



JIREH PROPERTIES ATHENS MIKE

MATRIX IV

AYGUST 2024





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About Us

The Group's experience in managing and developing over 50.000sqm of professional office space in Europe guarantees the quality and functionality of its office buildings which are at 100% occupancy rate with long term A-Class tenants.

Matrix Tower IV is the latest addition to www.matrix-towers.com

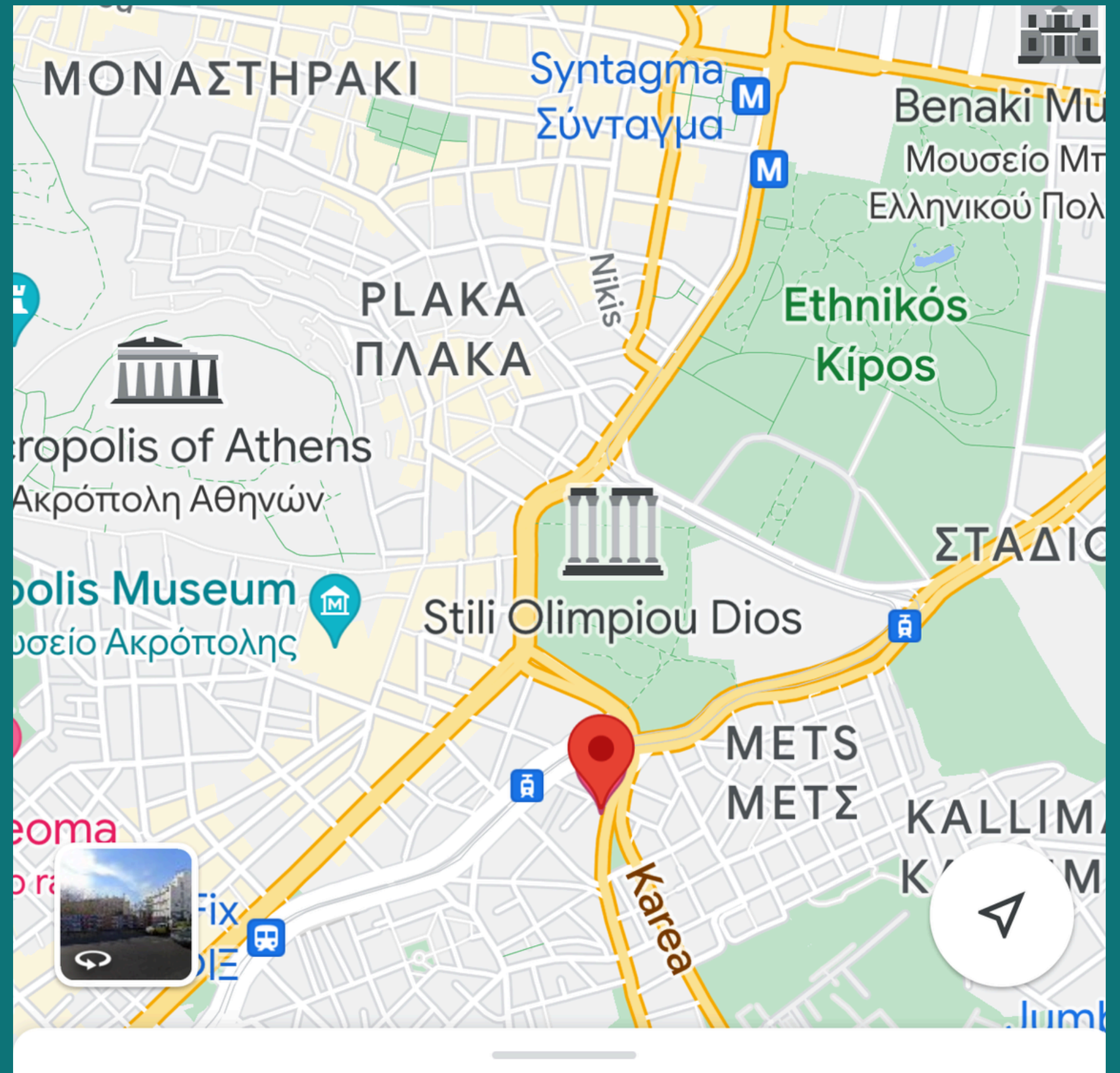




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Location

Matrix IV is centrally located on 16 Vouliagmenis Avenue which is the 2nd longest avenue in Athens extending 15,3 km from the centre to the southern suburbs. Syntagma, the Acropolis, Kallimarmaro and Syngrou Avenue are all 5-10 min walk and its proximity to Acropolis and Syngrou fix metro stations make it accessible from all around Athens.





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Views

The building enjoys amazing views of the Acropolis in the north west as well as views of the Columns of Olympian Zeus archaeological site in the north.

