

# Centrum Marszałkowska

ul. Marszałkowska 126/134, City Center, Warsaw



## Location

Centrum Marszałkowska is located at Marszałkowska Street in the Warsaw district Śródmieście. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 10 minutes. The International Chopin Airport is situated approx. 25-minutes-drive from the building.

## Description

Centrum Marszałkowska is a 13-storey office building, which offers approx. 13,000 m<sup>2</sup> of leasing space for tenant's use. The object provides about 100 underground parking spaces. The building is equipped with all the technical solutions and facilities that are standard for this class of buildings e.g. air-conditioning, access control, suspended ceilings or BMS.

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Building class	A+
Completion year	2018
Total space	16 500 m <sup>2</sup>
Office gross space	13 100 m <sup>2</sup>
Average floor size	2 200 m <sup>2</sup>
Add-on factor	3.06%
Above ground floors	10
Underground floors	3
Garage parking lots	106
Parking ratio	100

## 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).