

BOTANICA

Botanica business centre at 151 Bogishamol

Class B/B+, a basement and 7 floors, a 337.9 m² typical floor. Lease, purchase or lease-to-own

Tashkent, Yunusabad district, 151 Bogishamol Street

2,575.4 m²
total GLA

8
levels

~30
parking spaces

3.3-4.2 m
ceilings

CASE PROPERTY

ABOUT THE PROJECT

A class B/B+ business centre with open-plan floors

2,575.4 m²
leasable area (GLA)

3,570.3 m²
gross building area (GBA)

8 levels
basement + 7 floors, lift

26 x 18 m
footprint, column grid 5-5-6-5-5 by 6-6-6 m

> The building is at design stage. The design documentation and floor plans are available on request, and floors can already be reserved.

Open-plan floors on a 5-5-6-5-5 by 6-6-6 m column grid, with a 26 x 18 m building footprint. Restrooms on every floor, a lift and two staircases including an external escape stair.



PREMISES

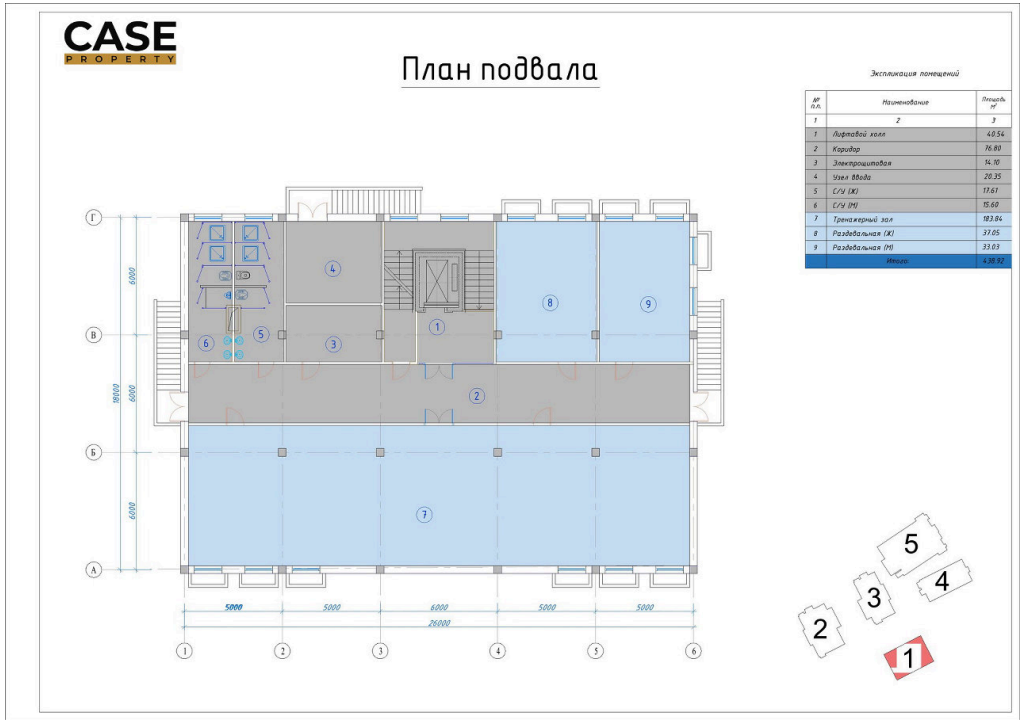
Eight levels - from one floor to the whole building

LEVEL	ELEVATION	GBA	GLA	FLOOR HEIGHT	SUGGESTED USE	STATUS
Basement	-3.600	398.38 m²	**253.9 m²**	3.6 m	storage, archive, plant rooms, a gym	Available
Ground floor	±0.000	419.49 m²	**294.1 m²**	4.2 m	a bank, pharmacy, coffee shop, client office or showroom	Available
Floor 2	+4.200	458.73 m²	**337.9 m²**	3.3 m	offices, a representative office, an IT company	Available
Floor 3	+7.800	458.73 m²	**337.9 m²**	3.3 m	offices, a representative office, an IT company	Available
Floor 4	+11.400	458.73 m²	**337.9 m²**	3.3 m	offices, a representative office, an IT company	Available
Floor 5	+15.000	458.73 m²	**337.9 m²**	3.3 m	offices, a representative office, an IT company	Available
Floor 6	+18.600	458.73 m²	**337.9 m²**	3.3 m	offices, a representative office, an IT company	Available
Floor 7	+22.200	458.73 m²	**337.9 m²**	3.3 m	offices, a representative office, an IT company	Available
The whole building		**3,570.3 m²**	**2,575.4 m²**		a corporate headquarters, an agency or a medical centre	Available

Prices and terms on request. Lease, purchase of a floor or the whole building, and lease with option to buy are available.

