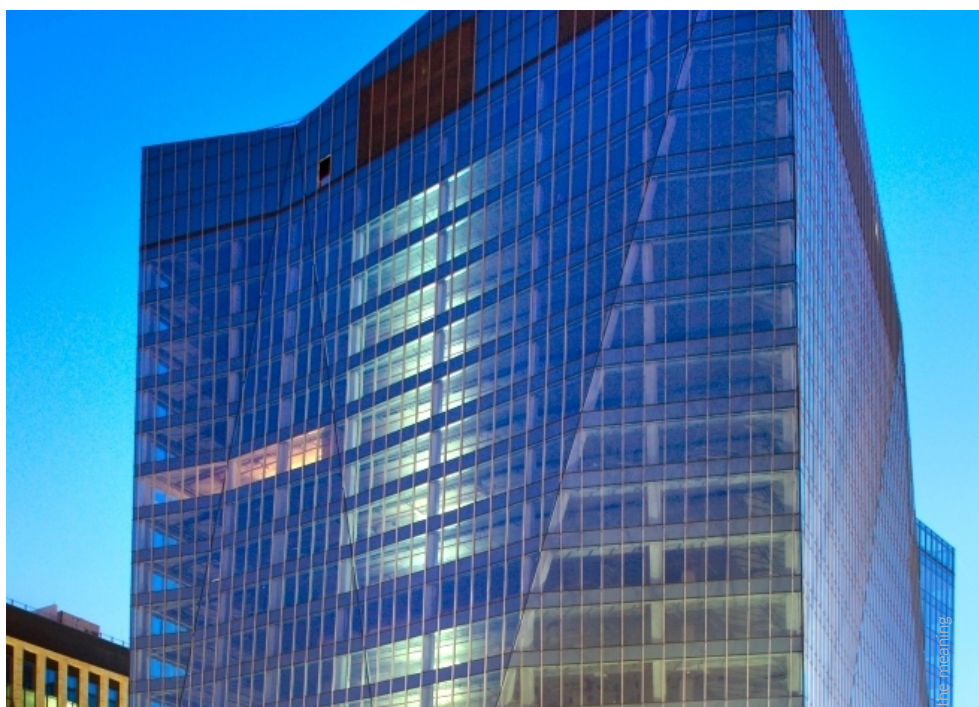
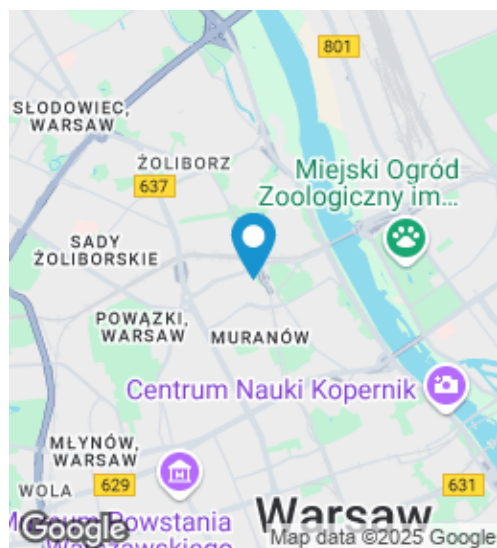


# Gdański Business Center I A

ul. Inflancka 4A, City Center, Warsaw



## Location

Gdański Business Center I A is located at Inflancka Street in the Warsaw district Śródmieście. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 15 minutes. The International Chopin Airport is situated approx. 30-minutes-drive from the building.

## Description

Gdański Business Center I A is a 19-storey office building, which offers approx. 32,000 m<sup>2</sup> of office space for tenant's use. The object provides about 400 underground parking spaces. Typical floor plate is approx. 1,900 m<sup>2</sup>. The building has obtained the BREEAM certificate with Excellent subtype.

## Fit out

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

## BUILDING INFORMATION

|                     |                       |
|---------------------|-----------------------|
| Building status     | Existing              |
| Building class      | A                     |
| Completion year     | 2014                  |
| Green certificate   | BREEAM                |
| Total space         | 32 500 m <sup>2</sup> |
| Office gross space  | 31 455 m <sup>2</sup> |
| Average floor size  | 1 860 m <sup>2</sup>  |
| Add-on factor       | 4.6%                  |
| Above ground floors | 17                    |
| Underground floors  | 2                     |
| Garage parking lots | 412                   |
| Parking ratio       | 70                    |

## LEASE TERMS

|                        |                    |
|------------------------|--------------------|
| Available space        | After log in       |
| Minimum rentable space | 250 m <sup>2</sup> |
| Asking rent            | After log in       |
| Service charges        | After log in       |
| Garage parking rent    | After log in       |

Minimum lease term

5 years

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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).