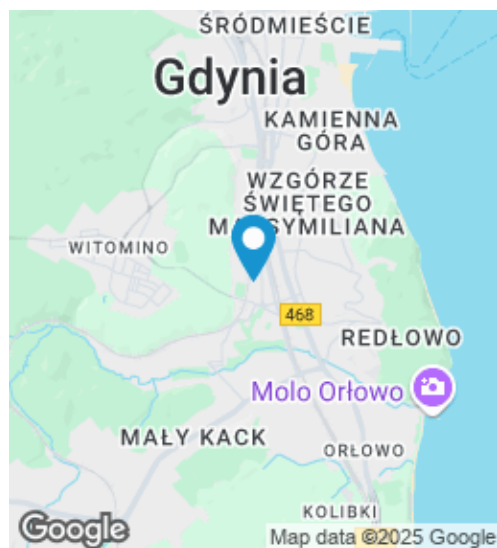


Łużycka Office Park C

ul. Łużycka 6C, Gdynia, Tricity



Location

The complex is located at the Łużycka Street in Gdynia which belongs to the Redłowo district. Łużycka Office Park is also situated close to the fast railway (SKM) stop - Gdynia Redłowo. That location enables an easy access to the every part of Tricity, both by public and private transport. The way to the Lech Walesa Airport takes approx. 25 minutes and to the city center of Gdynia about 10 minutes drive.

Description

Łużycka Office Park is an office complex consisting of four A-class buildings with a total gross area of 27,200 m². It is located in the dynamically developing business center of Gdynia, in the immediate vicinity of the Pomeranian Metropolitan Railway (PKM), two stops of the fast urban railway (SKM) and the main communication artery of Gdynia, Sopot and Gdańsk. The buildings are characterized by timeless architectural and technical solutions that guarantee comfortable working conditions for tenants. The quality of the complex is confirmed by the certificates obtained: ecological BREEAM and the certificate of accessibility.

Fit out

Air conditioning, Raised floors, Smoke detectors

BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2009
Total space	8 867 m ²
Office gross space	5 072 m ²
Office net space	4 338 m ²
Average floor size	1 250 m ²
Add-on factor	11%
Above ground floors	4
Underground floors	1
Surface parking lots	191
Garage parking lots	92
Parking ratio	36

LEASE TERMS

Minimum rentable space	250 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).



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