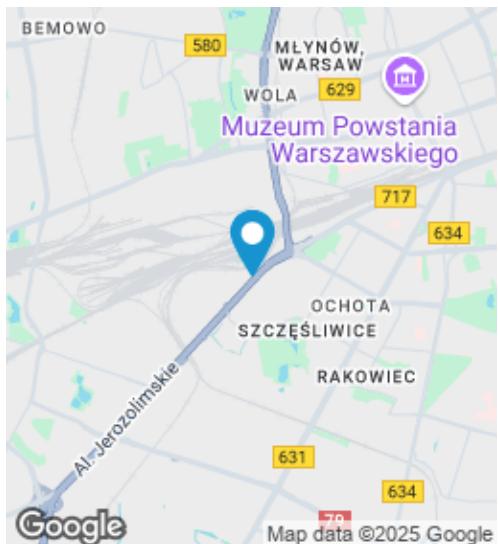


Jerozolimskie Business Park A

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 m² 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 m². 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 ²
Office gross space	2 686 m ²
Office net space	2 533 m ²
Average floor size	600 m ²
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 ²
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).