



Location

Iris is located at 9 Cybernetyki Street in the Warsaw district Mokotów. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 25 minutes. The International Chopin Airport is situated approx. 5-minutes-drive from the building.

Description

Iris is a 6-storey office building, which offers approx. 13,500 m² of office space for tenant's use. The object provides about 110 above-ground and 125 underground parking spaces. Typical floor plate is approx. 2,700 m². The building is equipped among others with: air conditioning, access control, raised floor or fiber optics.

Fit out

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

BUILDING INFORMATION

Building status	Existing
Building class	B
Completion year	2012
Green certificate	BREEAM
Total space	13 970 m ²
Office gross space	13 520 m ²
Office net space	12 400 m ²
Average floor size	2 700 m ²
Add-on factor	5.8%
Above ground floors	5
Underground floors	1
Surface parking lots	108
Garage parking lots	125
Parking ratio	60

LEASE TERMS

Available space	After log in
Minimum rentable space	75 m ²
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