QOOB

OFFICE SPACE

CONCEPT

PROJECT

QOOB on Alekseya Sviridova Street is a new business space for companies of any size. Nestled in the Moscow's prestigious Fili-Davydkovo district, these two Class A office buildings are surrounded by an array of stores, cafes, and consumer services.

THANKS TO ITS PRIME LOCATION BETWEEN MOSCOW-CITY AND SKOLKOVO, QOOB SEAMLESSLY CONNECTS THE BUSINESS HUBS OF THE WESTERN DISTRICT



9/3 and 17 Alekseya Sviridova St., Moscow



EXTERIOR

The complex is designed with a focus on balanced proportions, functionality, and energy efficiency.

The buildings are fully encased in glass, giving the impression of graceful lightness.

QOOB BOASTS A BOLDLY MODERN DESIGN AND A STRIKING IDENTITY, MAKING IT THE ARCHITECTURAL FLAGSHIP OF THIS LOCATION



Project architecture by IND Architects



ABOUT THE PROJECT



21.450 m²
total area of two buildings

371 m²
total landscaped area

100 W per 1 m²
power capacity for office tenants

3.6–3.7 m
ceiling height in offices

5.4 m
ceiling height in retail spaces

9 m
ceiling height in the lobby

Parking
underground and surface

Q4 2025
project completion deadline

LOCATION

ON FOOT

2
minutes
to Kuntsevskaya MCD station

4
minutes
to ground transportation stops

6
minutes
to Kuntsevskaya metro station

15
minutes
to Soldatyonkovsky Park

BY CAR

15
minutes
to Skolkovo

19
minutes
to Moscow-City

30
minutes
to the House of the Government

30
minutes
to Vnukovo Airport





BLOCK Q

10,614 m²
total building area

7,675 m²
total office space

1,500 m2²
land plot area

240 m²
retail area

89 m²
accessible roof area

189 m²
lobby area

Parking
underground and surface

4 elevators
2 for freight and 2 for passengers



LANDSCAPING

The complex offers a blend of functional spaces, including cozy recreational areas, an amphitheater, and walking paths.

AREAL



DURING THE WARM SEASON, THE AMPHITHEATER WILL HOST LECTURES AND WORKSHOPS



L O B B Y

QOOB's lobbies are bathed in natural light and air, courtesy of their 9-meter-high ceilings and floor-to-ceiling glass panels.

The bright interiors adorned with vibrant accents perfectly capture the essence of our concept, emphasizing lightness, individuality, and minimalism. Noiseless modern elevators.



