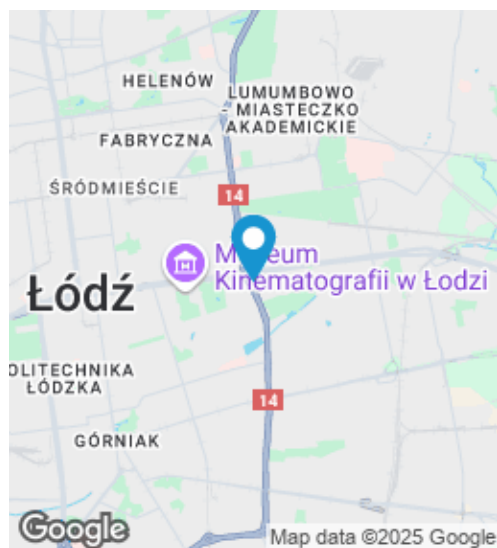


Imagine A

Piłsudskiego 87, Łódź



Location

Imagine is located near to the main road hub, so that it provides great access to public means of transport. Fabryczna Railway Station is situated in the close neighborhood of the property. Łódź Władysław Reymont Airport is situated approx. 15-minutes-drive from the buildings.

Description

Imagine is consisted of 2 6-storey office buildings which offer 14 500 m² office space. Typical floor is approx. 1 500m². There are 356 parking spaces and bike racks for tenants' use. Imagine is equipped with all modern technical solutions and facilities that are standard for the A class buildings. Building A offers 9 155m² of leasing space.

Fit out

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

BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2019
Total space	9 613 m ²
Office gross space	8 272 m ²
Office net space	7 879 m ²
Minimum floor size	1 276 m ²
Maximum floor size	1 680 m ²
Add-on factor	5%
Above ground floors	6
Underground floors	1
Surface parking lots	14
Garage parking lots	342
Parking ratio	50

LEASE TERMS

Minimum rentable space	250 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).



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