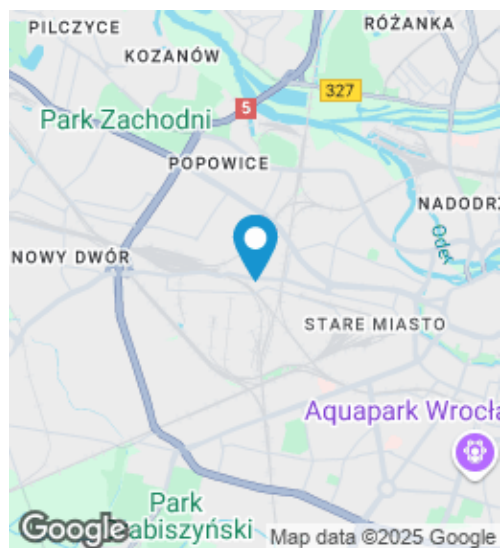


# Millennium Tower I

ul. Strzegomska 42c, Wrocław



## Location

The building is located in Western Business District, one of the most prestigious and business parts of the city. Mikołajów Railway Station and shopping mall Magnolia Park nearby.

## Description

Millennium Tower I is a 11-storey office building class A, offering approx. 6 100 sq m of office space to let. Typical floor plate is approx. 600 sq m. The building provides also about 400 above-ground parking spaces.

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2001
Total space	7 510 m <sup>2</sup>
Office gross space	6 174 m <sup>2</sup>
Office net space	6 100 m <sup>2</sup>
Average floor size	600 m <sup>2</sup>
Add-on factor	3.88%
Above ground floors	11
Underground floors	1
Surface parking lots	400
Garage parking lots	400
Parking ratio	22

## LEASE TERMS

Minimum rentable space	300 m <sup>2</sup>
Asking rent	After log in
Service charges	After log in
Parking rent	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).



+48 22 331 78 00  
info@officemap.pl