FOYER

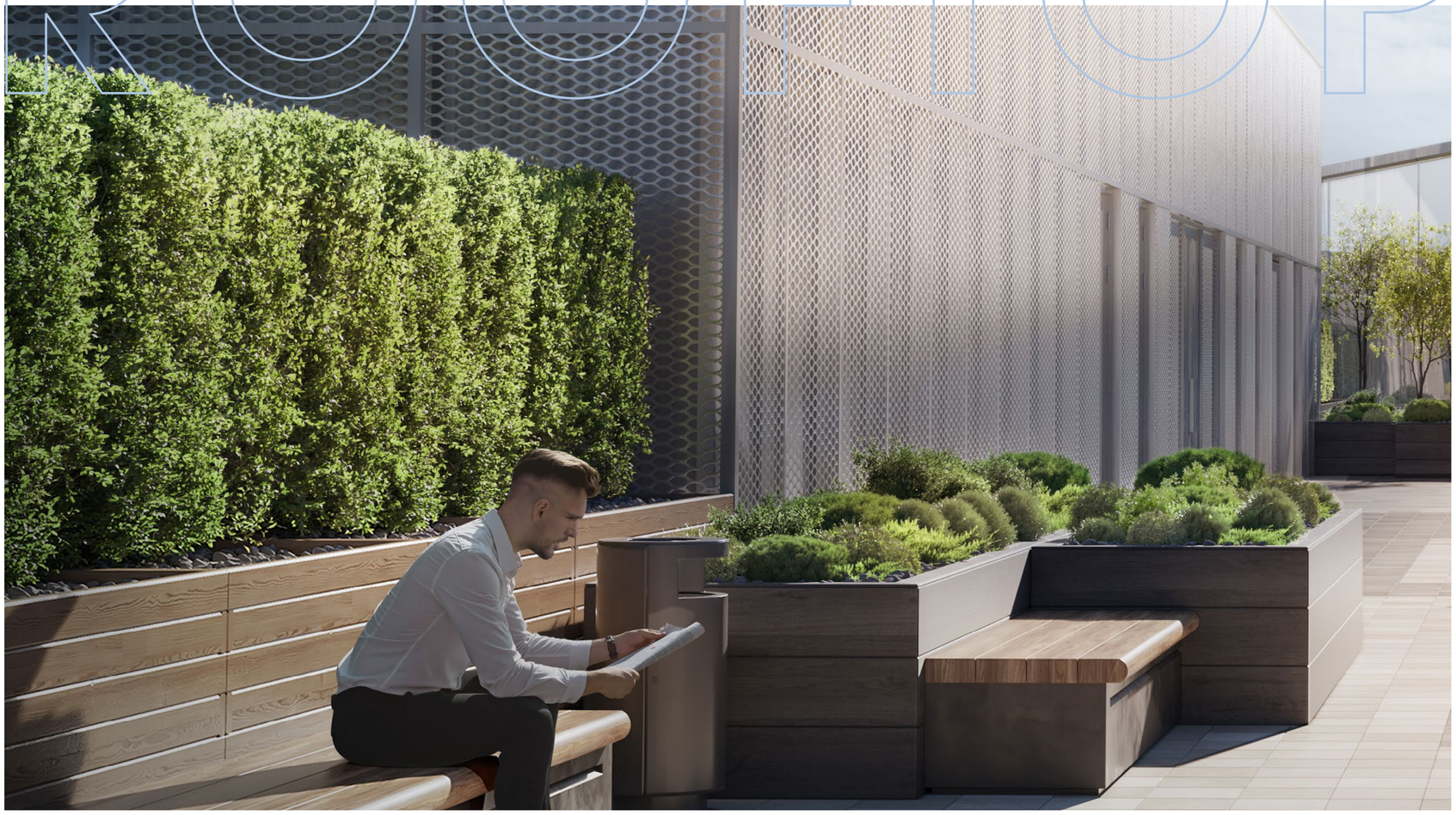



ELEVATOR
HALL >
RECEPTION <
WC <

ACCESSIBLE ROOF AREA

Both buildings will feature rooftop landscaping, offering residents functional areas for both work and leisure.

ROOFTOP



ENJOY PANORAMIC VIEWS OF THE CITYSCAPE FROM OUR BEAUTIFULLY LANDSCAPED ROOFTOPS



P A R K I N G

PARKING

The project offers underground parking as well as surface parking for guests. For the underground parking lot, we've implemented a clear navigation system to help you easily locate your parking spot.

The underground parking lot is heated. The ceiling height allows for easy passage of full-size SUVs with high clearance, while the ramp's slope is designed for the comfort of sports cars. Entry and exit are contactless thanks to the license plate reader system.



ENTRY AND EXIT ARE CONTACTLESS THANKS TO LICENSE PLATE READER SYSTEM

SOLUTIONS

SUPPORT

VENTILATION AND AIR CONDITIONING

The offices feature a supply and exhaust ventilation system with mechanical boosting, along with a central air conditioning system.

Inter-seasonal heating will ensure a comfortable temperature level during central heating shutdowns.

HEATING SYSTEM

The heating system ensures a stable temperature within the offices.

A system of processors and sensors controls the microclimate, eliminating heat leaks and preventing idle air conditioners.

POWER SUPPLY SYSTEM

Having power supplied from two independent sources enables us to quickly switch consumers to the backup line in case of emergencies or maintenance on one of the lines.

SECURITY

Security in the offices and surrounding area is monitored by CCTV cameras. The buildings have 24-hour security. The fire extinguishing and air supply systems are activated automatically.

Residents manage office access via video surveillance, digital guest passes, and IP video telephony.

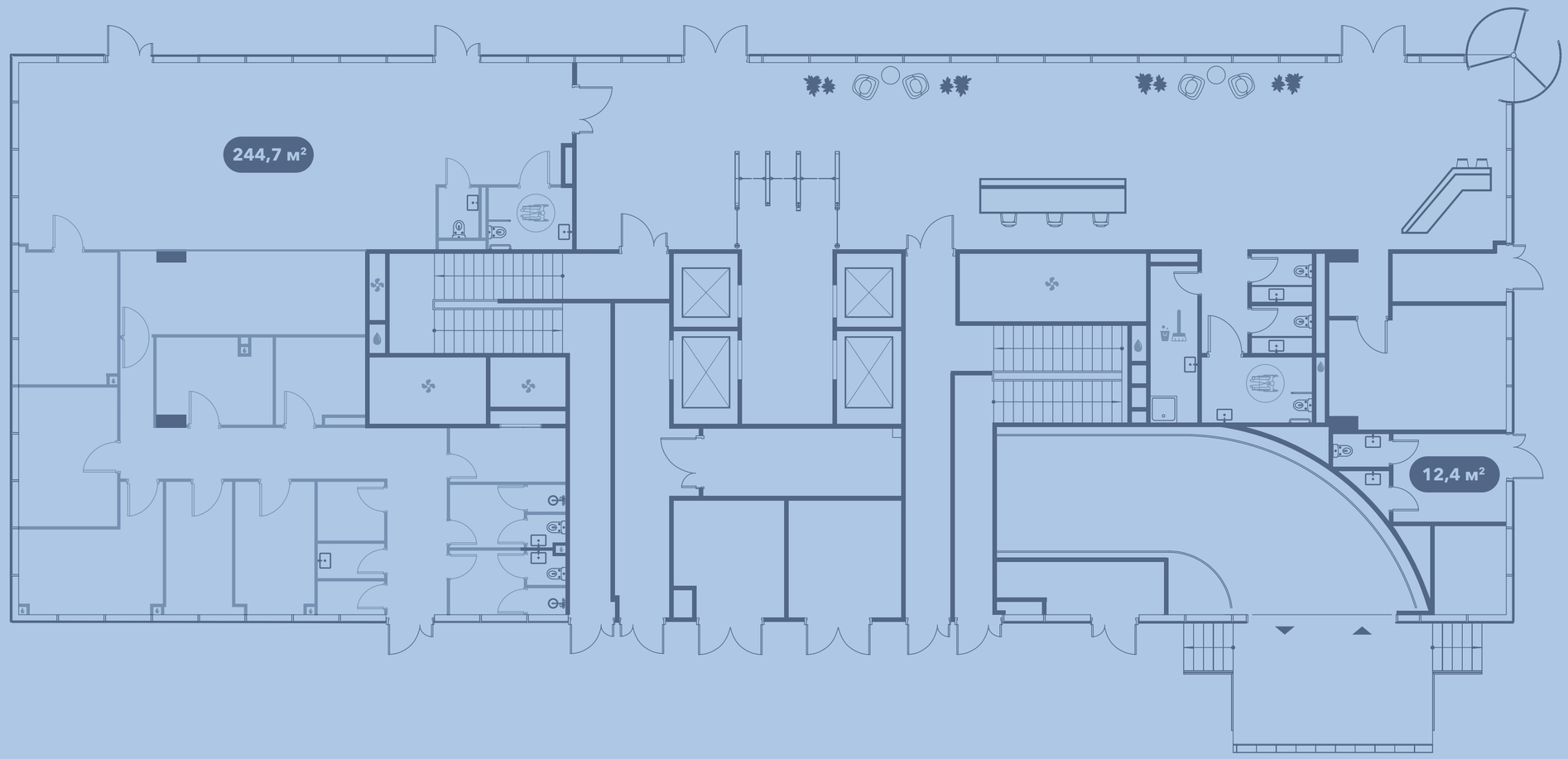
A system of smoke and temperature sensors, which send signals directly to the emergency response panel, ensures a high level of fire safety.