Drone view from the plot

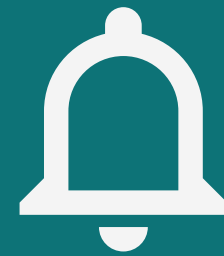




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Build Quality

Matrix IV is a modern new built A-Class office building developed to the highest anti-earthquake standards. It features raised floors, suspended ceilings with smart LED lighting, HVAC systems with autonomous heat pumps on every floor, access control and security systems, 2 fast 8pax OTIS electric lifts and high ceilings of 2,80m net of raised floor and ceilings.





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Capacity

Matrix IV can accommodate 120-180 employees in an open space layout including management and meeting rooms on every floor, toilets, 4 stores and 12 parking spaces. 15-20 additional parking spaces are available in the adjacent plot.





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Area per floor

Matrix IV	Net Area	Common	Total
-1	Parkings		12
0	220	45	265
1	223	46	269
2	244	30	274
3	247	30	277
4	241	30	271
5	165	30	195
Total	1,290	211	1,551

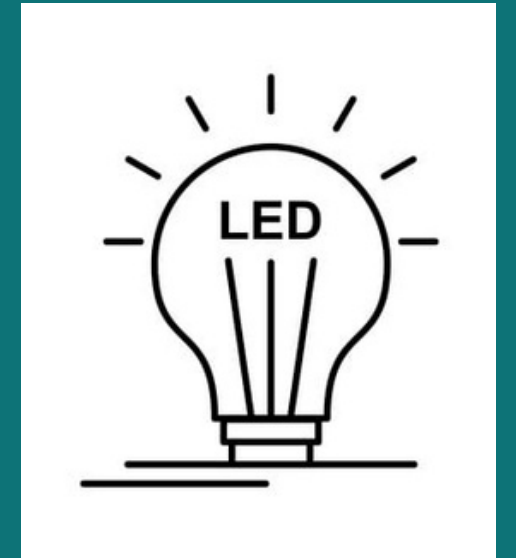




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LEED Gold

The building is designed with sustainability and environmental features for LEED Gold certification. It has solar power covering over 25% of its energy needs, green roof, water management systems, electric car chargers, bicycle facilities, LED lighting, heat pumps for heating and cooling, showers, changing rooms, efficient use of rain water. and recycling facilities on all floors.



