

# Harmony Office Center II D

ul. Żaryna 2B, Mokotów, Warsaw



## Location

Harmony Office Center II D is located at 2B Żaryna Street in the Warsaw district Mokotów. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 10 minutes. The International Chopin Airport is situated approx. 20-minutes-drive from the building.

## Description

Harmony Office Center II D is a 12-storey office building, which offers approx. 5,700 m<sup>2</sup> of office space for tenant's use. The object provides about 160 underground parking spaces. Typical floor plate is approx. 600 m<sup>2</sup>. The building is equipped among others with: air conditioning, smoke detectors or BMS.

## 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	2010
Green certificate	BREEAM
Total space	6 250 m <sup>2</sup>
Office gross space	5 650 m <sup>2</sup>
Average floor size	617 m <sup>2</sup>
Add-on factor	5.2%
Above ground floors	10
Underground floors	2
Surface parking lots	8
Garage parking lots	133
Parking ratio	39

## LEASE TERMS

Minimum rentable space	96 m <sup>2</sup>
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	2 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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