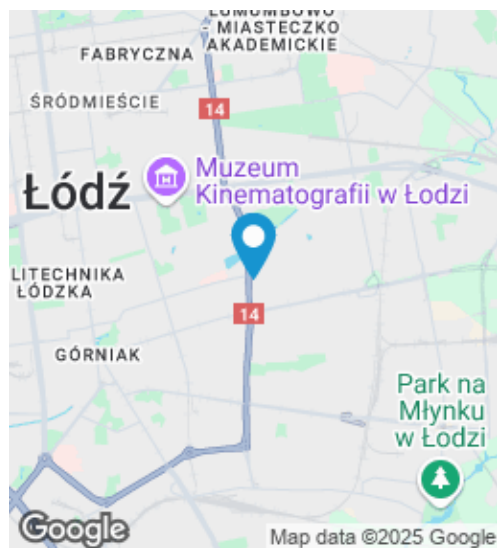


# Cross Point B

Śmigłego-Rydza 20, Łódź



## Location

Cross Point is situated on the corner of Śmigłego-Rydza Avenue and Milionowa Street, near the important Gdansk-Katowice road. The proximity to the city centre (5 minutes by car), just 2 kilometers from Łódź famous Piotrkowska Street. Public transport (7 lines) will ensure fast connection with every district of the city. The Łódź Władysław Reymont Airport is situated approx. 15 minutes drive from the building.

## Description

Cross Point B is a modern building offering approx. 6 200 m<sup>2</sup> of office space to let, spread on 6-storeys. Typical floor plate is about 1 188 m<sup>2</sup>. The interiors of the building are designed to create spacious and convenient premises providing maximum area and comfort of office staff. Cross Point provides about 86 underground parking places for tenants' use.

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2017
Green certificate	LEED
Total space	6 900 m <sup>2</sup>
Office gross space	6 100 m <sup>2</sup>
Office net space	5 200 m <sup>2</sup>
Average floor size	1 060 m <sup>2</sup>
Add-on factor	3.95%
Above ground floors	6
Underground floors	1
Garage parking lots	86
Parking ratio	60

## LEASE TERMS

Available space	After log in
Minimum rentable space	200 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	5 years



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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).