

GALABA

# Galaba commercial building - 27a Gozalbog St, Tashkent

Lease · Purchase · Lease with option to buy

27a Gozalbog Street, Olmazor district, Tashkent

**1,436.5 m²**
total GLA

**5**
levels

**35-40**
parking spaces

**3.60-4.05 m**
ceilings

CASE PROPERTY

ABOUT THE PROJECT

# A new open-plan building by Victory Park

**1,436.5 m²**
leasable area (GLA)

**2,000.0 m²**
GBA of floors 1 to 5

**5 floors**
plus a rooftop terrace, lift

**35-40 spaces**
parking next to the building

> Finishing works underway: facade and interiors. Site visits by arrangement.

Open-plan floors: columns on a 6 000 x 6 000 mm grid (6 600 mm end bay) and the stair and lift core only, no internal partitions. Floors 3 to 5 are entirely available, 330.1 m² each. The basement is occupied by the mahalla committee and is not offered for lease.


VISUALISATION

PREMISES

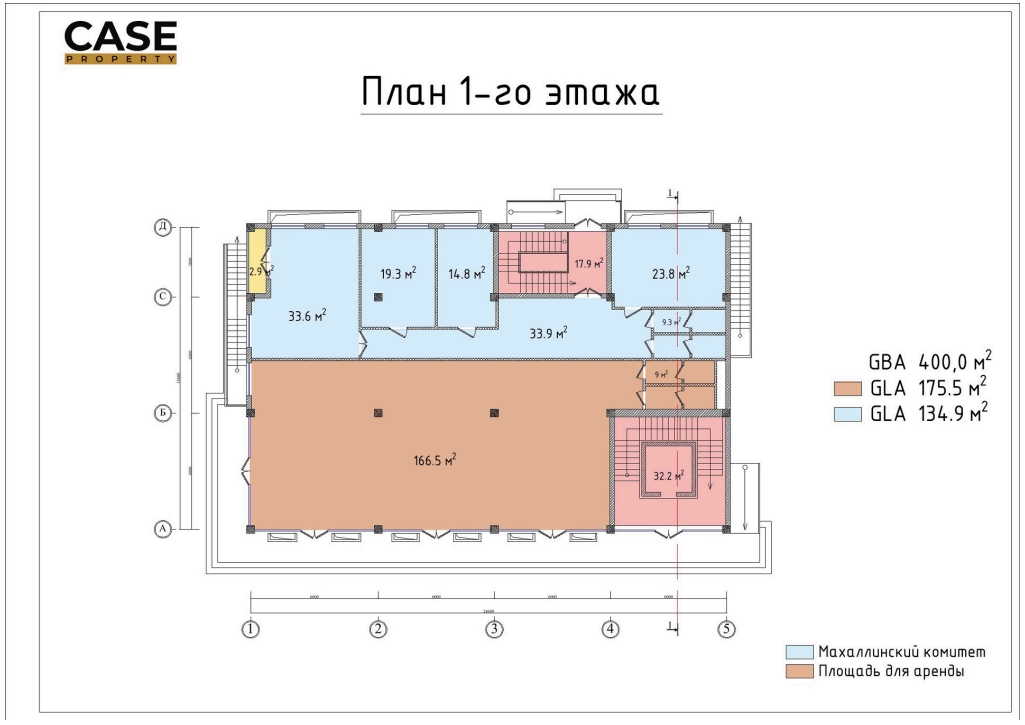
# Five floors - from one to all of them

| LEVEL | ELEVATION | GBA | GLA | CEILING | SUGGESTED USE | STATUS |
|---|---|---|---|---|---|---|
| **Floor 1** | ±0.000 | 400.0 m² | **175.5 m²** | 4.05 m | pharmacy, cafe, showroom, bank branch - street-front retail | Available |
| **Floor 2** | +4.350 | 400.0 m² | **270.7 m²** | 3.60 m | clinic, services, office | Available |
| **Floor 3** | +8.250 | 400.0 m² | **330.1 m²** | 3.60 m | clinic, training center, office - whole floor | Available |
| **Floor 4** | +12.150 | 400.0 m² | **330.1 m²** | 3.60 m | clinic, training center, office - whole floor | Available |
| **Floor 5** | +16.050 | 400.0 m² | **330.1 m²** | 3.60 m | top floor with terrace access | Available |
| **All floors** | | **2,000.0 m²** | **1,436.5 m²** | | clinic, training center, headquarters - the building under one brand | Available |

Prices and terms on request. Lease, purchase of a floor or of all floors, and lease with option to buy are available. The basement is occupied by the mahalla committee and is not part of the offer.

FLOOR PLAN

# Floor 1




GBA

**400.0 m²**

GLA

**175.5 m²**

CEILING (CLEAR)

**4.05 m**

ELEVATION

**±0.000**

USE

**pharmacy, cafe, showroom, bank branch - street-front retail**

Diagram based on working drawings, not a survey. Open plan: a 6 000 x 6 000 mm column grid with a 6 600 mm end bay and the stair and lift core. Areas shown in blue belong to the mahalla committee and are not offered for lease.