FLOOR PLAN

Basement



GBA

398.38 m²

GLA

253.9 m²

FLOOR HEIGHT

3.6 m

ELEVATION

-3.600

USE

storage, archive, plant rooms, a gym

Plan per the design documentation. Open plan with columns on a 5-5-6-5-5 by 6-6-6 grid; restrooms and lift lobby in the core.

FLOOR PLAN

Ground floor



GBA

419.49 m²

GLA

294.1 m²

FLOOR HEIGHT

4.2 m

ELEVATION

±0.000

USE

a bank, pharmacy, coffee shop, client office or showroom

Plan per the design documentation. Open plan with columns on a 5-5-6-5-5 by 6-6-6 grid; restrooms and lift lobby in the core.

FLOOR PLAN

Floors 2 to 7 (typical)



GBA

458.73 m²

GLA

337.9 m²

FLOOR HEIGHT

3.3 m

ELEVATION

+4.200

USE

offices, a representative office, an IT company

Plan per the design documentation. Open plan with columns on a 5-5-6-5-5 by 6-6-6 grid; restrooms and lift lobby in the core.

USE CASES

Who the building suits

A company on one floor

337.9 m², floors 2 to 7

A typical floor with no internal load-bearing walls: the layout follows the company structure, from cellular to open plan. Restrooms and a lift lobby on the floor.

Ground floor for footfall

294.1 m², 4.2 m height

A separate street entrance and 4.2 m floor height: a bank, pharmacy, coffee shop or client office serving both the building's tenants and passers-by.

The whole building

2,575.4 m² GLA

Eight levels for a single organisation: a headquarters, a government body or a medical centre with its own entrance, signage and full control of the building.

An investor

buy a floor or the building

The building is designed for leasing: identical typical floors can be bought floor by floor or as a whole and then let to tenants.

Deal structure

Lease

A whole floor or several floors. Rent and terms are discussed individually.

Purchase

Purchase of a single floor or the entire building. Documentation and the payment schedule are agreed deal by deal.

Lease with option to buy

A tenant moves in and buys the space later, with part of the payments credited against the price.

