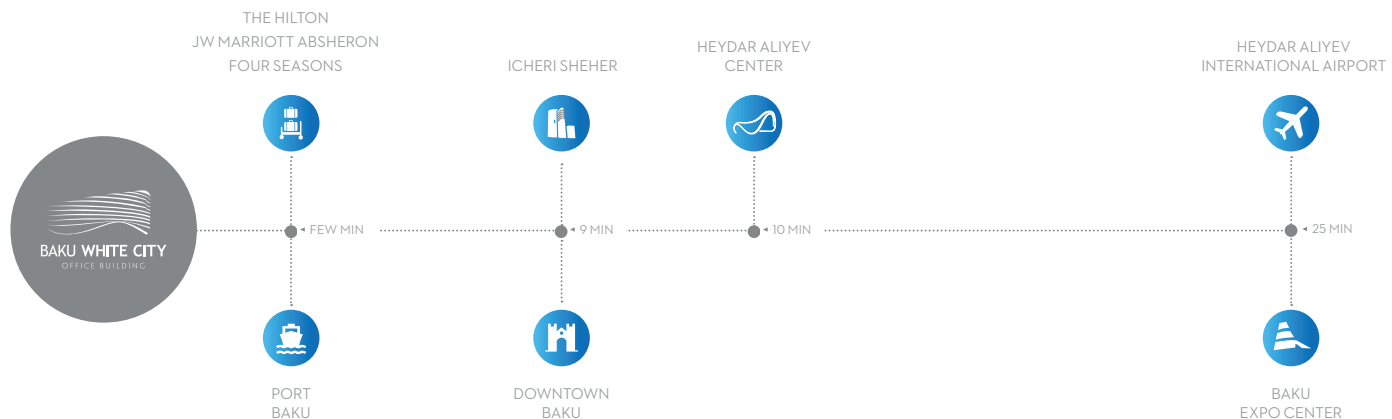
IN BAKU'S BEST-CONNECTED BUSINESS HUB

Conceived and created to offer dynamic and leading-edge businesses a truly international workstyle and lifestyle experience, Baku White City Office Building's ideal location and distinct architecture position it as a landmark address.

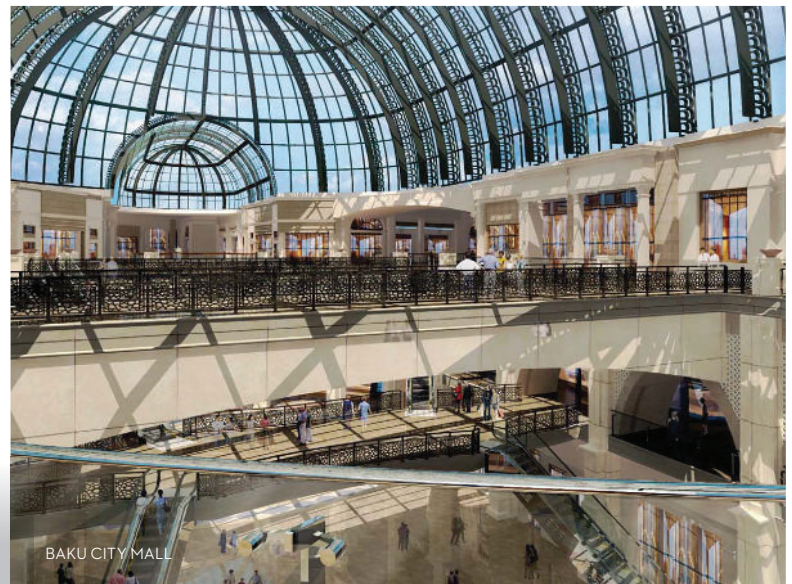
Standing prominently at the entrance to the Baku White City scheme, and strategically located at the junction of Babek and Nobel highways, the offices are easily accessible by road and two metro stations – the existing one and the one under construction, and by landscaped walkways designed to be pedestrian-friendly. The building is also extremely well-connected to key destinations in the city, being a relatively short drive away from the airport, the city's entertainment and leisure quarter, and the finest business hotels. It is also just across the road from an extension of the city's famous coastal boulevard - one of the world's longest and widest, as well as the French School, Baku White City Hotel and Baku City Mall.