SECURITY

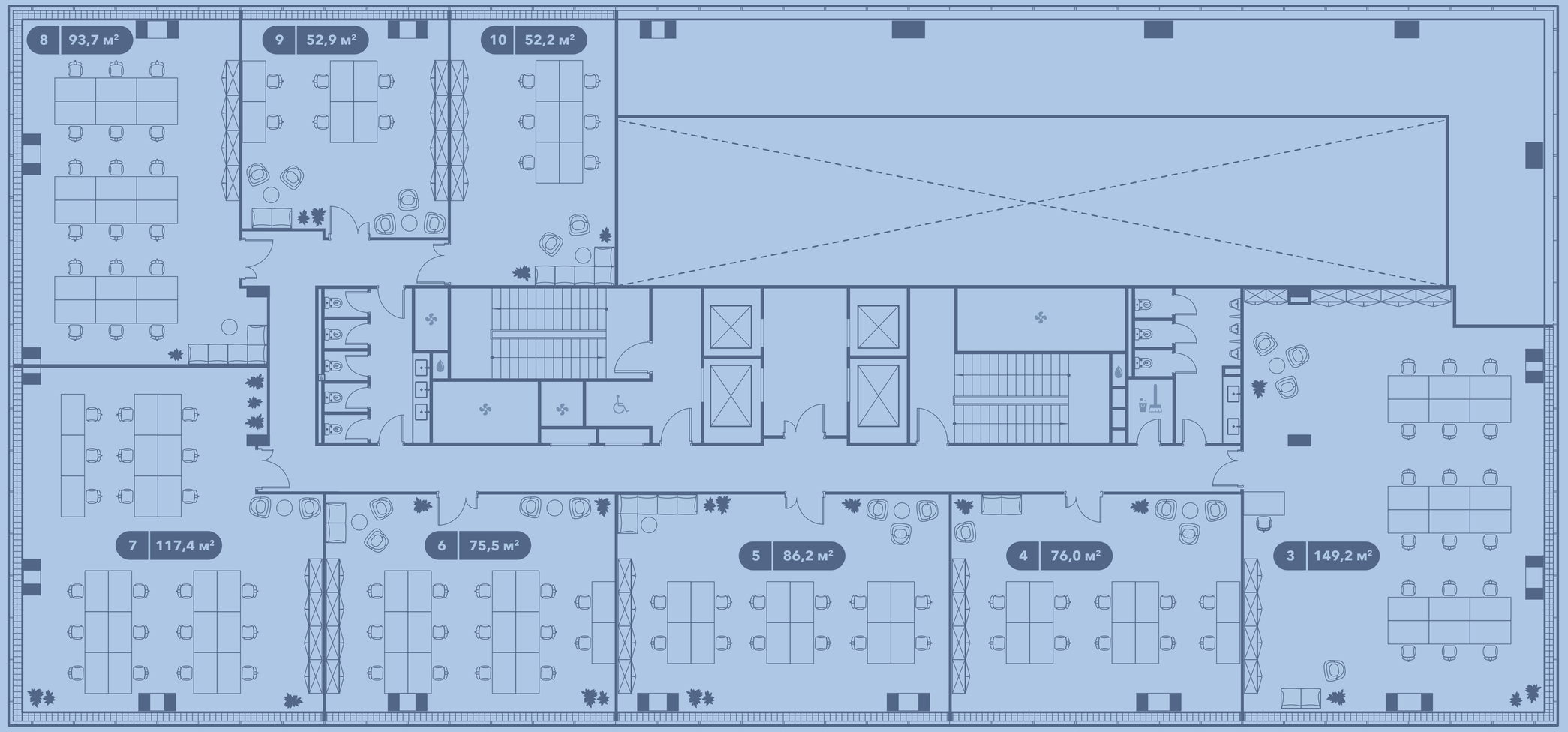


BLOCK Q

1ST FLOOR PLAN Lobby and retail