Prices and terms on request: +998 77 047 73 75 · t.me/nodir_case

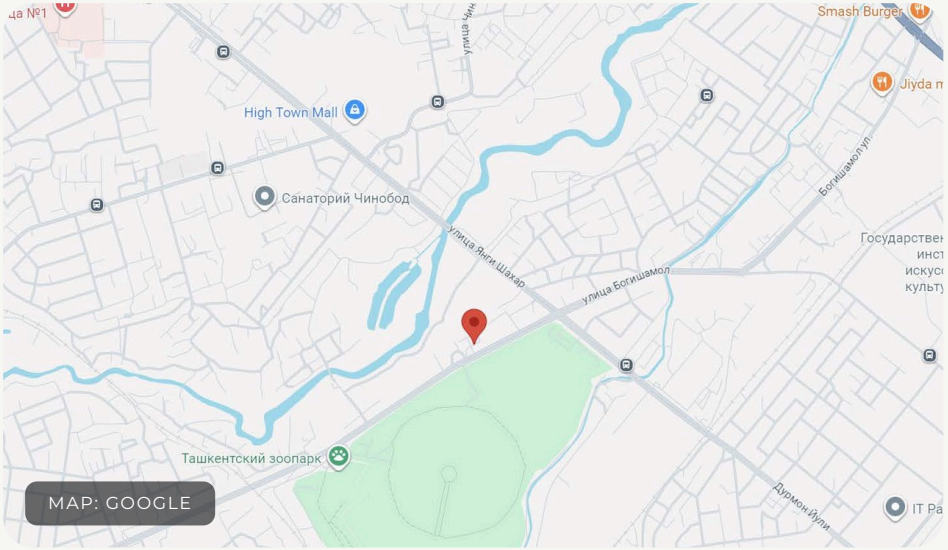
LOCATION

Bogishamol, opposite the Botanical Garden

Tashkent, Yunusabad district, 151 Bogishamol Street

Nearest metro: Shahriston station, 2.4 km · Coordinates: 41.348614, 69.316418

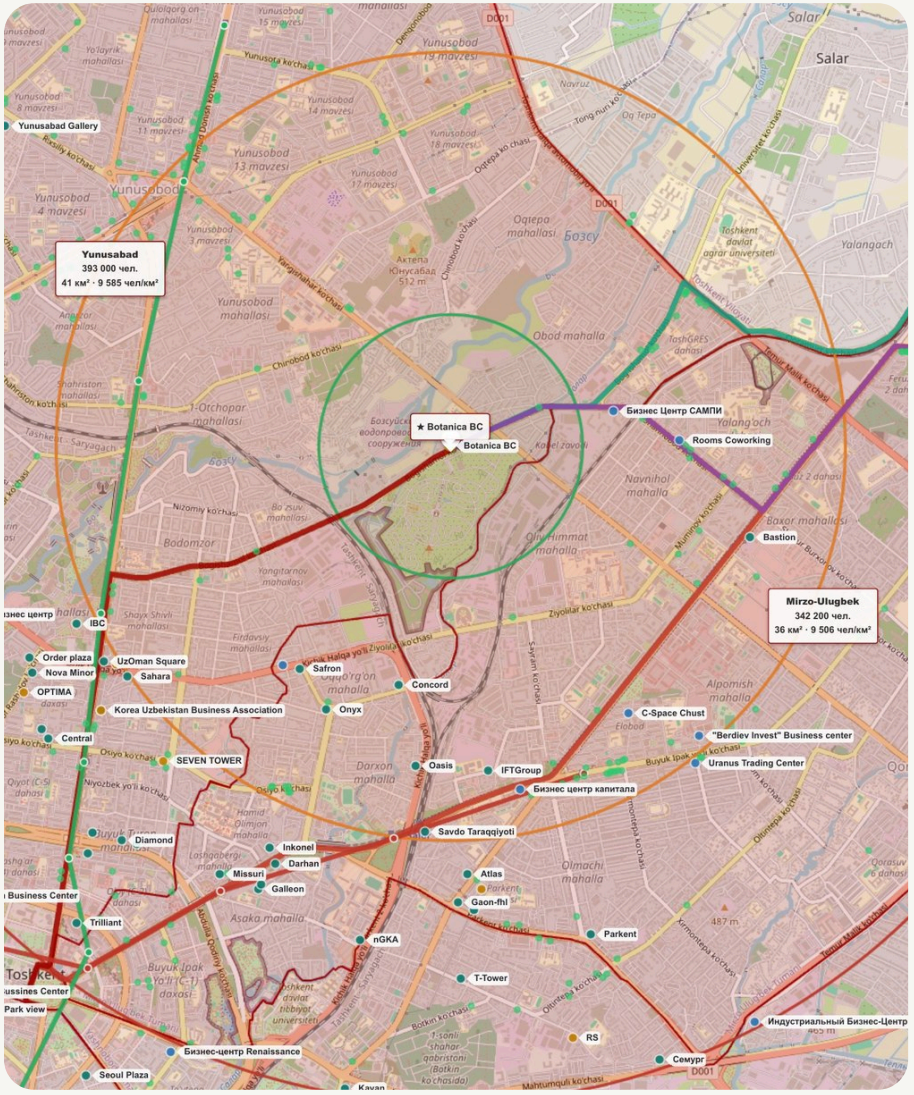
The building fronts Bogishamol Street opposite the Botanical Garden, next to Tashkent Zoo and the park. IT Park Uzbekistan, the State Institute of Arts and Culture, the Chinobod sanatorium and High Town Mall are all neighbours. Around it lies an established residential part of Yunusabad: about 8,800 people live within a fifteen-minute walk and almost 18,000 within twenty.



First line of Bogishamol Street, opposite the Botanical Garden. IT Park Uzbekistan and the State Institute of Arts and Culture are close by, so staff and partners get here directly; parking is at the entrance.

GEO ANALYTICS

The location in numbers



Surroundings map: the property with 1, 3 and 5 km rings; dots are Tashkent business centres. Source: CASE OS Geo Analytics, base map OpenStreetMap.

