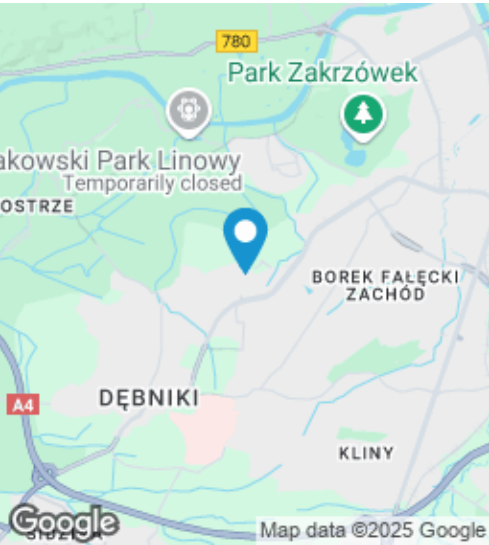


# DOT Office D

ul. Czerwone Maki 87, Cracow



### Location

The complex will be located at Czerwone Maki Street, in a quiet and green neighborhood. In a distance of about 4 km from the site, there is A4 motorway - the Kraków's ring road, which considerably facilitates road communication within the city itself, as well as to exit routes from Kraków towards Katowice, Warsaw, Wrocław, and Rzeszów. The International Airport Kraków-Balice is situated approx. 15 minutes drive from the buildings.

### Description

Dot Office Phase D is a 5-storey office building under construction, which offers approx. 11 520 sqm of rentable space for tenant's use. The object provides about 180 above-ground and 250 underground parking spaces. Typical floor plate is approx. 2 570 sqm. The building is equipped among others with: raised floors, suspended ceilings, CCTV, air conditioning, ventilation and 24 security. The solutions of construction, elevation and internal instalation systems are based on energy-efficient technologies with application of intelligent systems of monitoring and building functions controll.

### Fit out

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



### BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2016
Green certificate	BREEAM
Total space	23 706 m <sup>2</sup>
Average floor size	2 570 m <sup>2</sup>
Add-on factor	5.5%
Above ground floors	5
Underground floors	1
Surface parking lots	66
Garage parking lots	265
Parking ratio	35

### LEASE TERMS

Available space	After log in
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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