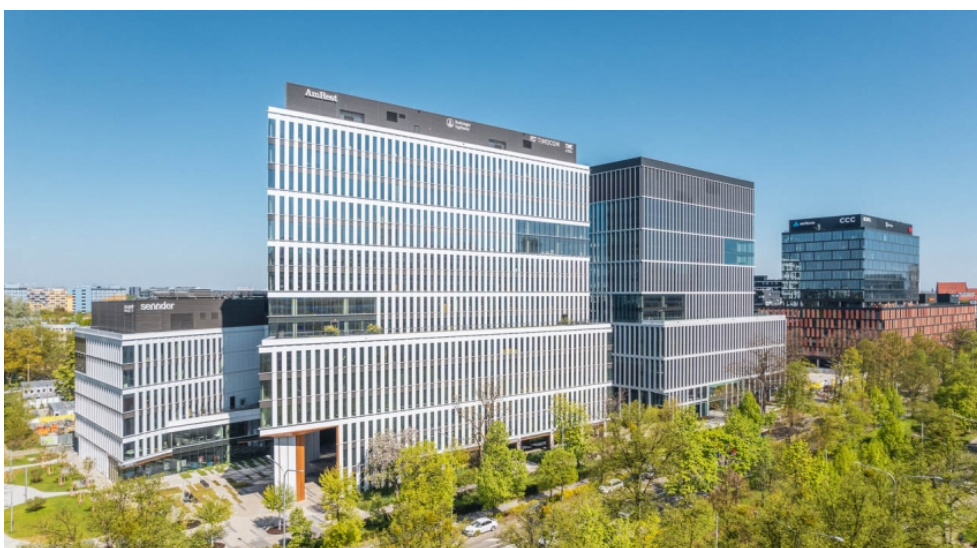


# Centrum Południe 3

Powstańców Śląskich 15-17, Wrocław



## Location

The Centrum Południe office complex is located in the southern part of the city. Location at the main artery, Powstańców Śląskich Street, provides as well a great connection to the city center as to bus and railway station.

## Description

Centrum Południe is Skanska's latest office investment in Wrocław. Centrum Południe is an A-class building - it meets the requirements for ecological buildings, both in terms of technical solutions and the comfort and health of employees (BREEAM and WELL certification).

## Fit out

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

## BUILDING INFORMATION

|                     |                       |
|---------------------|-----------------------|
| Building status     | Existing              |
| Building class      | A                     |
| Completion year     | 2023                  |
| Green certificate   | LEED                  |
| Total space         | 21 500 m <sup>2</sup> |
| Office gross space  | 20 854 m <sup>2</sup> |
| Office net space    | 19 861 m <sup>2</sup> |
| Maximum floor size  | 2 209 m <sup>2</sup>  |
| Add-on factor       | 5%                    |
| Above ground floors | 14                    |
| Underground floors  | 3                     |
| Garage parking lots | 211                   |
| Parking ratio       | 91                    |

## 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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