

## TECHNICAL DUE DILIGENCE - "ZENTRUM NORD" BUSINESS PARK, KLAGENFURT

**Client:**

Austrian private trust

**Country:**

Klagenfurt, Austria

**Duration:**

from February 2011 to April 2011

**Services:**

Technical due diligence

**Project objectives**

Technical due diligence in the purchase phase

**Project description**

iC was commissioned to perform a technical due diligence of the "Zentrum Nord" business park. The complex consisting of four buildings is located in the city of Klagenfurt in the Feldkirchner Strasse/Eiskellerstrasse/Kroneplatz area.

**Project data**

Building I located in Feldkirchner Strasse 136 – 138 has two storeys and was constructed in 2001/2002. Building I, a tower with eight storeys was built in the same year. Building II, which has three storeys and was constructed in 2004/2005, is located in Eiskellerstrasse 3 + 5. Finally, building III on Kroneplatz, a four-storey object was built in 2008. All buildings have retail areas on the ground floor and offices in the upper floors and no underground floors. In total four parking areas provide space for 411 vehicles.

**Services**

Technical due diligence covering the following fields: building services, electrical engineering, information and communication technology, material handling technology (report, list of documents, list of findings including "Red Flag" report and cost estimate).

