
**The SUE «Research and Manufacturing
Association «MOSGORMASH»-based
Technology park**



September, 2013

Information about the applicant organization

Date and purpose of structure of the SUE «SDPC «MOSGORMASH»

- The organization was founded April 25, 1995
- Create a platform and environment for the efficient use of parts of the production area number 30-II «Kolomenskoye» located in the «Nagatino-Sadovniki» Southern Administrative District of Moscow.

Core business

- Current activity of the SUE «SDPC «MOSGORMASH» is a production, but this activity is inefficient. Planned conversion of the company to industrial park based at the SUE «SDPC «MOSGORMASH». As such, the organization will focus on training of production facilities and the necessary engineering infrastructure for scientific and production activity of resident companies.

Asset complex

- Property complex with total area of 33,5 thousand sq. m. is located on a plot of 4,5, to the address Moscow, Kashirskiy passage, 13, bld. 4.
- At the moment, begins the reconstruction of the property complex of buildings, as well as the planned construction of new buildings. As a result, the total area of the property complex will be 59,0 thousand sq. m.

Authorized fund and the participants

- The only member of the SUE «SDPC «MOSGORMASH» is represented by the Urban Property Department of Moscow.
- The charter capital of the organization fully developed and is 24 million rubles.

Objective of the project:

Carrying out a package of measures to modernize the industrial zones of the city of Moscow, reconstruction and construction of buildings and the creation of cross-sectoral technology park on the basis of the SUE «Research and Manufacturing Association «MOSGORMASH».

The most important tasks of the Technology park are:

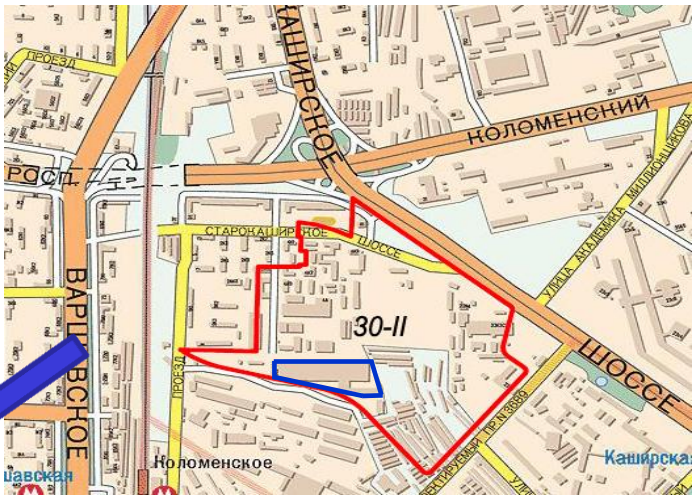
- ⇒ The generation and development of new enterprises and creating through the use of ones new jobs and wealth.
- ⇒ Facilitating technology transfer from science to industry.
- ⇒ Promoting the commercial absorption of existing and new technologies to strengthen the regional or national economy.
- ⇒ Receive income from rent and the creation of real assets whose value is continuously increasing.

Competitive advantages of the Technology park «MOSGORMASH»

- ⇒ Location in the capital of Russia with its scientific, financial and human resources.
- ⇒ The presence of existing infrastructure conducting production activities in the SUE «Research and Manufacturing Association «MOSGORMASH» connections to communications and sufficient energy capacity for the development of production, approach roads and vehicle access.
- ⇒ Possibility of expanding the Technology park through the surrounding industrial areas.

Location of the SUE «Research and Manufacturing Association «MOSGORMASH»

Characteristics of the territory



— The territory of the industrial zone «Kolomenskoye 30-II»
— The territory of the SUE «Research and Manufacturing Association «MOSGORMASH»

About the site:

- ⇒ operating area facilities
- 2013 yr. – 33 000 sq. m., 2016 г. – 60 000 sq. m.
- ⇒ the area of land occupied by the SUE «Research and Manufacturing Association «MOSGORMASH» - 4,46 ha
- ⇒ the optimum ratio for the creation of the Technology park land area and the size of office and industrial space;
- ⇒ sufficient energy capacity for the creation and development of the Technology park
- ⇒ location within the city
- ⇒ accessibility, availability of suitable access roads
- ⇒ the presence of underground stations within walking distance
- ⇒ possibility of expanding the Technology park through the use of the surrounding industrial areas

Transport accessibility

- ❑ **Automobile transport :**
 - ✓ Domodedovo airport - 1.5 hours
 - ✓ Paveletskiy railway station – 1 hour
 - ✓ South river port – 40 minutes
 - ✓ Auto station «Krasnogvardeyskaya» – 50 minutes
 - ✓ Depot «Kolomenskoye» - 10 minutes
 - ✓ Moscow subway station «Varshavskaya» – 10 minutes.
- ❑ **Walking distance:**
 - ✓ Depot «Kolomenskoye» - 10 minutes
 - ✓ Moscow subway station «Varshavskaya» – 10 minutes.
 - ✓ Moscow subway station «Kashirskaya» – 20 minutes.

The fundamental architectural concept of creating the Technology park



1. Work on the reconstruction and new construction of buildings, structures and utilities (optional installation 25439 sq. m.)
2. The increase in the density of the site development
3. Partial change of the buildings' functional purpose
4. Recruiting and placement of residents in existing and newly constructed areas

Types of functional use	The current area, sq. m.	Demolished area, sq. m.	In the aftermath of the construction, sq. m.	The planned number of jobs, sq. m.
Industrial premises	19870,1	9081,8	11187,9	128
Office space	13538,0	0	34000,0	1255
Laboratory and construction areas	0	0	13459,7	388
Other*	125,4	0	323,7	126
Total	33533,5	9081,8	58971,3	1897

The system of zonation of the asset group



Engineering and manufacturing park

- Production and storage real estate
- Office real estate (class «B»)
- Laboratory and constructive premises



Innovative business incubator

- premises for organizations that are at an early stage of development



Service zone

- meeting rooms
- exhibition
- convention hall
- foodservice outlet



Technology Center for collective use
framework for general use, the laboratories and the park unique equipment for scientific and technological research



Teaching Resource Center

The implementation of practical training, retraining and advanced training

The main activities of residents



Electronics and instrumentation



Information technology



Medical technology and equipment



mechanical engineering and vehicle components

The conditions of accommodation

Residents support

Government of Moscow provides the following benefits:

- **Property tax rate decrease from 2,2% to 0% for 10 years period;**
- **Income tax rate decrease from 20% to 13,5% for 10 years period;**
- **Simplified system of interaction with the state authorities;**
- **Opportunity to participate in various city benefits and subsidies.**

- ⇒ **Technology park “MOSGORMASH”** offers lease of production and office premises, located in Southern Administrative District of Moscow. The Technology park is located not far from “Varshavskaya” metro station and very close to Varshavskaya and Kashirskaya highways.
- ⇒ The floor area of the premises offered for lease is more than 30 thousand of square meters. The Technology park provides a broad choice of production and office premises with the floor area from 50 to 3000 sq. m..
- ⇒ We can offer the following premises depending on their condition:
- ⇒ **Production premises – from 1450 to 1720 JPY for 1 sq. m. p.a.;**
- ⇒ **Office premises - from 2120 to 2620 JPY for 1 sq. m. p.a.;**
- ⇒ **Opportunity to sign a lease contract for 20 years period.**

Thank you for your attention

Our Contact:

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