

# Business Garden IV

Kolorowa 8, Poznan



## Location

Business Garden Poznań is located at the intersection of Bułgarska and Marcelińska Streets. The project offers a fully independent working environment with excellent access to the city infrastructure. Prime location midway the city center and the airport ensures easy access by car and with public means of transport. The Poznań - Ławica Henryk Wieniawski Airport is situated approx. 10 minutes drive from the object.

## Description

Business Garden Poznań delivers over 85 000 m<sup>2</sup> of office, retail and service space. The complex provides efficient and environmental friendly office buildings within green working environment. Water and energy saving systems, indoor environment control systems as well as carefully chosen construction materials meets all the requirements for well-balanced development and conform to LEED certification. Business Garden IV provides about 9 800 m<sup>2</sup> of leasable office space and 135 underground parking spaces. The typical floor plate has approx. 1 600 m<sup>2</sup> and will enable a flexible arrangement.

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2015
Green certificate	LEED
Total space	9 671 m <sup>2</sup>
Office gross space	9 650 m <sup>2</sup>
Office net space	9 389 m <sup>2</sup>
Average floor size	1 600 m <sup>2</sup>
Add-on factor	2.83%
Above ground floors	6
Underground floors	1
Garage parking lots	191
Parking ratio	50

## LEASE TERMS

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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