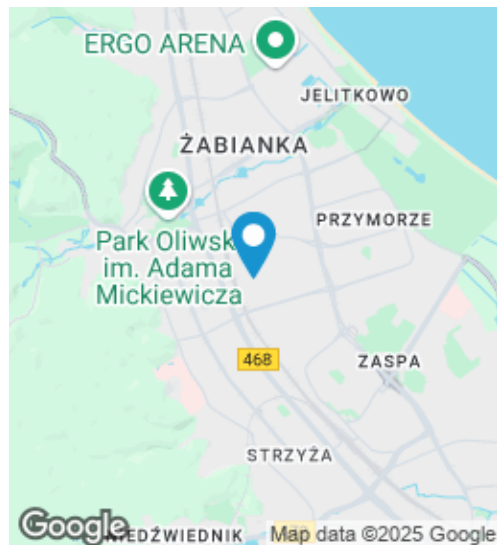


# Arkońska Business Park A4

ul. Arkońska 6, Gdansk, Tricity



## Location

Arkońska Business Park is situated at Arkońska Street, in a dynamically developing part of the city of Gdańsk at the border of Oliwa and Przymorze districts. The location provides good access to other parts of Tricity by both, public and private transport. Gdansk Lech Walesa Airport can be easily reached by car in only 20 minutes.

## Description

Arkońska Business Park is a set of five modern office buildings with a total leasable area of over 26 000 m<sup>2</sup>. The complex is characterized by attention to detail, excellent selection of finishing materials and the latest technology, including suspended ceilings, raised floors and air-conditioning systems. A4 building offers approx. 5 300 m<sup>2</sup> of leasable office space, spread on 6 storeys. The average floor plate amounts to 934 m<sup>2</sup>. The whole complex provides about 480 parking spaces, on the underground as well as above the ground parking lot.

## Fit out

Air conditioning, Raised floors, Suspended ceilings, Smoke detectors, Fiber optics, BMS

## BUILDING INFORMATION

Building status	Existing
Building class	B+
Completion year	2009
Total space	5 900 m <sup>2</sup>
Office gross space	5 251 m <sup>2</sup>
Office net space	5 251 m <sup>2</sup>
Average floor size	934 m <sup>2</sup>
Add-on factor	5%
Above ground floors	5
Underground floors	2
Surface parking lots	17
Garage parking lots	132
Parking ratio	60

## LEASE TERMS

Available space	After log in
Minimum rentable space	255 m <sup>2</sup>
Asking rent	After log in
Service charges	After log in
Surface parking rent	After log in
Garage parking rent	After log in
Minimum lease term	5 years



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