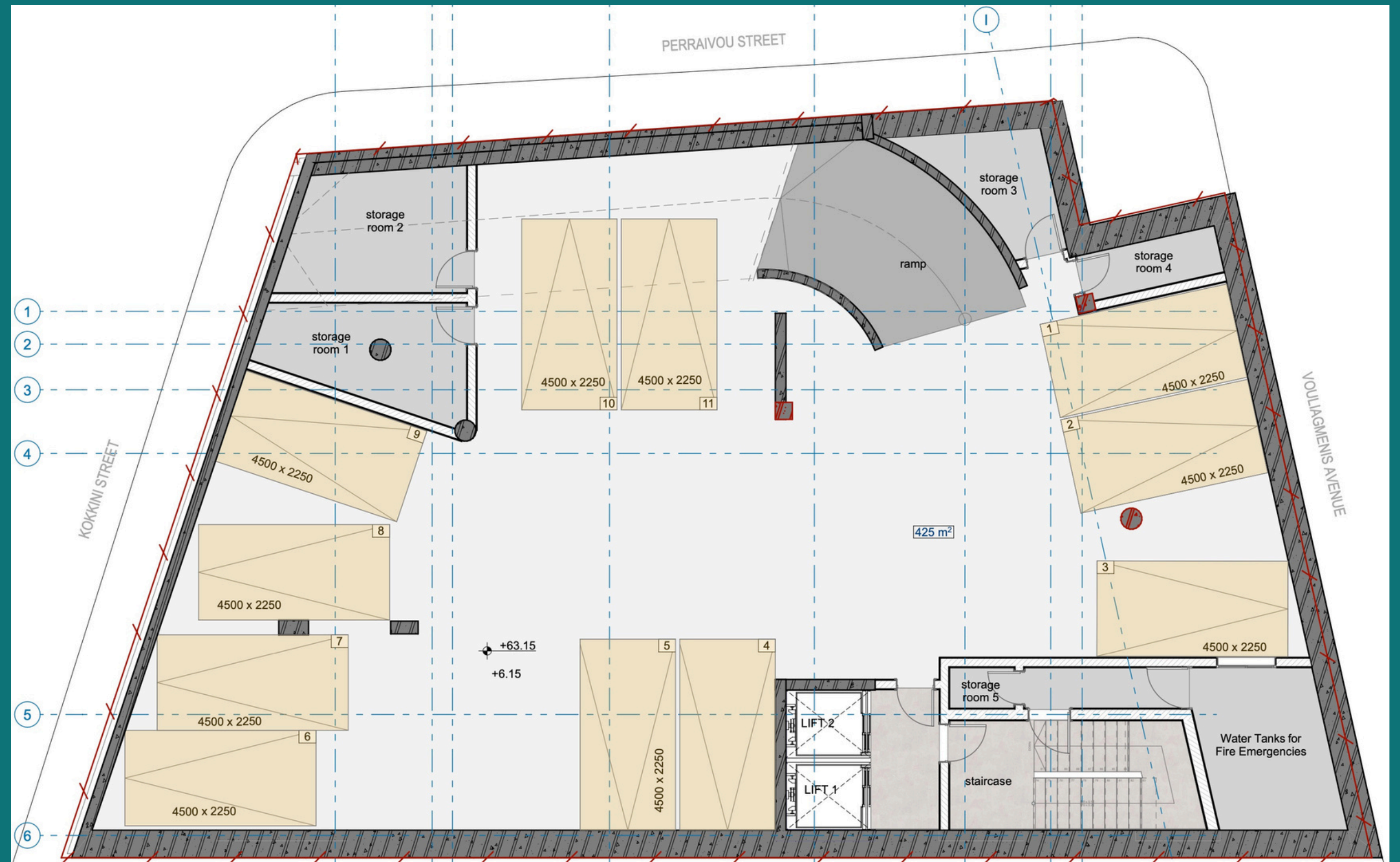


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MATRIX IV

Floor -1 Layout

11 parking spaces
4 storage spaces

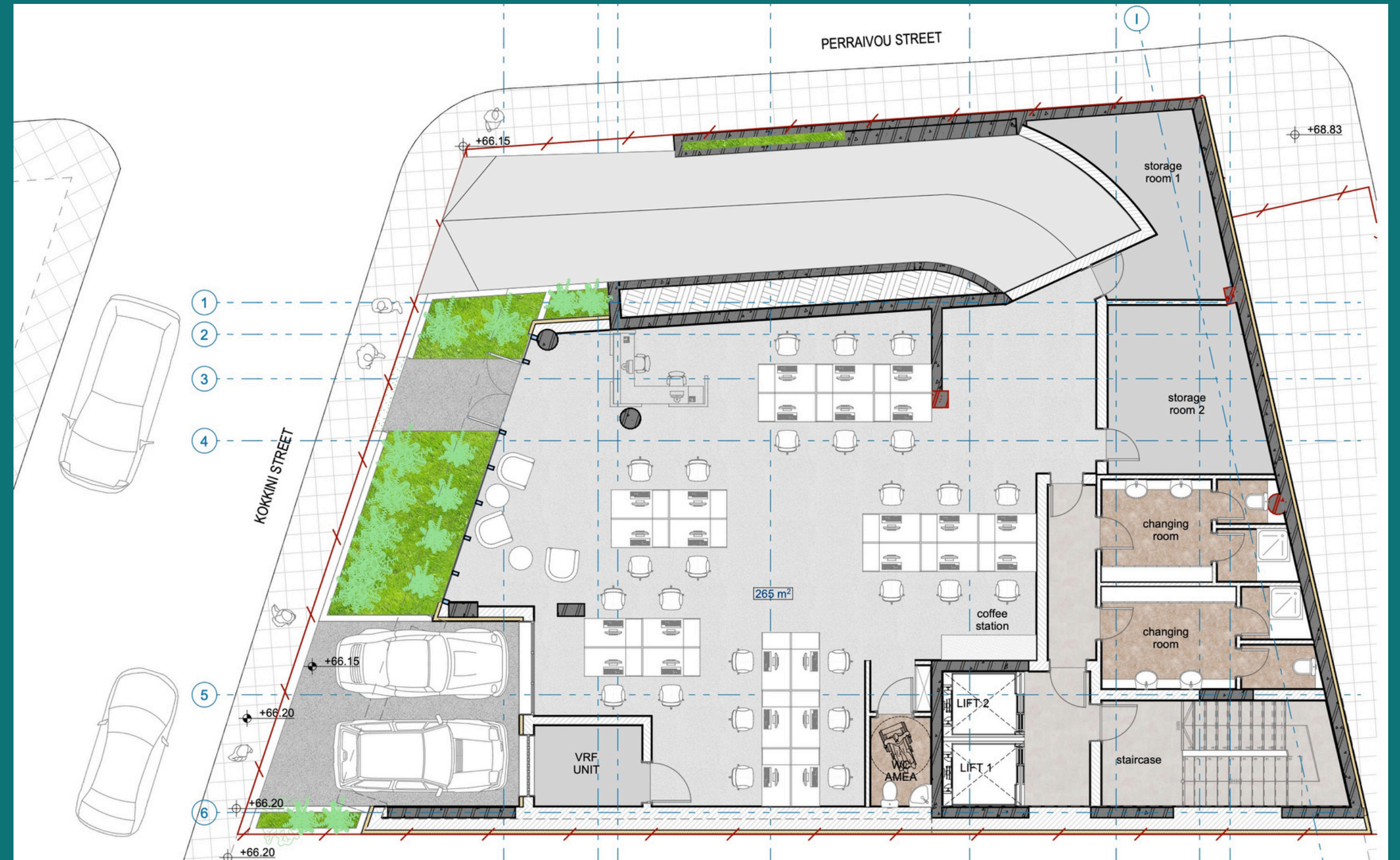




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MATRIX IV Floor 0 Layout

- 26 workstations
- 1 meeting room
- 1 coffee station
- 2 toilets
- 2 changing rooms
- 2 storage spaces
- 4 parking spaces