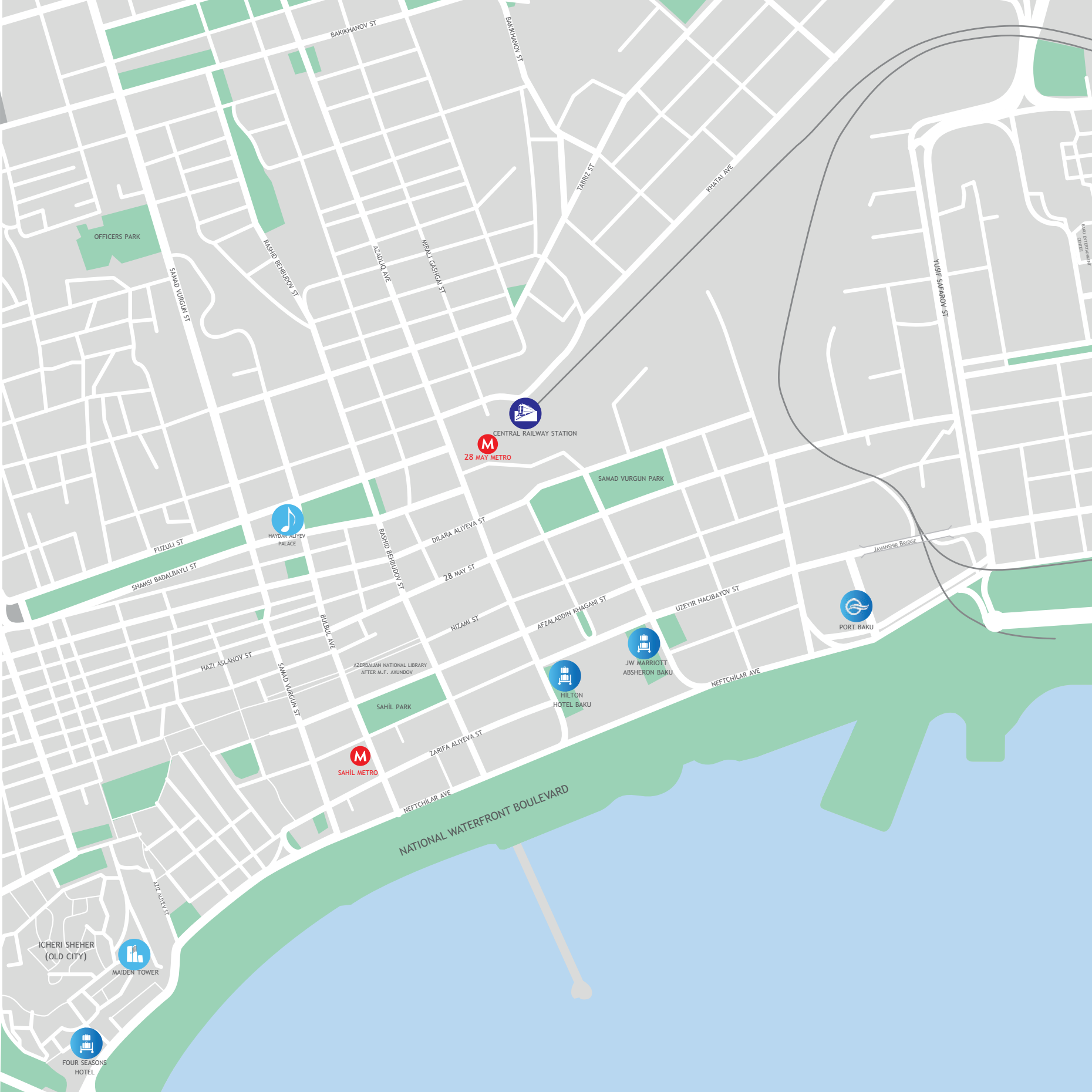
Along with world-class facilities and specifications, as well as the most accommodating floorspace and designs, the location and architecture constitute outstanding credentials that will rank the Office Building as one of the most desirable places to work and do business in Baku.