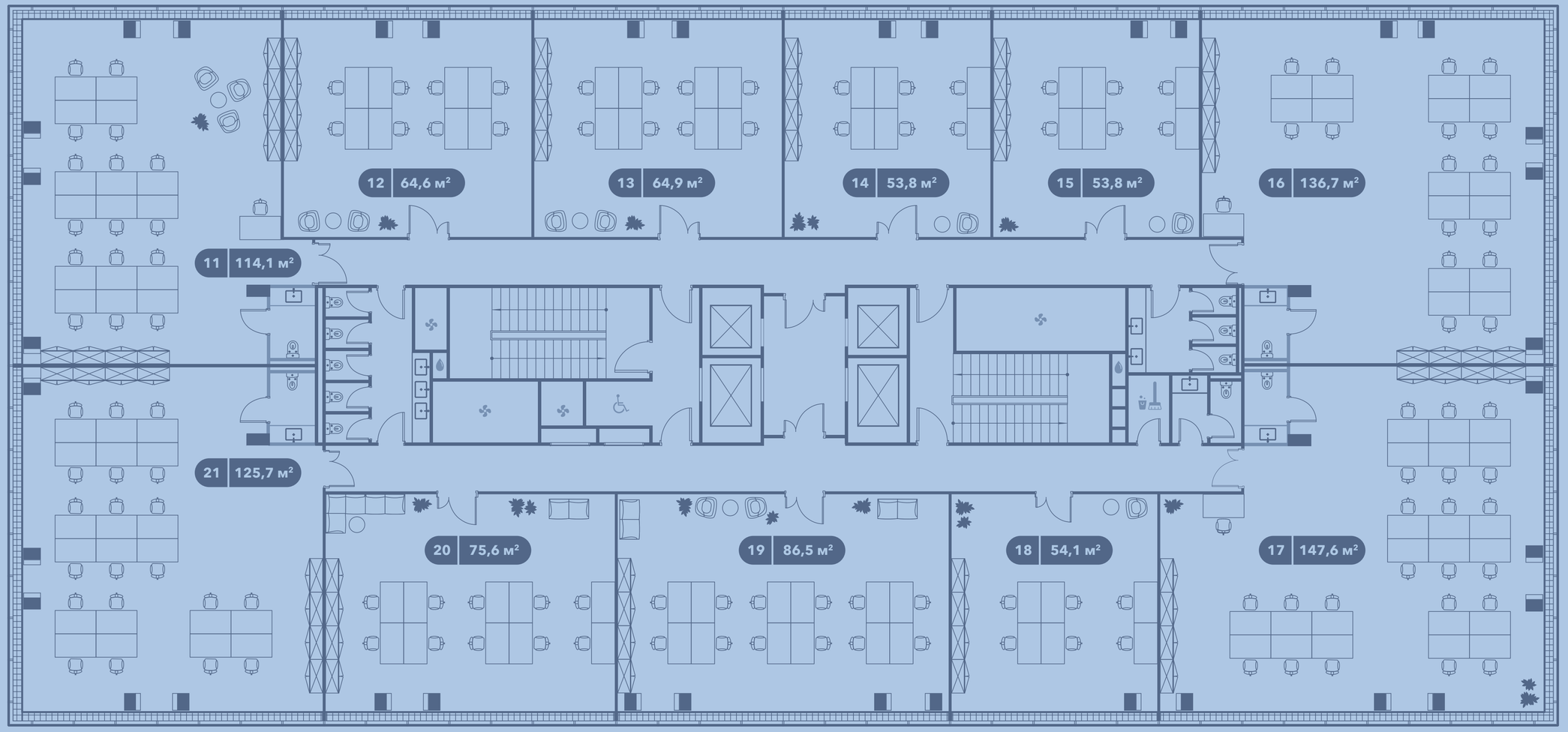


BLOCK Q 2ND FLOOR PLAN

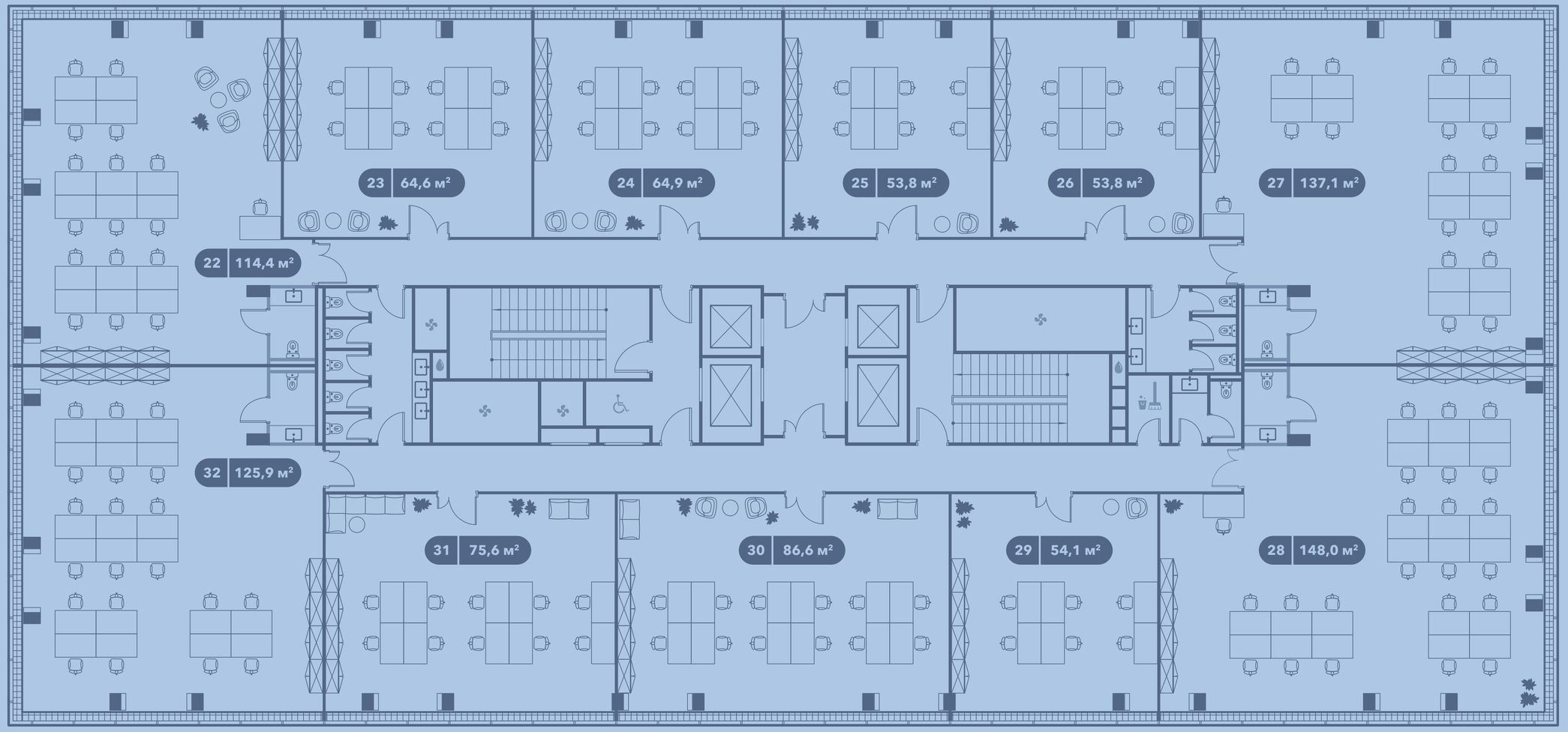


