

# Intraco Prime

ul. Stawki 2, City Center, Warsaw



## Location

The building is located at 2 Stawki Street, in Warsaw's Downtown district. The property is about 20 minutes' drive from the city's main railroad station (PKP Warszawa Centralna). Frederic Chopin International Airport is a 30-minute drive from the property.

## Description

Intraco Prime was developed on the site of the parking lot in front of the existing Intraco skyscraper. An 8-storey class A office building was erected, offering about 12,000 sqm of rentable office space. The building provides access to about 115 underground parking spaces. The building is equipped with all technical solutions and amenities envisaged for this class of buildings.

## 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	2022
Green certificate	BREEAM
Total space	14 000 m <sup>2</sup>
Office gross space	12 800 m <sup>2</sup>
Office net space	11 500 m <sup>2</sup>
Average floor size	1 600 m <sup>2</sup>
Add-on factor	5%
Above ground floors	8
Underground floors	3
Garage parking lots	165
Parking ratio	167

## LEASE TERMS

Available space	After log in
Asking rent	After log in
Service charges	After log in
Garage parking rent	After log in

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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