JOURNEY TIMES BY CAR



BAKU WHITE CITY OFFICE BUILDING





BAKIKHANOV ST

BAKIKHANOV ST

TABRIZ ST

KHATAI AVE

YUSUF SAFAROV ST

YUSUF SAFAROV ST

OFFICERS PARK

SAMAD VURGUN ST

RASUL BEHRUDOV ST

AZADLIQ AVE

MIRAL GASIMOV ST

28 MAY METRO

CENTRAL RAILWAY STATION

SAMAD VURGUN PARK

SHAMSJI BADALBAYLI ST

HAYDAR ALIYEV PALACE

RASUL BEHRUDOV ST

DILARA ALIYEVA ST

28 MAY ST

NIZAMI ST

AFZALADIN KHAGANI ST

UZHEYR HACIBAYOV ST

JAVANSHIR BRIDGE

PORT BAKU

HAZI ASLANOV ST

SAMAD VURGUN ST

AZERBAIJAN NATIONAL LIBRARY
AFTER M.F. AXUNDZOV

SAHIL PARK

SAHIL METRO

ZARIFA ALIYEVA ST

HILTON
HOTEL BAKU

JW MARRIOTT
ABSHERON BAKU

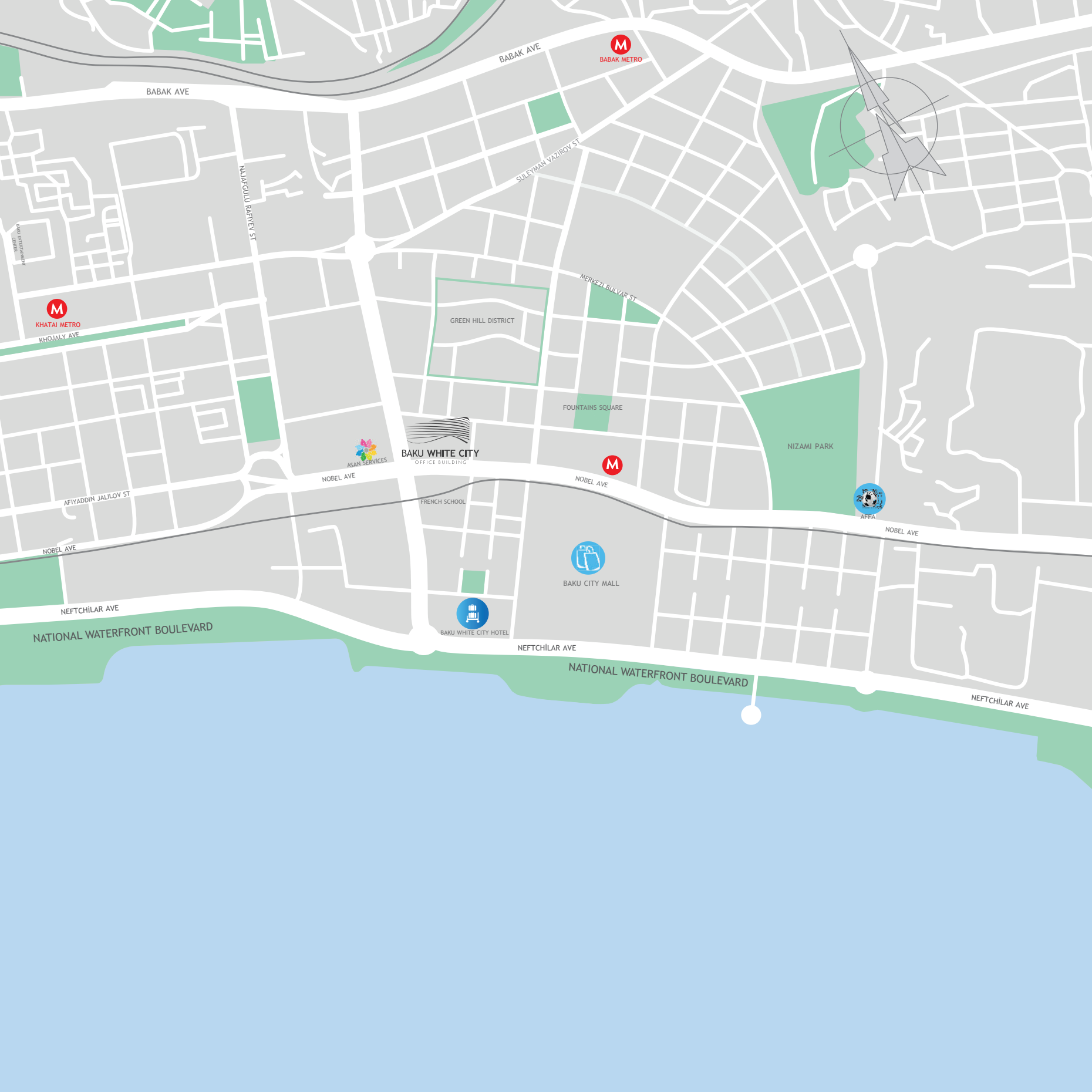
NEFTCHILAR AVE

NATIONAL WATERFRONT BOULEVARD

ICHERI SHEHER
(OLD CITY)

MAIDEN TOWER

FOUR SEASONS
HOTEL



BABAK AVE

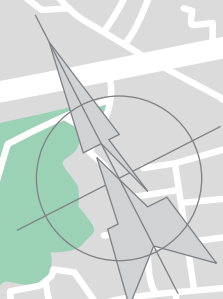


BABAK METRO

BABAK AVE

MAJGULU BAYEV ST

SULEYMAN VAZIROV ST



KHATAI METRO

KHOJALY AVE

GREEN HILL DISTRICT

MERKEZI BULVAR ST

FOUNTAINS SQUARE

NIZAMI PARK



ASAN SERVICES



BAKU WHITE CITY
OFFICE BUILDING



NOBEL AVE



AFFA

NOBEL AVE

AFIYADDIN JALILOV ST

FRENCH SCHOOL

NOBEL AVE

BAKU CITY MALL



BAKU WHITE CITY HOTEL

NEFTCHILAR AVE

NATIONAL WATERFRONT BOULEVARD

NEFTCHILAR AVE


NATIONAL WATERFRONT BOULEVARD

NEFTCHILAR AVE

BAKU WHITE CITY OFFICE BUILDING

A CAPTIVATING LANDSCAPE



An aerial photograph of the Baku White City Office Building, a large, modern structure with a distinctive, curved, and layered facade. The building is situated in an urban environment, with other buildings and a road visible in the background. The image is in grayscale, emphasizing the architectural details and the surrounding cityscape.

BAKU WHITE CITY OFFICE BUILDING

JUST A STEP OUTSIDE YOUR OFFICE

In front of the Office Building is the Foundation Stone to Baku White City scheme which, as well as being a feature of a beautiful new plaza, will mark the starting point of a vibrant new 20-metres wide promenade along Nobel Avenue.

COMMUNICATING YOUR COMPANY'S SUCCESS

LET YOUR OFFICE DO IT FOR YOU.

If you need an office that reflects your brand, embodies your industry stature or communicates your success, then Baku White City Office Building ticks every box. Designed by the British firm Atkins, the building and its immediate environs incorporate leading-edge designs that have been geared to stimulate the utmost creativity, collaboration and productivity in your workspace, and a sense of pride and wellbeing when you're outside or elsewhere in the building.

From landscaped gardens and futuristic styling, to an impressive lobby and world-class amenities, it's a building that fits every need and meets every demand, whether it is flexibility, connectivity or accessibility. Ultimately, being a tenant at the Office Building will say a lot about your business and its success, and will impress your clients and connections.



