

# Centrum Zielna B

ul. Zielna 37, City Center, Warsaw



### Location

Centrum Zielna B is located at Zielna 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. 20-minutes-drive from the building.

### Description

Centrum Zielna B is a 7-storey office building, which offers approx. 1,700 m2 of leasing space for tenant's use. The object provides about 40 underground parking spaces. Typical floor plate is approx. 270 m2. The building is equipped with all the technical solutions and facilities that are standard for this class of buildings e.g. air-conditioning, suspended ceilings, access control or smoke detectors.

### Fit out

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

### BUILDING INFORMATION

|                      |                      |
|----------------------|----------------------|
| Building status      | Existing             |
| Building class       | B+                   |
| Completion year      | 2004                 |
| Office gross space   | 1 673 m <sup>2</sup> |
| Office net space     | 1 365 m <sup>2</sup> |
| Average floor size   | 270 m <sup>2</sup>   |
| Add-on factor        | 6%                   |
| Above ground floors  | 7                    |
| Surface parking lots | 2                    |
| Garage parking lots  | 40                   |
| Parking ratio        | 100                  |

### LEASE TERMS

|                        |                    |
|------------------------|--------------------|
| Available space        | After log in       |
| Minimum rentable space | 240 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     | 3 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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