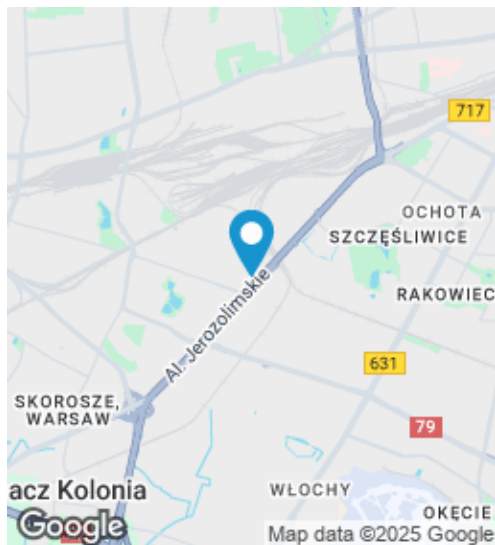


# Kopernik Office Building B

Al. Jerozolimskie 178, 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 B is a 7-storey office building, which offers approx. 2,700 m<sup>2</sup> of leasing space for tenant's use. The object provides about 80 above-ground and 20 underground parking spaces. Typical floor plate is approx. 640 m<sup>2</sup>. 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	2 729 m <sup>2</sup>
Office gross space	2 729 m <sup>2</sup>
Average floor size	636 m <sup>2</sup>
Add-on factor	5.5%
Above ground floors	6
Underground floors	1
Surface parking lots	76
Garage parking lots	17
Parking ratio	25

## LEASE TERMS

Available space	After log in
Minimum rentable space	320 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



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