BAKU WHITE CITY OFFICE BUILDING





BAKU WHITE CITY OFFICE BUILDING



MAIN LOBBY

INTELLIGENT BY DESIGN

FLEXIBILITY THAT LETS YOUR BUSINESS BREATHE

The highly-flexible floor plates have been designed to give tenants the maximum scope to expand and contract their workspace, enabling you to quickly respond to the changing needs of your business and to adapt space as you require.

Regardless of their size, every office has been planned to give the greatest column-free area so you can maximise space efficiency and optimise its utility. At the same time, the generous floor-to-ceiling height will make your working environment feel spacious and airy, and also more open to natural light.

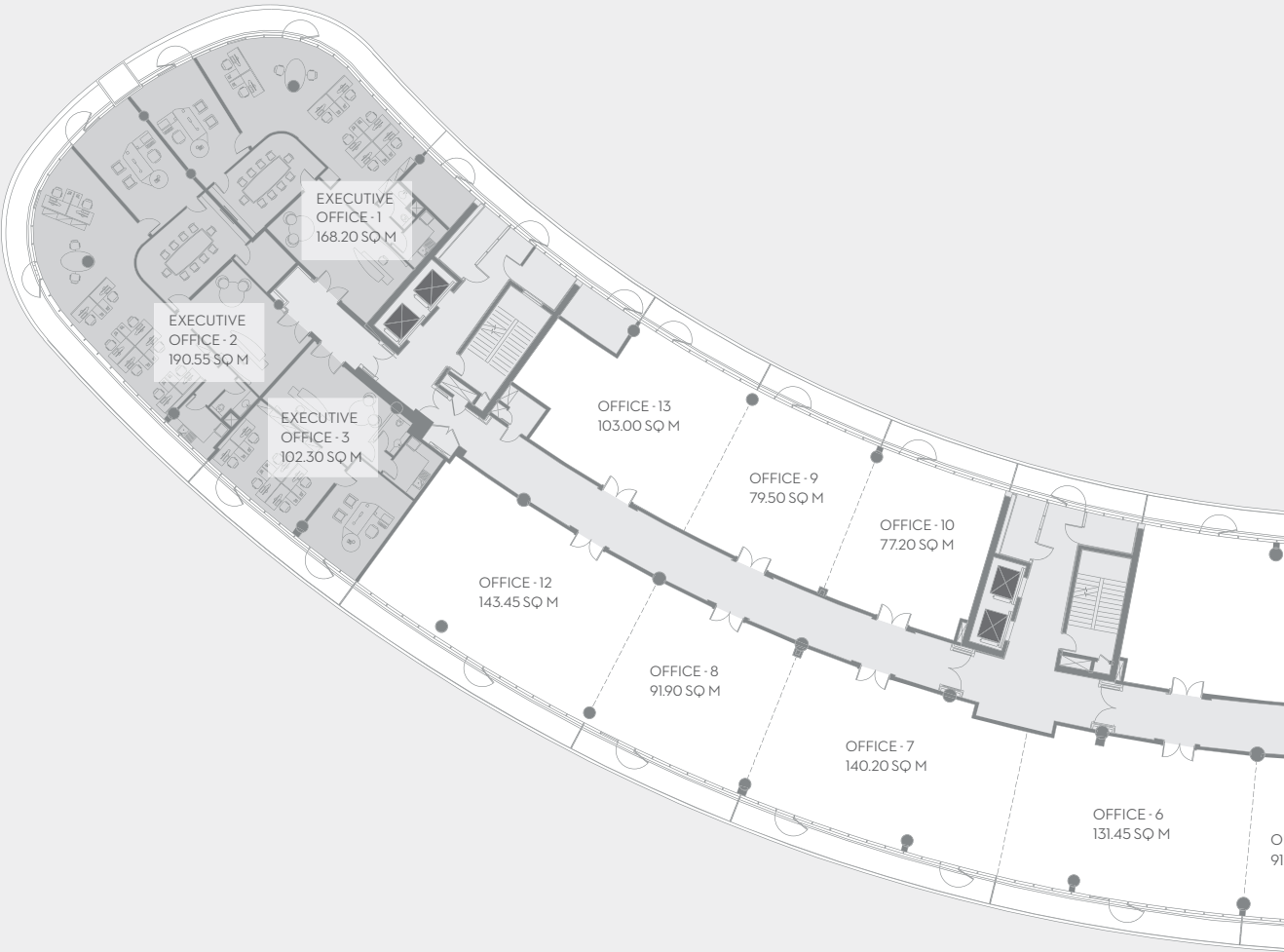


BAKU WHITE CITY OFFICE BUILDING



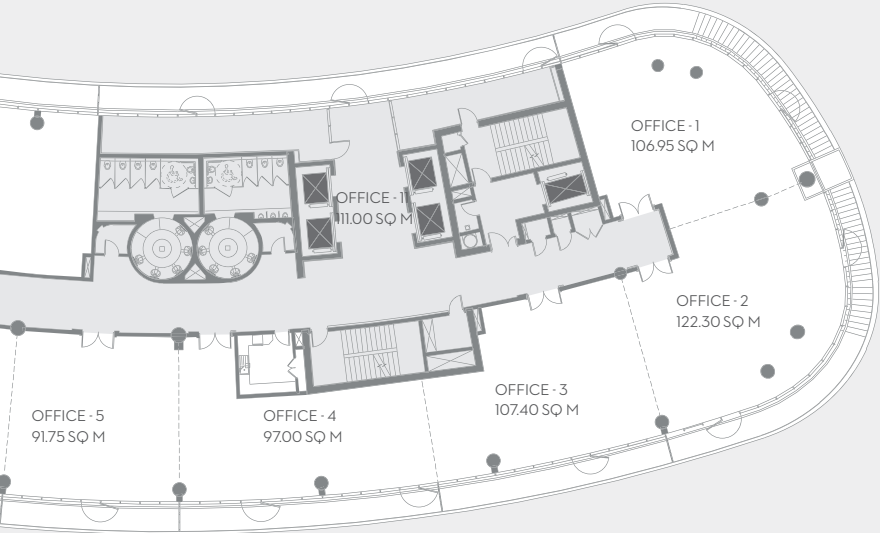
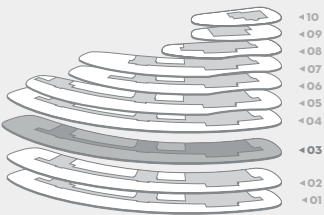
VIEW FROM KHAGANI RUSTAMOV STREET

THIRD FLOOR
2, 159.75 SQ M

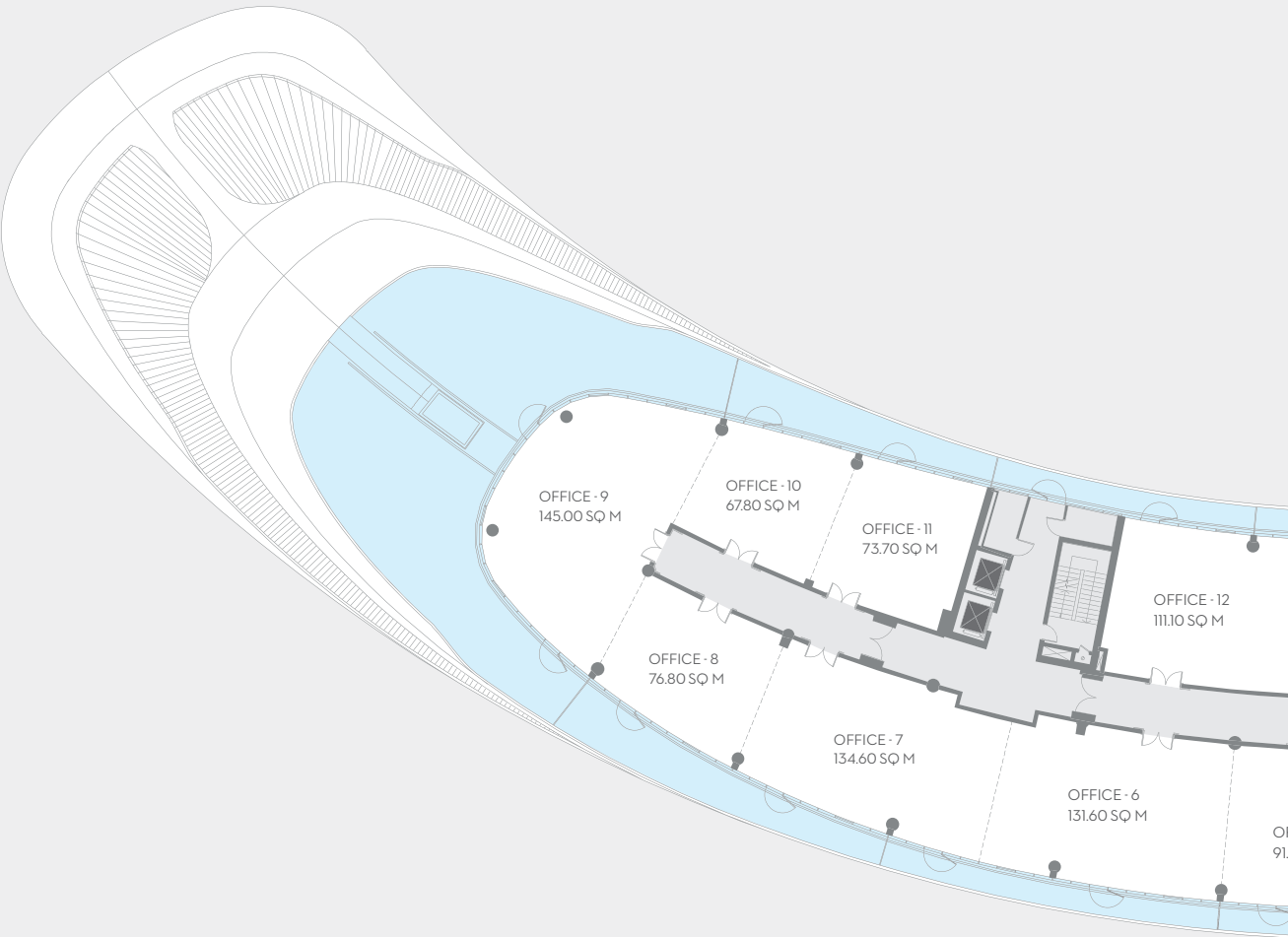


- KEY
- OFFICES
 - EXECUTIVE OFFICES
 - CORE
 - LIFT

NOT TO SCALE.
FOR INDICATIVE PURPOSES ONLY.

