

# Concept Tower

ul. Grzybowska 87, Wola, Warsaw



## Location

Concept Tower is located at 87 Grzybowska Street in the Warsaw district Wola. 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

Concept Tower is a 18-storey office building, which offers approx. 8,500 m<sup>2</sup> of leasing space for tenant's use. The object provides about 100 underground parking spaces. The building has obtained the BREEAM precertification with Pass subtype and the LEED precertification with Very Good subtype.

## 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	2012
Green certificate	LEED
Total space	9 010 m <sup>2</sup>
Office gross space	8 464 m <sup>2</sup>
Office net space	7 853 m <sup>2</sup>
Minimum floor size	494 m <sup>2</sup>
Maximum floor size	616 m <sup>2</sup>
Add-on factor	2.23%
Above ground floors	15
Underground floors	3
Garage parking lots	100
Parking ratio	77

## LEASE TERMS

Available space	After log in
Asking rent	After log in
Service charges	After log in
Garage parking rent	After log in
Minimum lease term	3 years



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