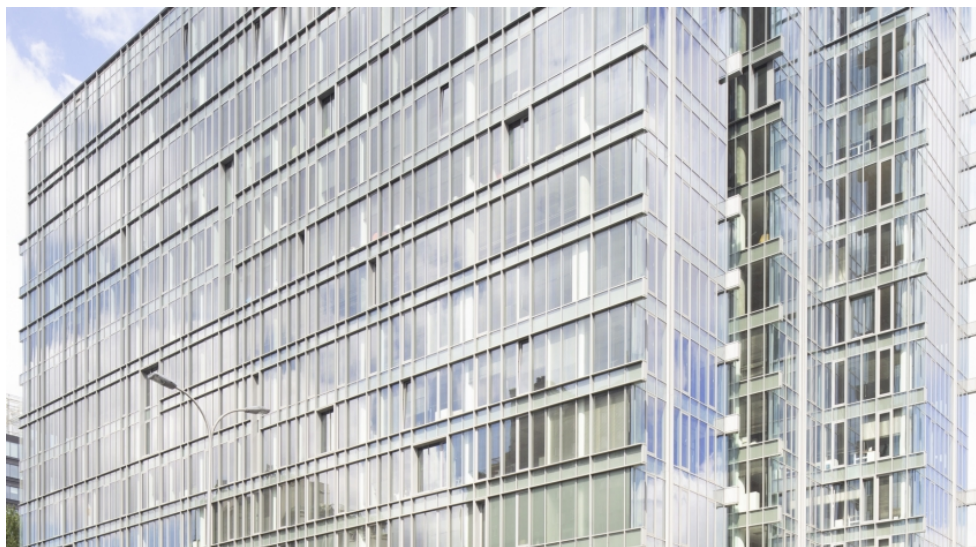


Equator IV

Al. Jerozolimskie 100, Ochota, Warsaw



Location

Equator IV is located at 100 Jerozolimskie Alley in the Warsaw district Ochota. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 5 minutes. The International Chopin Airport is situated approx. 25-minutes-drive from the building.

Description

Equator IV is a 13-storey office building, which offers approx. 25,000 m² of leasing space for tenant's use. The object provides about 290 parking spaces. Typical floor plate is approx. 1,500 m². The building is equipped among others with: air conditioning, access control, smoke detectors and raised floor.

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	2018
Green certificate	BREEAM
Total space	24 883 m ²
Office gross space	19 191 m ²
Average floor size	1 472 m ²
Add-on factor	6%
Above ground floors	13
Garage parking lots	287
Parking ratio	80

LEASE TERMS

Available space	After log in
Minimum rentable space	511 m ²
Asking rent	After log in
Service charges	After log in
Garage parking rent	After log in
Minimum lease term	5 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).