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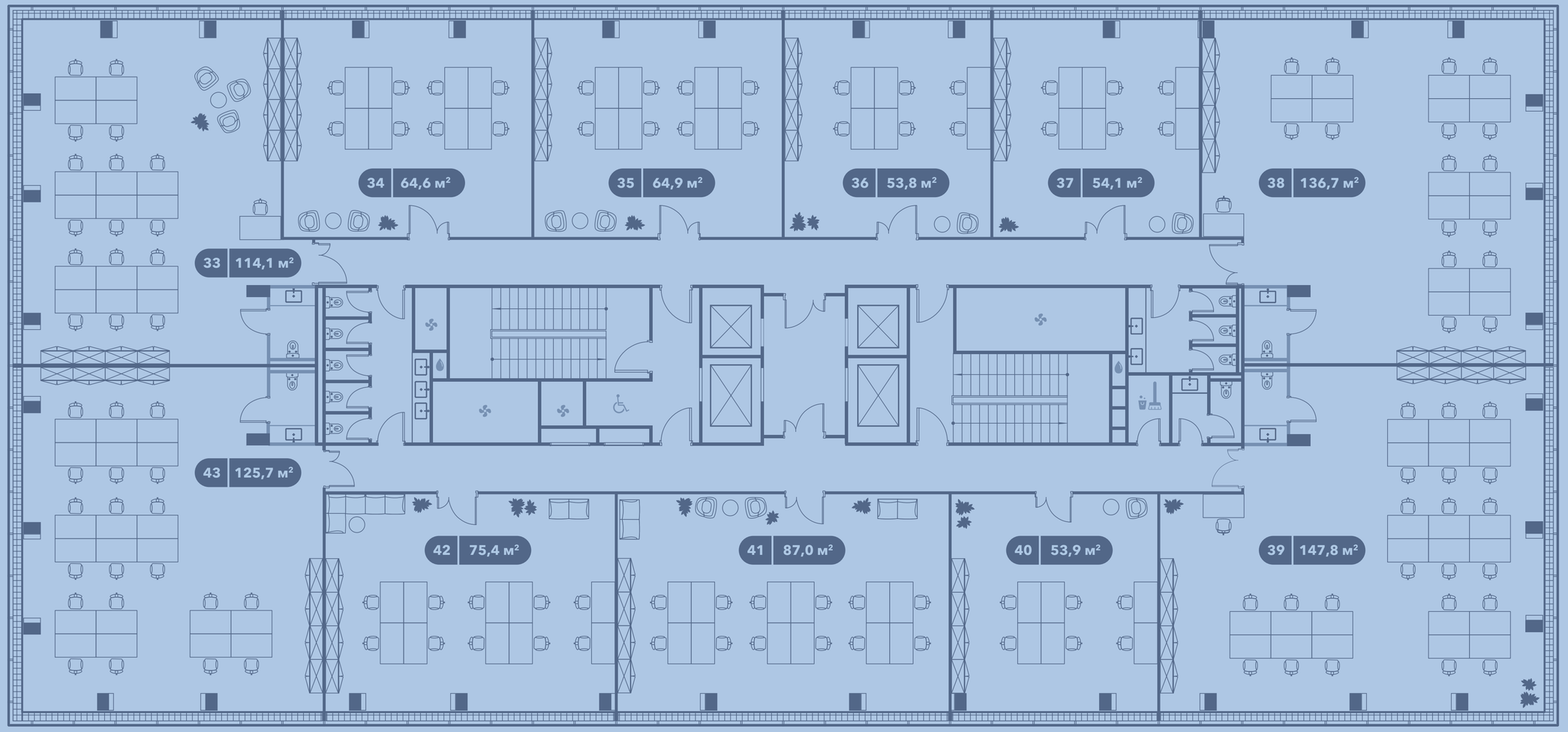
3RD FLOOR PLAN



