



Location

Hortus building is located at Topiel 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. 35-minutes-drive from the building.

Description

Hortus is a 6-storey office building, which offers approx. 10,600 m2 of office space for tenant’s use. The object provides about 160 underground parking spaces. Typical floor plate is approx. 1,900 m2. The building has obtained the BREEAM certificate with Very Good subtype.

Fit out

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

BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2011
Green certificate	BREEAM
Total space	22 000 m ²
Office gross space	10 600 m ²
Office net space	9 800 m ²
Average floor size	1 900 m ²
Add-on factor	4.3%
Above ground floors	6
Underground floors	2
Garage parking lots	161
Parking ratio	65

LEASE TERMS

Available space	After log in
Minimum rentable space	220 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).