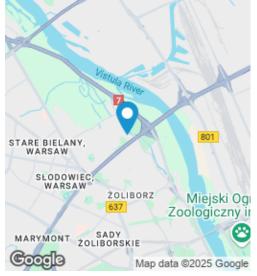
Hector I

ul. Gwiaździsta 19, Bielany, Warsaw





Location

Hector I is located at 19 Gwiaździsta Street in the Warsaw district Bielany. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 20 minutes. The International Chopin Airport is situated approx. 25-minutes-drive from the building.

Description

Hector I is a 3-storey office building, which offers approx. 3,500 m2 of leasing space for tenant's use. The building provides also about 120 aboveground parking spaces. Typical floor plate is approx. 1,200 m2. The building is equipped among others with: air conditioning, access control, suspended ceilings or fiber optics.

Fit out

Air conditioning, Suspended ceilings, Sprinklers, Smoke detectors, Fiber optics, Operable windows, BMS

BUILDING INFORMATION

Building status	Existing
Building class	В
Completion year	1995
Total space	4 000 m ²
Office gross space	3 500 m ²
Office net space	2 910 m ²
Average floor size	1 350 m ²
Add-on factor	15%
Above ground floors	3
Surface parking lots	120

LEASE TERMS

, Minimum rentable space	250 m ²
Asking rent	After log in
Service charges	After log in
Surface parking rent	After log in
Minimum lease term	3 years

I hese property particulars are only of information character and do not constitute offer to conclude any agreement within the of provisions of Polish Civil Code (Journal of Laws from 1964, no. 16, item 93 as amended).