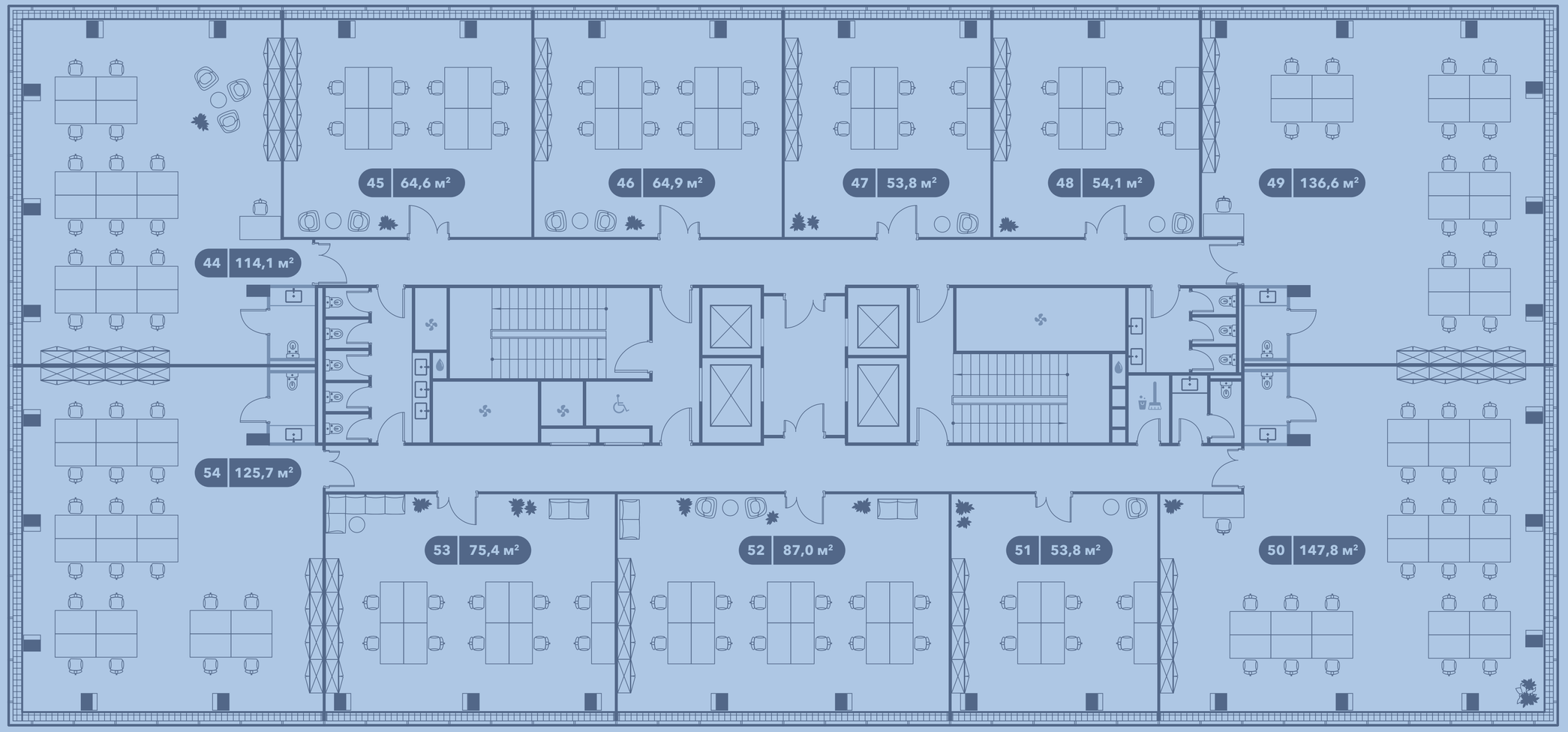
BLOCK Q 4TH FLOOR PLAN



BLOCK Q 5TH FLOOR PLAN

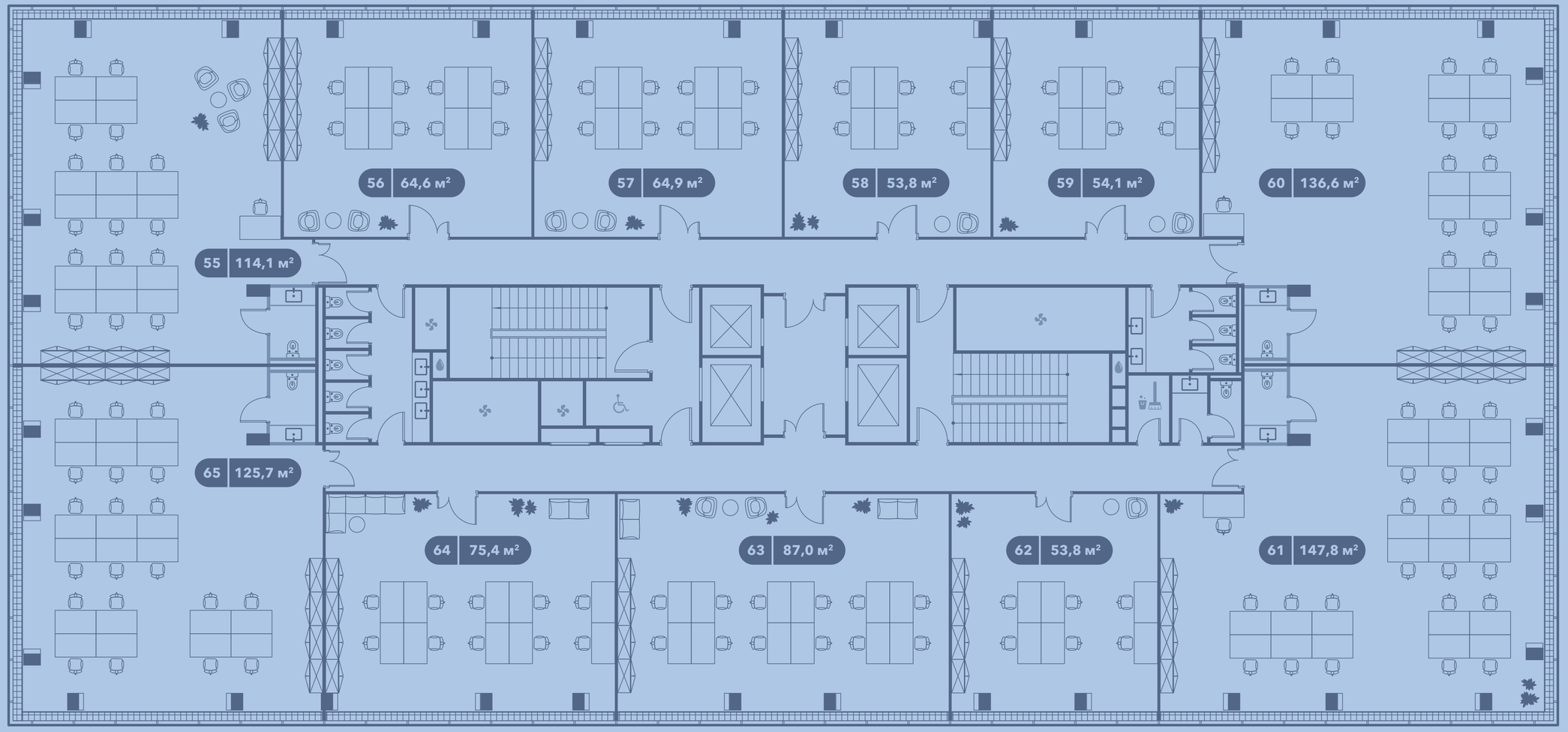


BLOCK Q 6TH FLOOR PLAN



