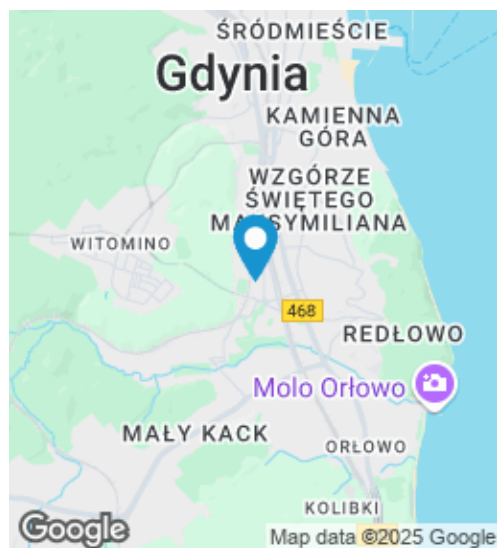


Łużycka Office Park E

ul. Łużycka 6E, 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 a complex consisting of 5 modern buildings which together create about 22 500 m² of office space to let. Building E has approx. 4 300 m² of A-class leasable office area and the average floor plate amounts to 1 070 m². The interiors of the building are designed to create spacious and convenient premises providing maximum area and comfort of office staff. The object is equipped with all the technical solutions and amenities that are standard for this class of buildings. The whole complex provides almost 900 parking places on the underground and above the ground car park.

Fit out

Air conditioning, Raised floors, Smoke detectors

BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2010
Green certificate	Other
Total space	9 461 m ²
Office gross space	4 391 m ²
Average floor size	1 m ²
Add-on factor	11%
Above ground floors	4
Underground floors	1
Surface parking lots	227
Garage parking lots	651
Parking ratio	33

LEASE TERMS

Minimum rentable space	250 m ²
Asking rent	After log in
Service charges	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).