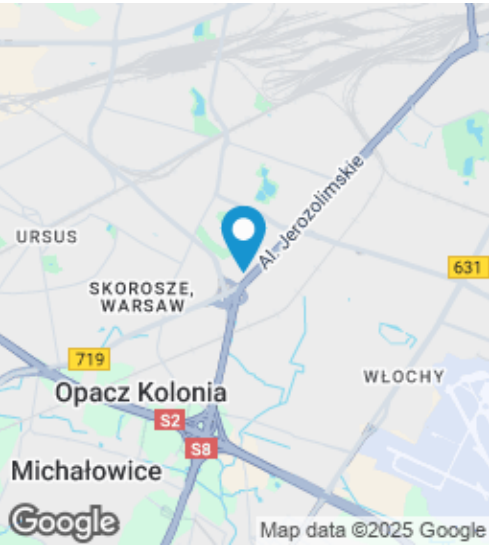


Batory Office Building II

Al. Jerozolimskie 212, Włochy, Warsaw



Location

Batory Office Building II is located at 212 Jerozolimskie Alley in the Warsaw district Włochy. 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. 20-minutes-drive from the building.

Description

Batory Office Building II is a 7-storey office building, which offers approx. 7,400 m2 of leasing space for tenant's use. The object provides about 170 above-ground and 110 underground parking spaces. Typical floor plate is approx. 1,400 m2. The building is equipped among others with: air conditioning, access control, smoke detectors and suspended ceiling.

Fit out

Air conditioning, Suspended ceilings, Smoke detectors, Fiber optics, Operable windows



BUILDING INFORMATION

Building status	Existing
Building class	B
Completion year	2009
Total space	7 808 m ²
Office gross space	7 808 m ²
Office net space	7 192 m ²
Average floor size	1 408 m ²
Add-on factor	3.5%
Above ground floors	6
Underground floors	1
Surface parking lots	173
Garage parking lots	106
Parking ratio	27

LEASE TERMS

Available space	After log in
Minimum rentable space	104 m ²
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	3 years

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