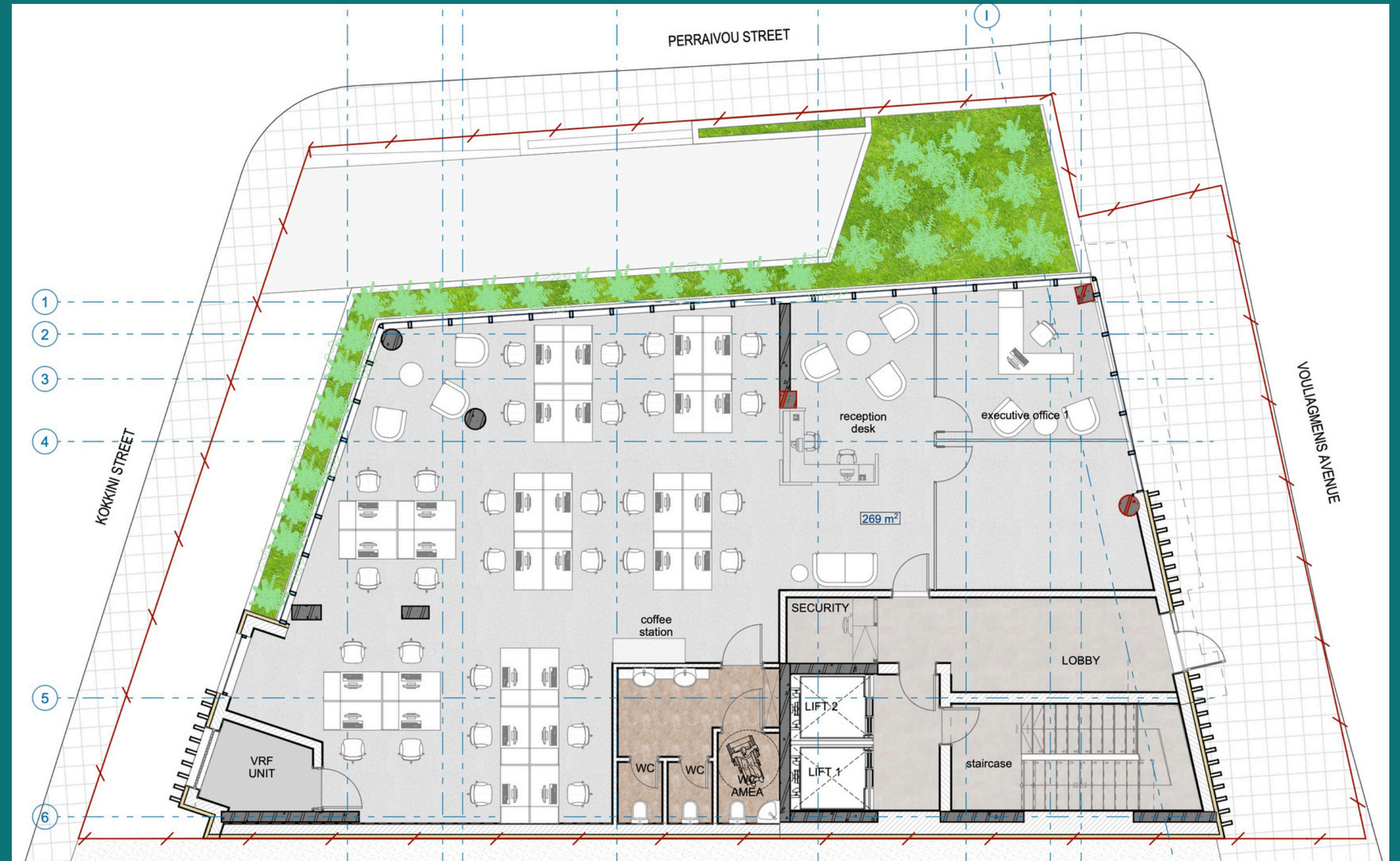


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MATRIX IV

Floor 1 Layout

- 30 workstations
- 1 meeting room
- 1 private office
- 1 coffee station
- 2 toilets





