

# Iridium

ul. Hoża 76/78, City Center, Warsaw



### Location

Iridium is located at Hoża Street, between Marszałkowska and Chałubińskiego Streets in Śródmieście district. 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. 30-minutes-drive from the building..

### Description

Iridium is a 7-storey office building, offering approx. 4 000 m2 of office space for lease. Average floor plate is about 720 m2. The object provides also above-ground parking spaces. The building is equipped among others with: air conditioning, access control, operable windows or smoke detectors.

### Fit out

Air conditioning, Sprinklers, Smoke detectors, Operable windows, BMS

### BUILDING INFORMATION

Building status	Existing
Building class	B
Completion year	1960
Office gross space	4 000 m <sup>2</sup>
Office net space	3 700 m <sup>2</sup>
Above ground floors	5
Underground floors	2
Surface parking lots	6

### LEASE TERMS

Minimum rentable space	70 m <sup>2</sup>
Asking rent	After log in
Surface 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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