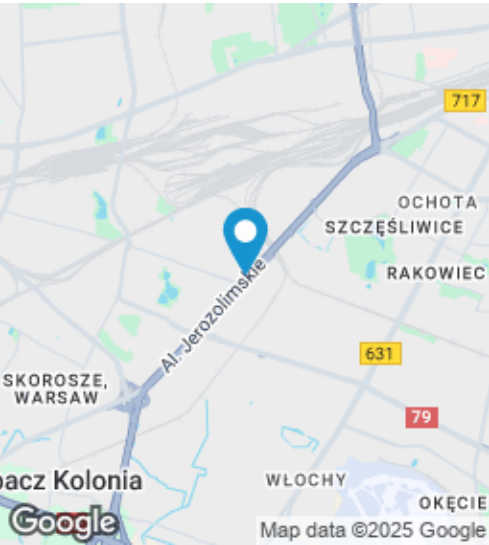


Kopernik Office Building A

Al. Jerozolimskie 180, Włochy, Warsaw



Location

Kopernik Office Buildings are located at 172-180 Jerozolimskie Alley in the Warsaw district Włochy. 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. 15-minutes-drive from the building.

Description

Kopernik Office Building A is a 7-storey office building, which offers approx. 5,400 m2 of leasing space for tenant's use. The object provides about 160 above-ground and 50 underground parking spaces. Typical floor plate is approx. 900 m2. The building has obtained the BREEAM certificate with Very Good subtype.

Fit out

Air conditioning, Suspended ceilings, Smoke detectors, Fiber optics, Operable windows

BUILDING INFORMATION

Building status	Existing
Building class	B+
Completion year	2002
Green certificate	BREEAM
Total space	5 800 m ²
Office gross space	5 351 m ²
Average floor size	933 m ²
Add-on factor	6.54%
Above ground floors	6
Underground floors	1
Surface parking lots	158
Garage parking lots	46
Parking ratio	25

LEASE TERMS

Available space	After log in
Minimum rentable space	40 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	3 years



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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).