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MATRIX IV Floor 2 Layout

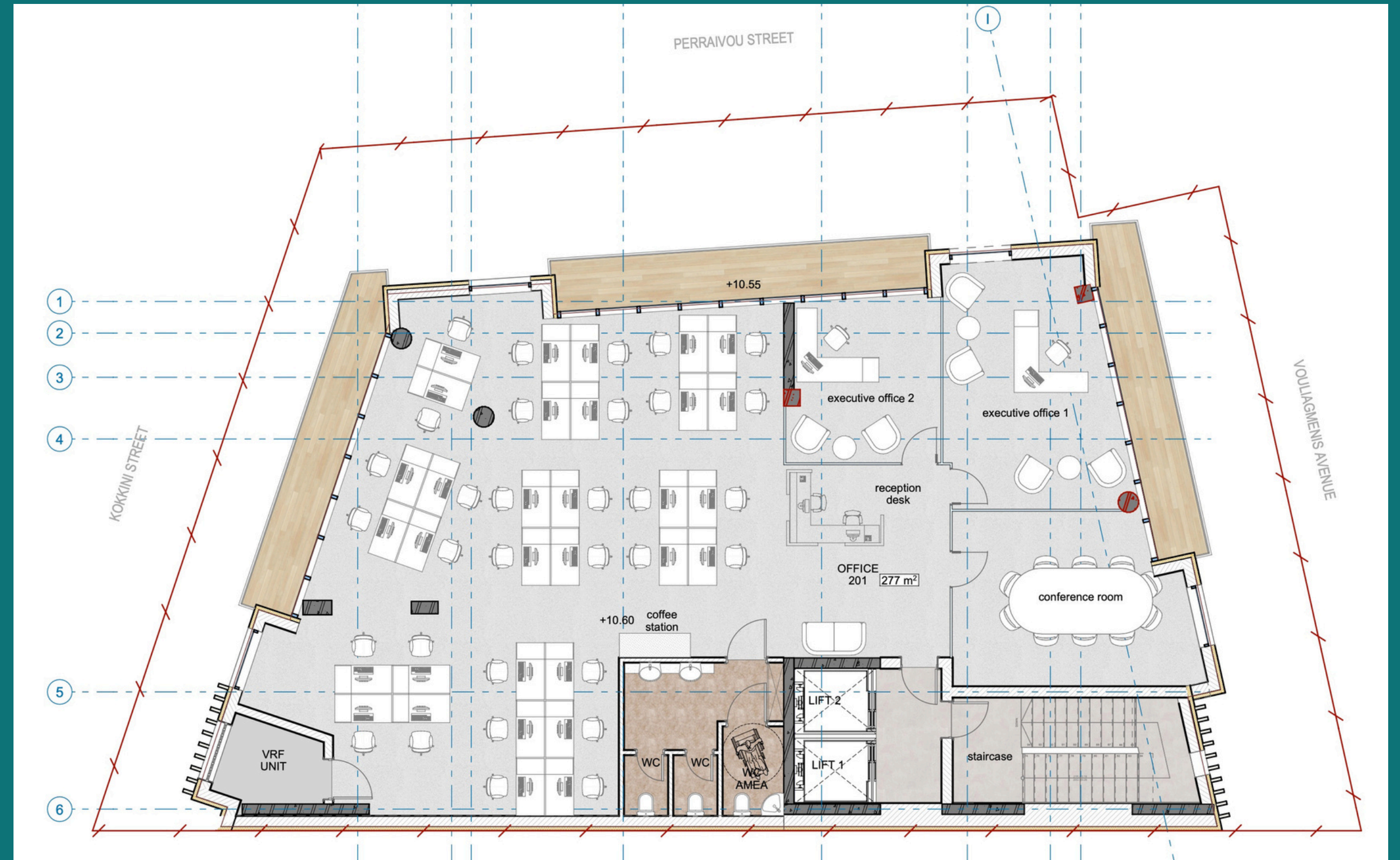
30 workstations

1 meeting room

2 private offices

1 coffee station

2 toilets



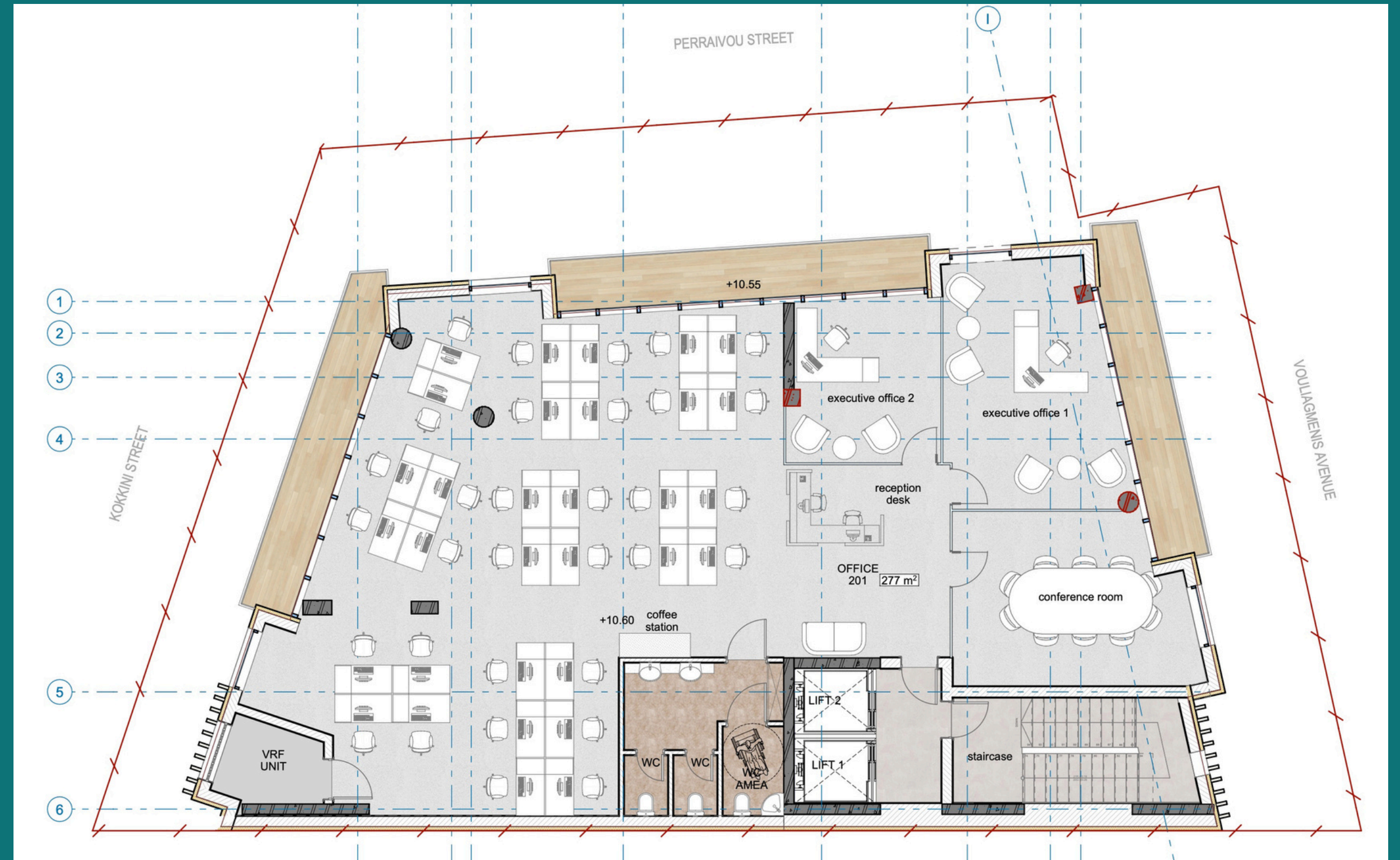


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MATRIX IV

Floor 3 Layout

- 30 workstations
- 1 meeting room
- 2 private offices
- 1 coffee station
- 2 toilets