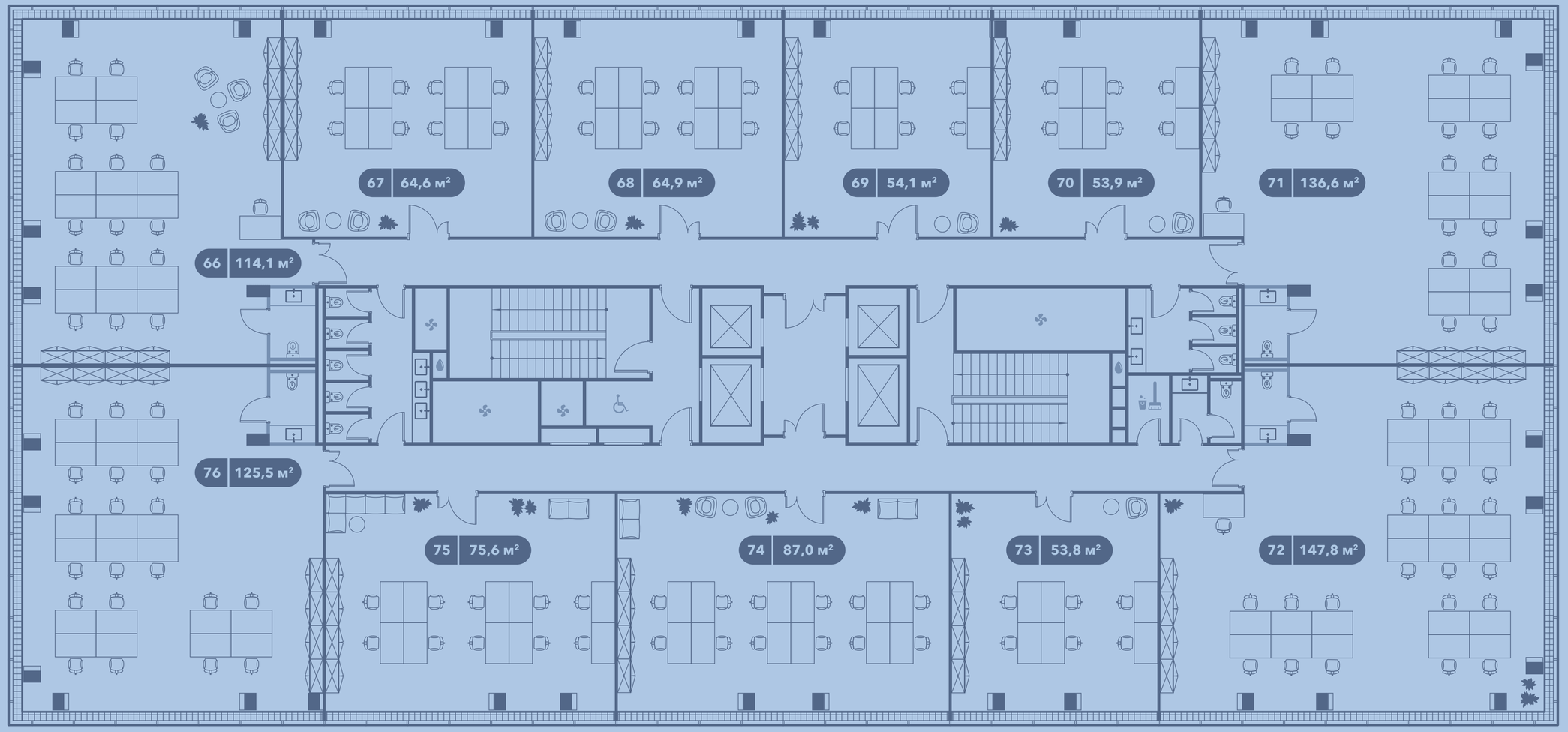
BLOCK Q

7TH FLOOR PLAN



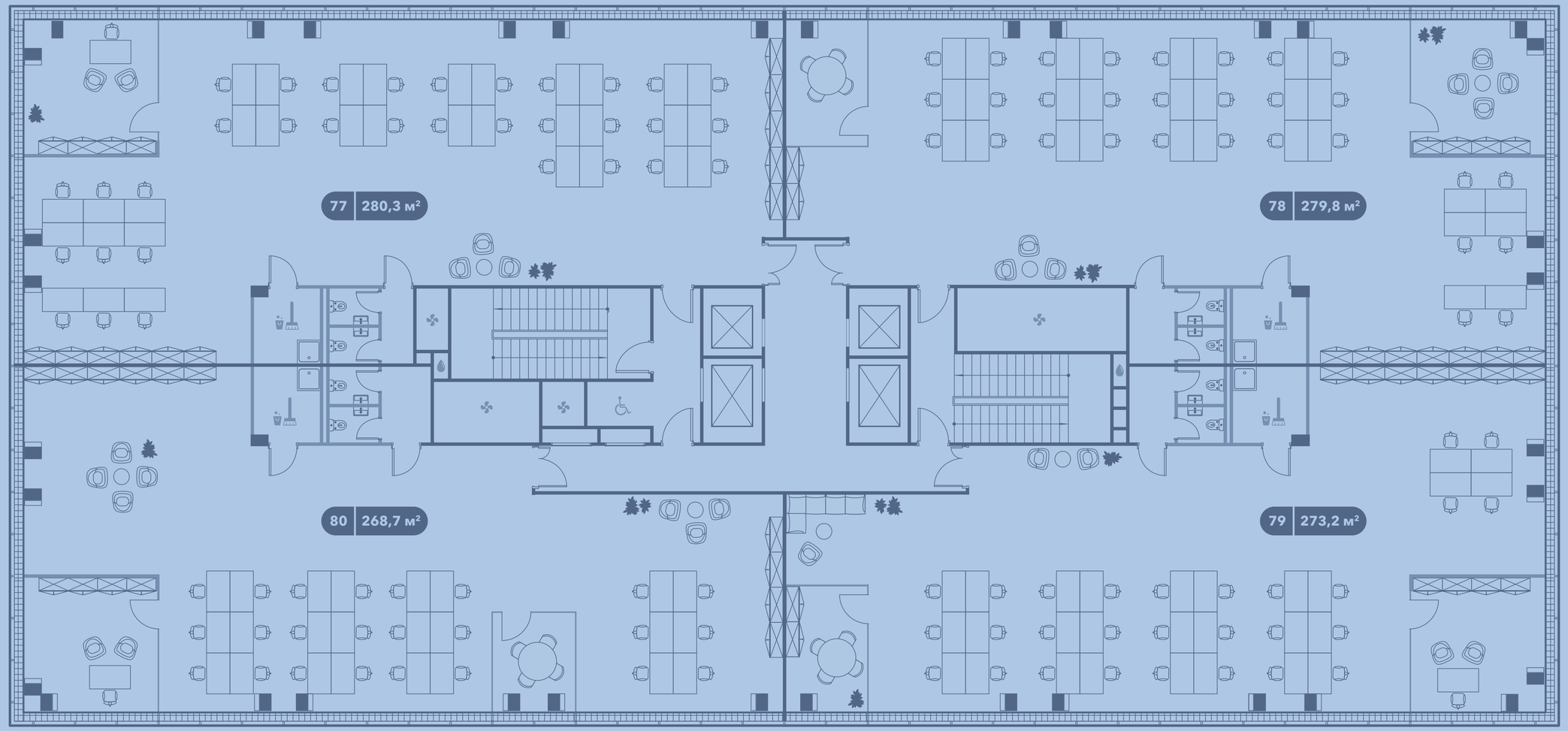
BLOCK Q

8TH FLOOR PLAN



BLOCK Q

9TH FLOOR PLAN



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DOMINANTA

Nikoliers

CWP COMMONWEALTH PARTNERSHIP



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