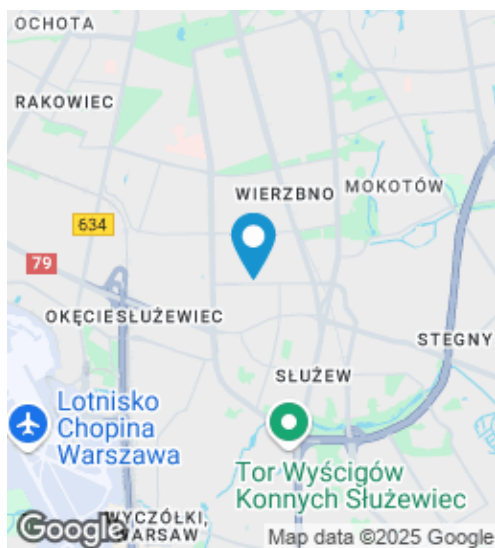


# Ambassador Office Building

ul. Domaniewska 34a, Mokotów, Warsaw



## Location

The building is located at 34a Domaniewska Street in the Warsaw district Mokotów. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 15 minutes. The International Chopin Airport is situated approx. 10-minutes-drive from the building.

## Description

Ambassador Office Building is a 15-storey office building, which offers approx. 15,500 m<sup>2</sup> of office space for tenant's use. The object provides about 300 underground parking spaces. The building is equipped among others with: air conditioning, access control, raised floor or smoke detectors.

## Fit out

Air conditioning, Raised floors, Suspended ceilings, Sprinklers, Smoke detectors, Operable windows, BMS

## BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2013
Green certificate	BREEAM
Total space	16 500 m <sup>2</sup>
Office gross space	15 376 m <sup>2</sup>
Minimum floor size	206 m <sup>2</sup>
Maximum floor size	2 142 m <sup>2</sup>
Add-on factor	3.43%
Above ground floors	11
Underground floors	4
Garage parking lots	297
Parking ratio	53

## LEASE TERMS

Available space	After log in
Minimum rentable space	500 m <sup>2</sup>
Asking rent	After log in
Service charges	After log in
Garage parking rent	After log in
Minimum lease term	5 years

These property particulars are only of information character and do not constitute offer to conclude any agreement within the meaning of provisions of Polish Civil Code (Journal of Laws from 1964, no. 16, item 93 as amended).



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