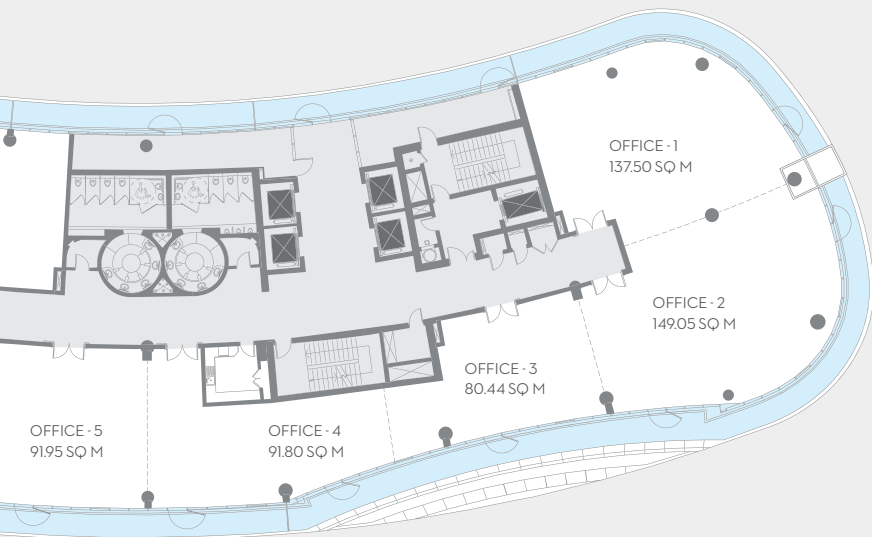
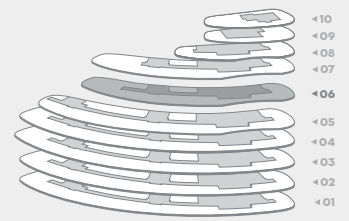


SIXTH FLOOR
1, 512.24 SQ M



KEY	
	OFFICES
	CORE
	LIFT
	TERRACE

NOT TO SCALE.
FOR INDICATIVE PURPOSES ONLY.

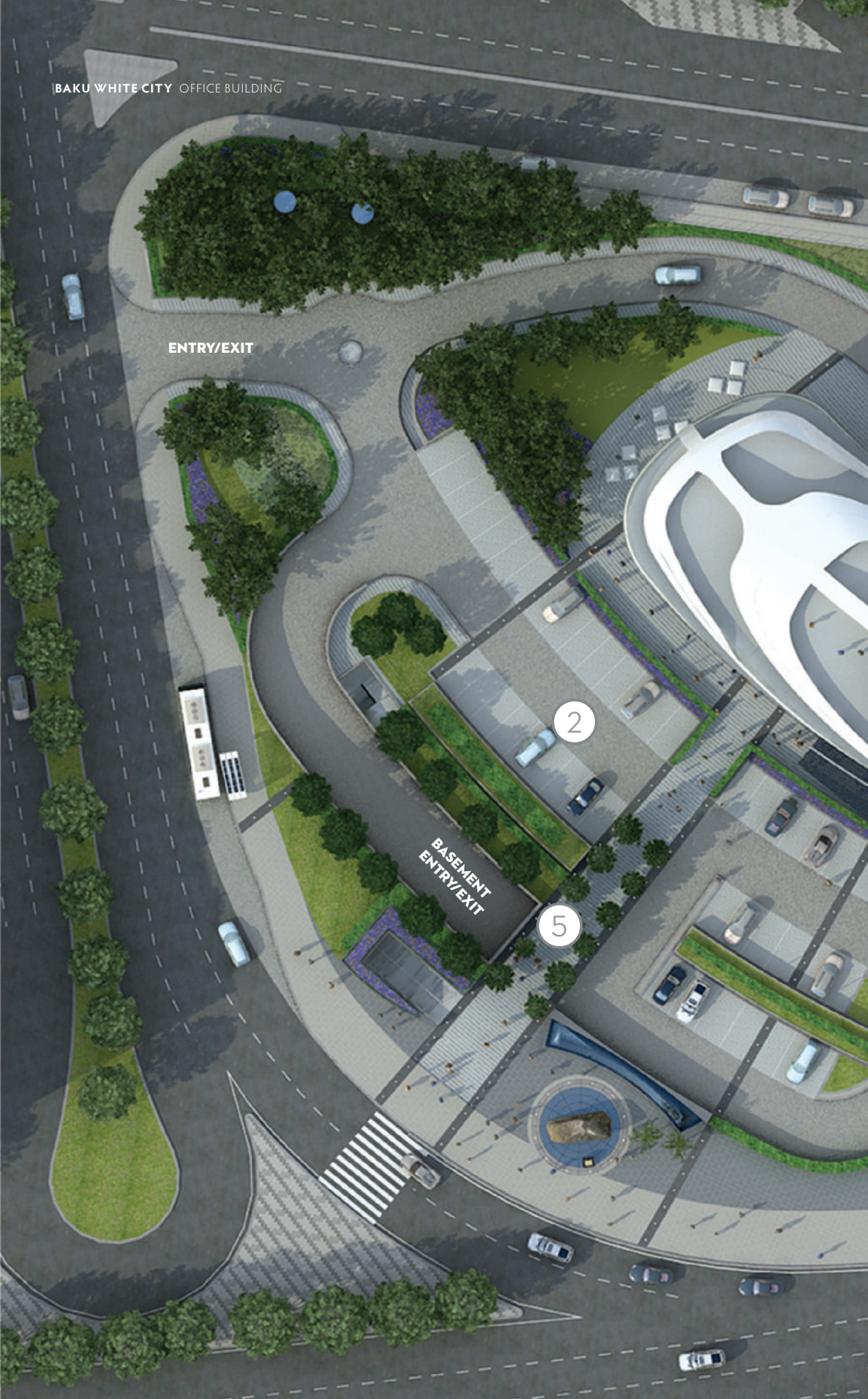


SITE PLAN



- KEY
- ① VISITOR PARKING
 - ② COMMERCIAL PARKING
 - ③ BANK PARKING
 - ④ DROP-OFF
 - ⑤ PUBLIC PLAZA
 - ⑥ BUS STOP

NOT TO SCALE.
FOR INDICATIVE PURPOSES ONLY.



