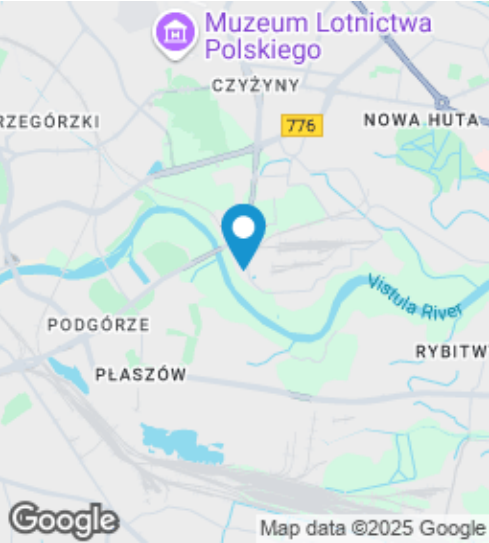


# Electro Office Center

ul. Ciepłownicza 28, Cracow



## Location

The building is situated at Ciepłownicza Street in eastern district of Kraków. The location enables an easy access to other parts of the city, by both public and private transport. Main railway station of the city (PKP Kraków Główny) can be easily reached by car within 15 minutes. The International Airport in Kraków-Balice is situated approx. 30-minutes-drive from the building.

## Description

Electro Office Center is a 5-storey office building, which offers approx. 2,500 sq m of leasing space for tenant's use. The object provides about 75 above-ground parking spaces. Typical floor plate is approx. 600 sq m. The building is equipped with all the technical solutions and facilities that are standard for this class of buildings.

## Fit out

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



## BUILDING INFORMATION

Building status	Existing
Completion year	2018
Total space	2 740 m <sup>2</sup>
Office gross space	2 740 m <sup>2</sup>
Office net space	2 029 m <sup>2</sup>
Average floor size	614 m <sup>2</sup>
Add-on factor	8%
Above ground floors	5
Surface parking lots	80

## LEASE TERMS

Available space	After log in
Minimum rentable space	115 m <sup>2</sup>
Asking rent	After log in
Service charges	After log in
Surface 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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