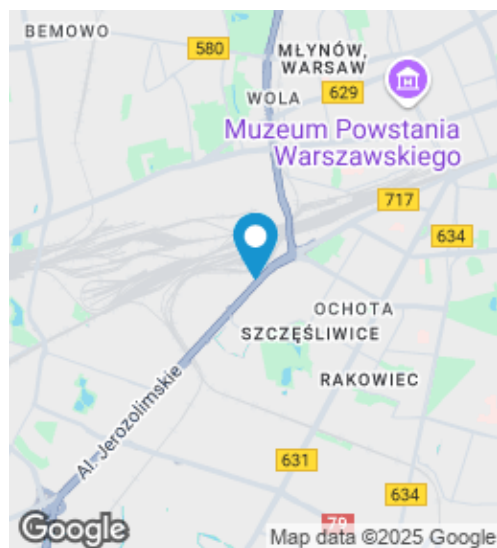


# Jerozolimskie Business Park A

Al. Jerozolimskie 146a, Ochota, Warsaw



## Location

Jerozolimskie Business Park A is located at 146a Jerozolimskie Avenue in the Warsaw district Ochota. 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. 15-minutes-drive from the building.

## Description

Jerozolimskie Business Park A is a 5-storey office building, which offers approx. 2,700 m<sup>2</sup> of office space for tenant's use. The object provides about 160 above-ground and 50 underground parking spaces. Typical floor plate is approx. 600 m<sup>2</sup>. The building is equipped among others with: air conditioning, access control, raised floor or 24h security.

## 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      | 1997                 |
| Total space          | 3 256 m <sup>2</sup> |
| Office gross space   | 2 686 m <sup>2</sup> |
| Office net space     | 2 533 m <sup>2</sup> |
| Average floor size   | 600 m <sup>2</sup>   |
| Add-on factor        | 7.38%                |
| Above ground floors  | 4                    |
| Underground floors   | 1                    |
| Surface parking lots | 157                  |
| Garage parking lots  | 50                   |
| Parking ratio        | 47                   |

## LEASE TERMS

|                        |                   |
|------------------------|-------------------|
| Minimum rentable space | 12 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     | 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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