FLOOR PLAN

# Floor 2




GBA

**400.0 m²**

GLA

**270.7 m²**

CEILING (CLEAR)

**3.60 m**

ELEVATION

**+4.350**

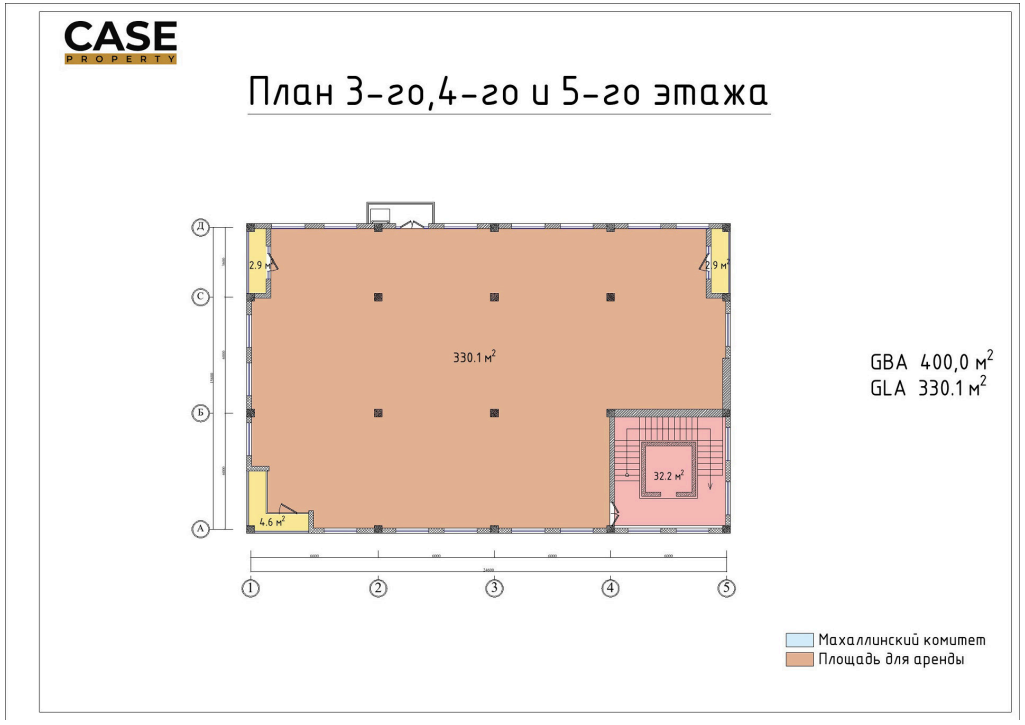
USE

**clinic, services, office**

Diagram based on working drawings, not a survey. Open plan: a 6 000 x 6 000 mm column grid with a 6 600 mm end bay and the stair and lift core. Areas shown in blue belong to the mahalla committee and are not offered for lease.

FLOOR PLAN

# Floors 3, 4 and 5 (identical)




GBA
**400.0 m²**

GLA
**330.1 m²**

CEILING (CLEAR)
**3.60 m**

ELEVATION
**+8.250**

USE
**clinic, training center, office - whole floor**

Diagram based on working drawings, not a survey. Open plan: a 6 000 x 6 000 mm column grid with a 6 600 mm end bay and the stair and lift core. Areas shown in blue belong to the mahalla committee and are not offered for lease.

# Use cases

## Clinic

**floors 2-5**

A 3.60 m clear height lets you run ventilation and medical gases above a suspended ceiling and still keep about three metres clear. The partition-free floor plate can be laid out for consulting and diagnostic rooms to licensing requirements. An established medical and education cluster is nearby.

## Training center

**floors 3-5**

A 330.1 m² floor plate with no partitions divides into classrooms of any size. The dense residential neighbourhood provides a steady flow of students, with 35 to 40 parking spaces nearby.

## Office

**floors 2-5 or all floors**

A headquarters with your own signage on the facade. One floor, one company, no corridor neighbours. Access to the shared rooftop terrace.

## Service and retail

**Floor 1**

The ground floor with a 4.05 m ceiling and an arcaded stylobate on the street front: a pharmacy, cafe, bank branch or showroom. Shopfronts face the street with a separate entrance.

# Deal scenarios

## Lease

Flexible-use premises for offices, clinics, training centers or services. Terms are discussed per unit: area, duration, entry conditions.

## Purchase

Individual floors or all floors together are available for purchase.

## Lease with option to buy

We also work on a combined basis: enter as a tenant, decide on purchase later. Terms are structured around your specific situation.

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

LOCATION

# Qoraqamish, street front by Victory Park

## 27a Gozalbog Street, Olmazor district, Tashkent

Coordinates: 41.35644, 69.22575

Street front at the Keles road junction, opposite Victory Park. The dense Qoraqamish residential neighbourhood provides steady daytime traffic, with parking for 35 to 40 cars nearby.

VISUALISATIONS

# Exterior

A white facade with a brass mesh and an arcaded stylobate, planted balconies and evening architectural lighting. The roof carries an open terrace with a pergola, shared by tenants. The facade provides space for tenant signage.

Finishing works underway: facade and interiors. Site visits by arrangement.

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



SECTION



SECTION

CASE PROPERTY

GALABA

# Shall we discuss your format?

We reply the same day with area, lease term and move-in terms.

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

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