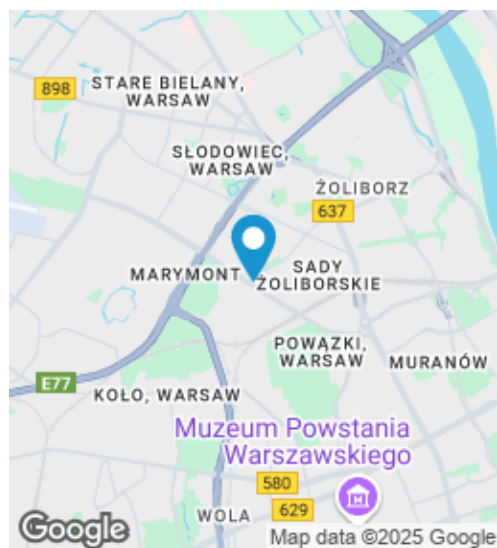


# Irydion

ul. Powązkowska 44c, Żoliborz, Warsaw



## Location

Irydion is located at 44c Powązkowska Street in the Warsaw district Żoliborz. 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. 20-minutes-drive from the building.

## Description

Irydion is a 7-storey office building, which offers approx. 10,000 m<sup>2</sup> of leasing space for tenant's use. The object provides about 10 above-ground and 170 underground parking spaces. Typical floor plate is approx. 2,400 m<sup>2</sup>. The building is equipped among others with: air conditioning, access control, smoke detectors, raised floor czy UPS.

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Building class	B
Completion year	2002
Total space	14 400 m <sup>2</sup>
Office gross space	10 000 m <sup>2</sup>
Office net space	9 200 m <sup>2</sup>
Average floor size	2 400 m <sup>2</sup>
Add-on factor	5%
Above ground floors	5
Underground floors	2
Surface parking lots	34
Garage parking lots	170
Parking ratio	60

## LEASE TERMS

Available space	After log in
Minimum rentable space	78 m <sup>2</sup>
Asking rent	After log in
Service charges	After log in
Surface parking rent	After log in
Garage parking rent	After log in
Minimum lease term	3 years



+48 22 331 78 00  
info@officemap.pl



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).