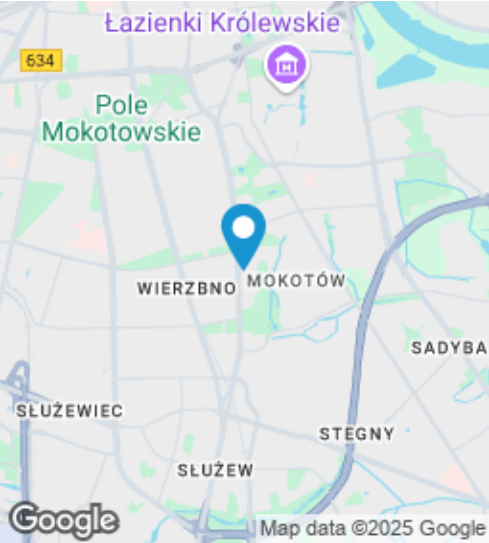


# Merlini

ul. Puławska 107, Mokotów, Warsaw



### Location

Merlini is located at 107 Puławska Street in the Warsaw district Mokotów. 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

Merlini is a 8-storey office building, which offers approx. 2,300 m2 of leasing space for tenant’s use. The object provides about 20 above-ground parking spaces. Typical floor plate is approx. 370 m2. The building is equipped among others with: air conditioning, access control, smoke detectors and raised floors

### Fit out

Air conditioning, Raised floors, Suspended ceilings, Sprinklers, Smoke detectors, Fiber optics, Operable windows, BMS



### BUILDING INFORMATION

Building status	Existing
Building class	B
Completion year	2002
Total space	4 120 m <sup>2</sup>
Office gross space	2 300 m <sup>2</sup>
Office net space	1 812 m <sup>2</sup>
Average floor size	365 m <sup>2</sup>
Add-on factor	4%
Above ground floors	6
Underground floors	2
Garage parking lots	7
Parking ratio	55

### LEASE TERMS

Available space	After log in
Minimum rentable space	117 m <sup>2</sup>
Asking rent	After log in
Service charges	After log in
Garage parking rent	After log in
Minimum lease term	3 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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