BAKU WHITE CITY OFFICE BUILDING

EXIT

NOBEL PROSPECT

1

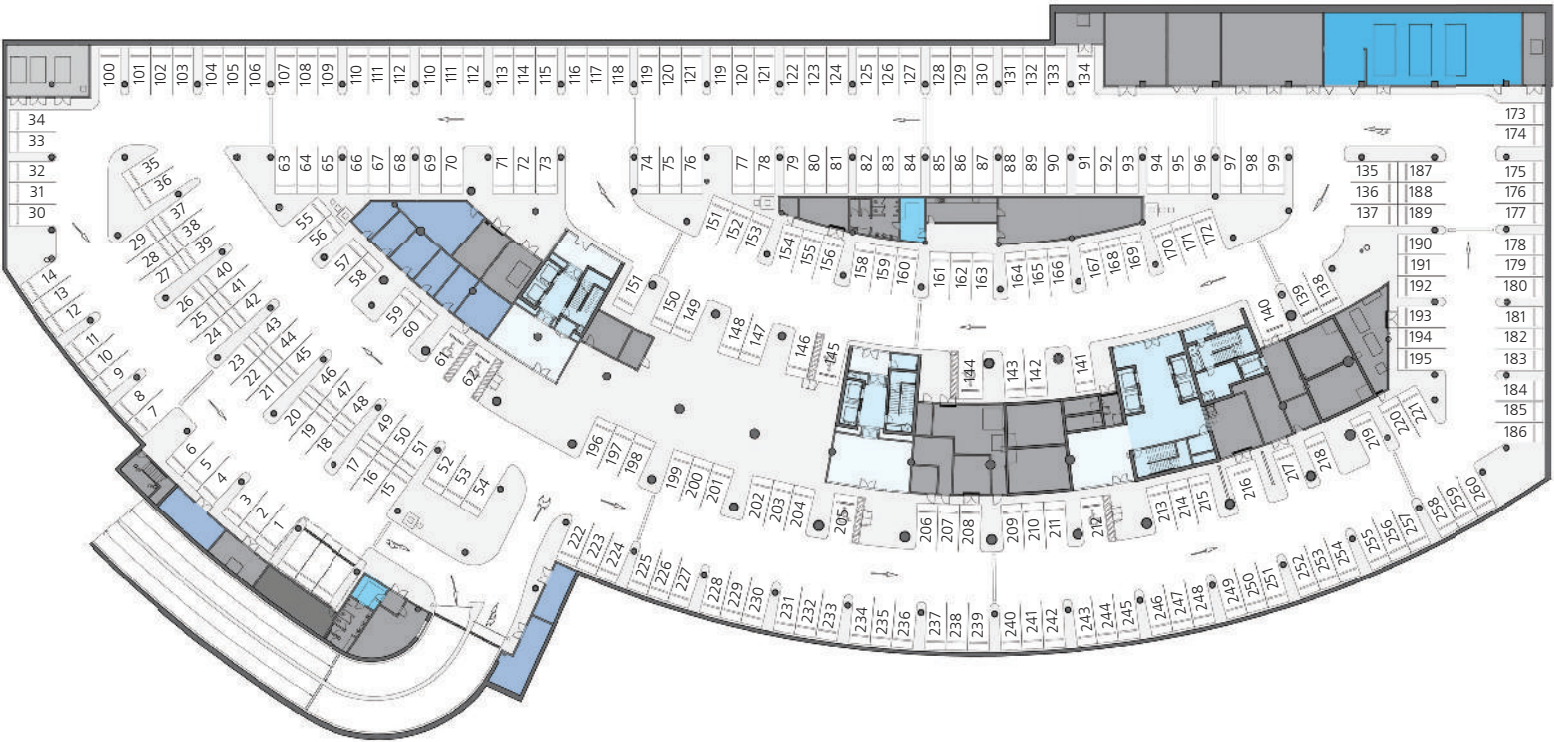
4

4

3

6

BASEMENT PLAN



- KEY
- PARKING
 - CORE
 - STORES
 - LOBBY
 - LIFT
 - BOILER ROOM
 - LOCKERS
 - GENERATOR ROOM
 - CAR WASH

NOT TO SCALE.
FOR INDICATIVE PURPOSES ONLY.

