



## Location

The project RWS Group will be situated at Nowomiejska Street in central district of Gdańsk. 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 Gdańsk Główny) can be easily reached by car within 5 minutes. The International Lech Wałęsa Airport is situated approx. 25-minutes-drive from the building.

## Description

The project RWS Group is a 7-floor office object offering 4500 m<sup>2</sup> of renewable office space. The typical floor plate is about 600 m<sup>2</sup>. In the building there is also over 700 m<sup>2</sup> of retail area designed. It is located in the ground-floor. The building is located next to the European Solidarity Center, in the Young City. The facility is located about 800m from the city's main railway station (Gdańsk Główny PKP).

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Building class	A+
Completion year	2019
Green certificate	BREEAM
Total space	5 935 m <sup>2</sup>
Office gross space	4 448 m <sup>2</sup>
Office net space	4 044 m <sup>2</sup>
Average floor size	600 m <sup>2</sup>
Add-on factor	10%
Above ground floors	7
Underground floors	1
Garage parking lots	25
Parking ratio	200

## LEASE TERMS

Available space	After log in
Minimum rentable space	136 m <sup>2</sup>
Asking rent	After log in
Service charges	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).