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MATRIX IV Floor 4 Layout

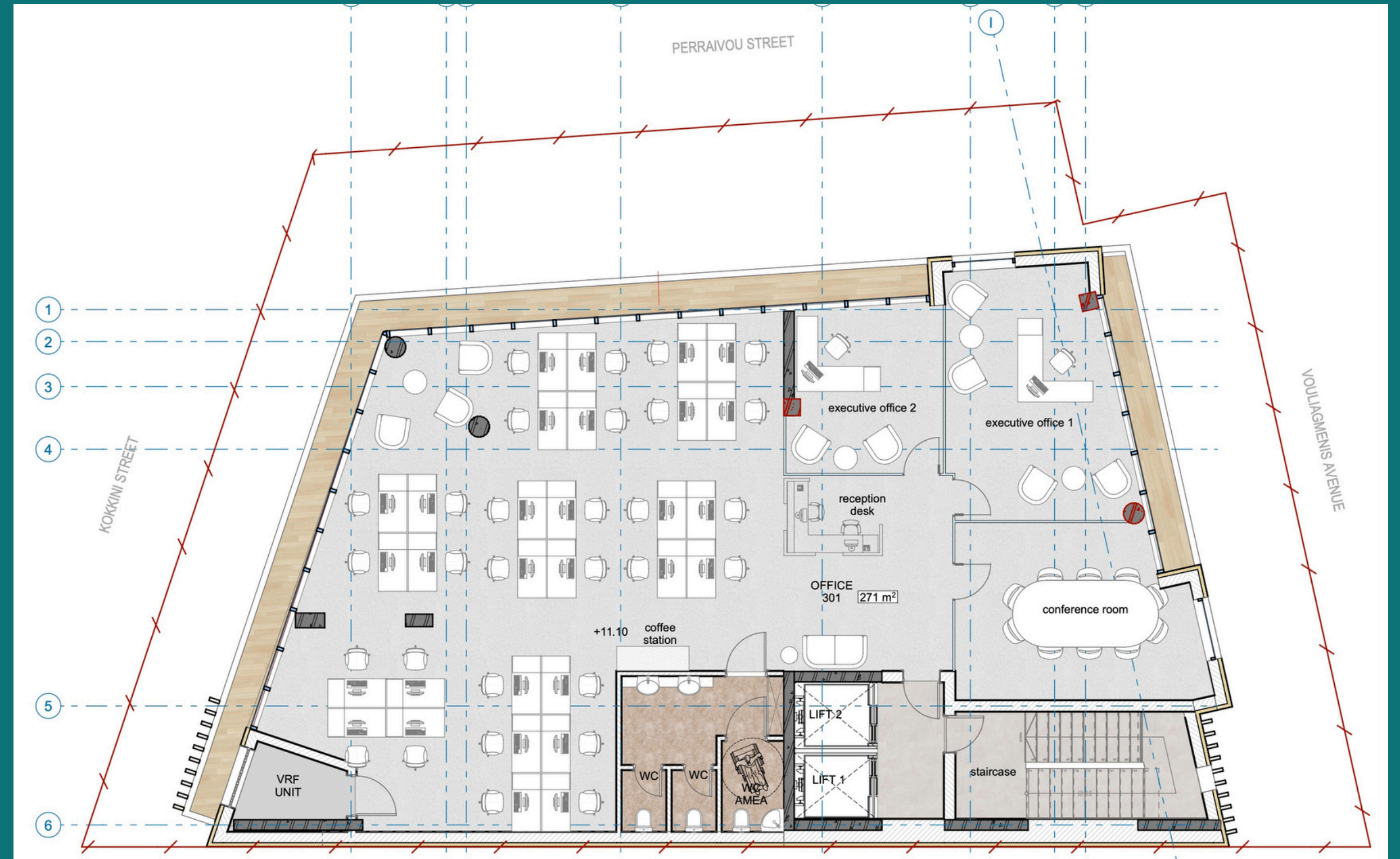
30 workstations

1 meeting room

2 private offices

1 coffee station

2 toilets



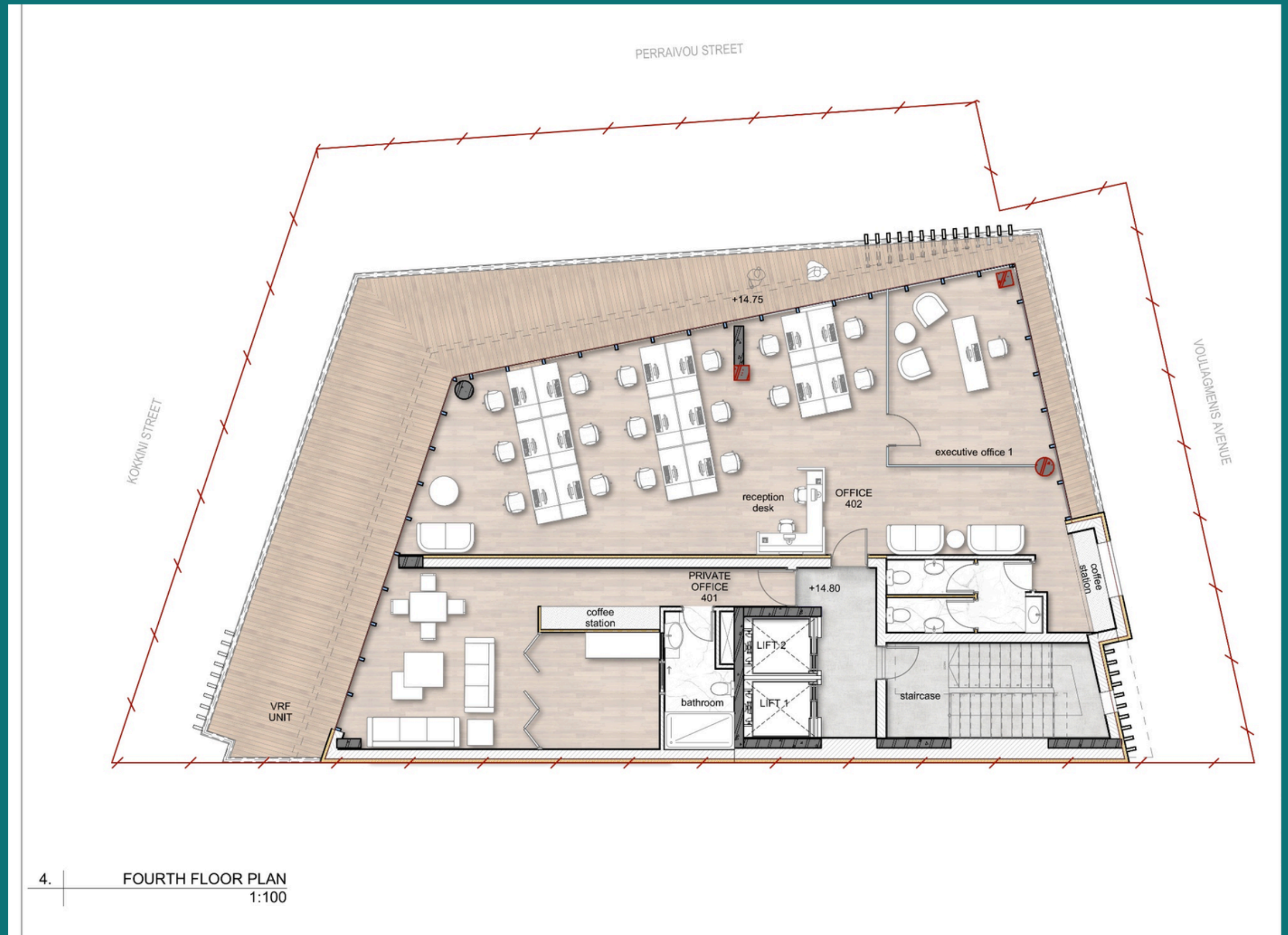


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MATRIX IV Floor 5 Layout

- 1 meeting room
- 1 private office
- 2 reception workstations
- 12 workstations
- 1 coffee station
- 2 toilets

*The owners private office is not included in the rental space