TECHNICAL SPECIFICATIONS

- Thyssen Krupp Elevators with cabins for up to 13 people, with a speed of 1.75 m / s
- Energy-saving air-conditioning system of Daikin VRV fourth generation
- Energy-efficient LED lighting
- The heating system is equipped with duplex burners, which operates with gas and the diesel. Centralized recessed heating system
- Isolated heating supply - 7 days
- Water supply system with water filtration and softener; tank with a special antibacterial coating
- Isolated water supply - 3 days
- 100% isolated power supply through generators
- Constant supply of fresh air with a multiplicity of 1. Equipment - SystemAir
- Dissolution of evolved CO₂ in the ambient atmosphere
- Garbage chute on the floors
- 24-hour security of the building and surrounding area

STANDARDS

- Concrete structures of buildings - in accordance with the standards of ASHRAE *, CIBSE *, NFPA * and BS * 8110
- Steel structures - in accordance with BS 5950
- Pressures on the building - in accordance with BS 6399
- Foundations - in accordance with BS 8004
- Seismic - in accordance with UBC in 1997, to nine on the Richter scale. 8 points.
- Waterproofing of structures - in accordance with BS 8007 and BS 5628
- External drainage and sewerage - in accordance with standard BS EN 752-6-1998
- The collection and removal of waste water - according to standards: BS 5572 and BS 8301, BS 752
- Water supply - in accordance with BS 6700
- Fire alarm and fire - in accordance with BS 5839 and NFPA-13,14 and 15, BS EN 12845, NFPA 20
- Heating, ventilation and air conditioning - standard ASHRAE, NFPA 90A, BS 5655, BS 5410, BS 6880 and BS 799
- Lighting - Compliance for CIBSE L2003
- The grounding system and protection of electrical networks - in accordance with BS 6651, BS 7430 and BS 7671
- Protecting buildings against lightning - in accordance with BS 6651
- Structured Cabling System (SCS) and the server room - in accordance with the standards of EIA / TIA 568B and EITC



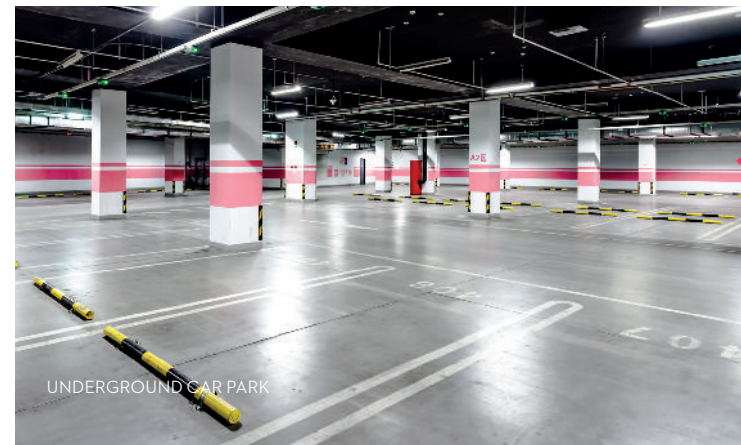
LV ROOM



BOILER ROOM



CAR WASH



UNDERGROUND CAR PARK

WORLD-CLASS SPECIFICATIONS AND FEATURES

EXPECT THE BEST

CLASS A OFFICES

The Baku White City Office Building provides Class A offices with all that you would expect in terms of high-quality finishes and advanced specifications and systems. Along with the building's exceptional accessibility and a host of other features, the state-of-the-art offices will give your business a definite market presence.

SOUNDPROOF GLASS & AN IMPRESSIVE FACADE

Helping to minimise sound and provide a calm workplace is a 'quiet' wall system that incorporates high-performance double-glazing. This effectively blocks external noise, so you will be undisturbed by the traffic on the nearby highways.

Giving the building a striking appearance and making it stand out, not just in the immediate vicinity but across Baku as a whole, are modern, attractive and sustainable materials that are intrinsic across the whole design.

FLEXIBLE FLOOR LAYOUTS

The structural design of the Office Building reduces the total number of columns in each tenant space, providing total flexibility for layouts of individual offices, open-plan spaces, furniture and equipment. Ceilings in most areas of the building are free of protruding beams, which mean higher ceiling heights as well as easy reconfiguration of partitions and rooms.

PARKING

There is the comfort and convenience of underground as well as street-level parking for both tenants and visitors, with the total number of 350 spaces equating to one parking slot for every 60 square metres of office space. It's all part of being at one of the most enviable addresses in Baku.

TERRACES & BALCONIES

Every floor has its own balcony and the five highest levels of the building feature extensive terraces; both allow you to capture the air, the sun and breathtaking views of the Caspian Sea and the city. From top to bottom, the brilliant natural light and vistas from the building will provide an inspiring environment for your business.

GREEN & SUSTAINABLE

In keeping with a forward-thinking scheme, a fundamental consideration in the Office Building's development has been the local environment and ecology. The building has therefore been designed and constructed to meet the highest sustainability standards, and is currently being rigorously assessed by BRE Global (an independent approvals body) for the globally-recognised BREEAM certification.

BAKU WHITE CITY OFFICE BUILDING



BAKU WHITE CITY OFFICE BUILDING

A PLACE FOR WINNERS

AN AWARD-WINNING OFFICE IN WHICH
TO PRODUCE YOUR BEST

In the international architecture and design community, Baku White City Office Building has swiftly come to prominence, and the high regard in which it is held has resulted in a number of nominations for 'Best Project of the Future' awards from architecture media and exhibitions in both Europe and Asia. Its finest accolade to date has been collecting the award for the 'Best Contribution to the Development of Modern Architecture of the City'.

It's a building designed by the best, judged by the best, and fit for the best.

BAKU WHITE CITY OFFICE BUILDING



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