HOW MANY PEOPLE LIVE NEARBY

20 959	59 751	218 966
within 1 km	within 1.5 km	within 3 km

On foot: 3 977 within 10 minutes · 8 798 within 15 minutes · 17 927 within 20 minutes

WHAT IS AROUND

	1 KM	1.5 KM	3 KM
medical facilities	**5**	**14**	**169**
pharmacies	**1**	**5**	**91**
business centres	**0**	**1**	**13**
mahalla centres	**3**	**4**	**38**

Surroundings come from the CASE geo database (2GIS and OpenStreetMap, collected July 2026). Walking-distance population is from the CASE OS Geo Analytics model. The figures are indicative and subject to refinement. Residents within the radius come from the Kontur H3 grid calibrated to the official district population.

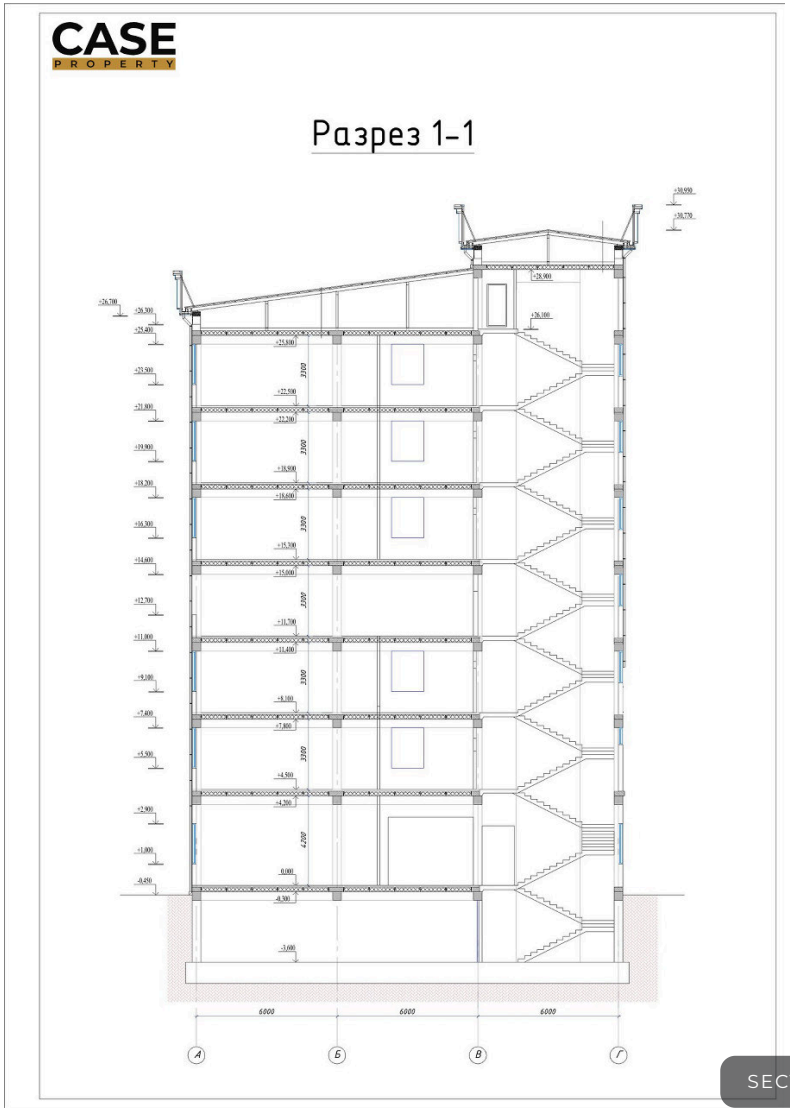
Exterior and section

A glazed facade with bronze piers, a 4.2 m ground floor for client-facing uses and an entrance forecourt. The section shows eight levels: a basement at -3.600 and seven floors up to +25.800.

The building is at design stage. The design documentation and floor plans are available on request, and floors can already be reserved.



VISUALISATION



SECTION

All images are project visualisations and do not constitute an offer or contract.

CASE PROPERTY

BOTANICA

Shall we discuss a floor?

We reply within the day - plans, parameters and deal terms.

+998 77 047 73 75 · +998 70 520 73 75

t.me/nodir_case · caseadvisory.uz/botanica/en/

Point your camera at the QR code to open the project website