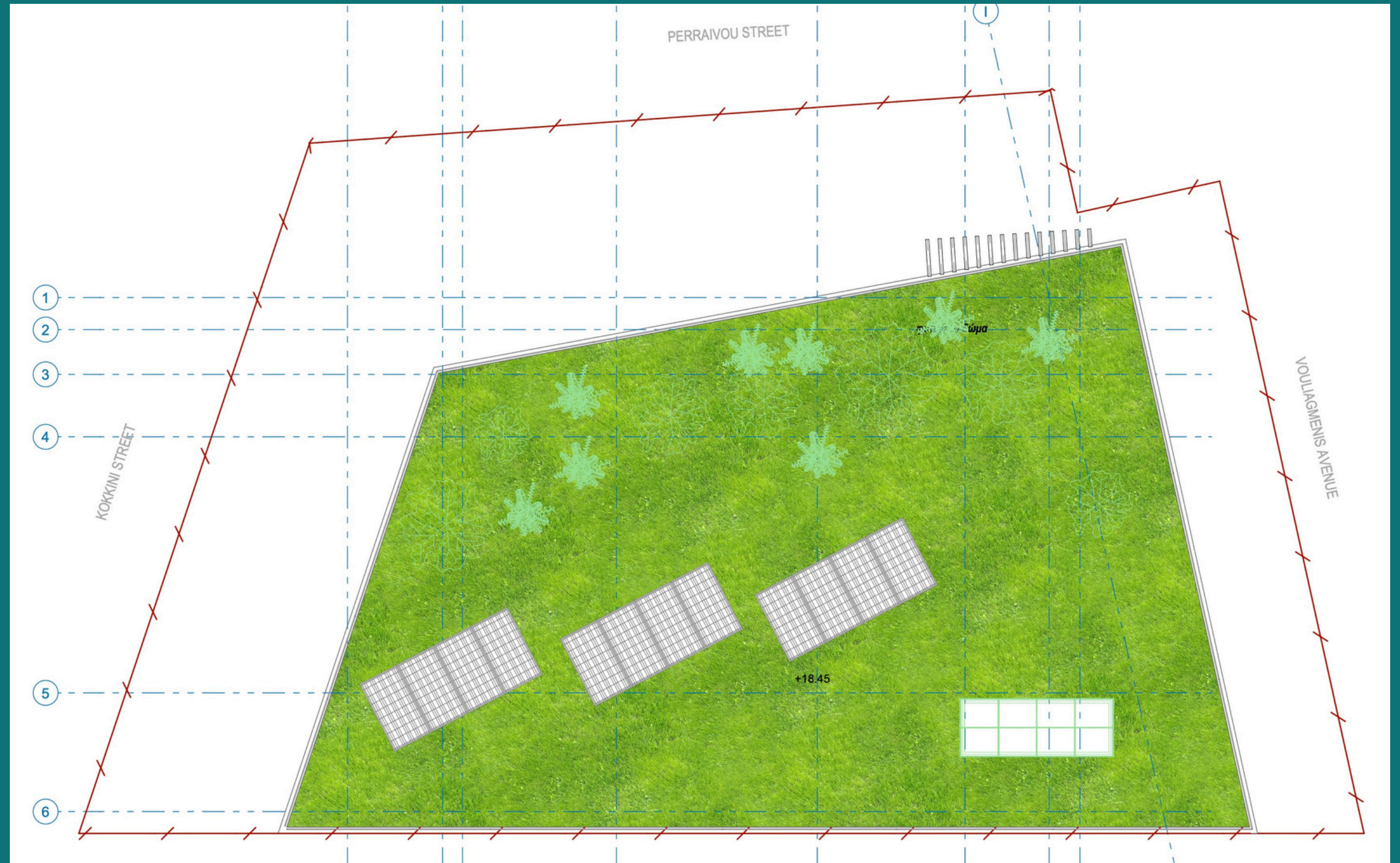




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MATRIX IV Roof Garden

Exclusive use of
200sqm Roof Garden





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Contact Us

Matrix IV will be available for rent in Q4 2025
All licences approved and subject to
archaeology findings completion to be
confirmed by Sep 2024

more information please contact:

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