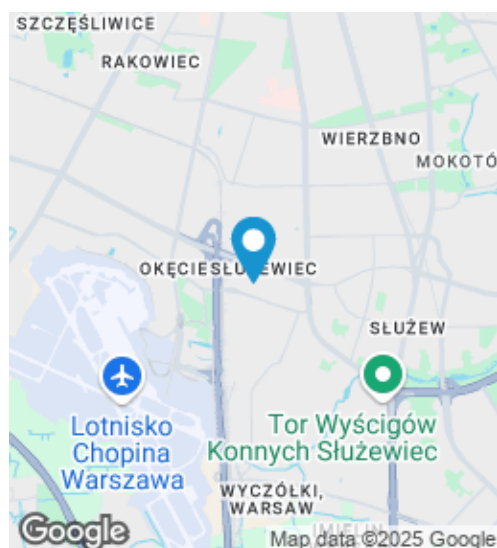


# Neopark B

ul. Wynalazek 1, Mokotów, Warsaw



## Location

The building is located at 1 Wynalazek Street in the Warsaw district Mokotów. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 25 minutes. The International Chopin Airport is situated approx. 5-minutes-drive from the building.

## Description

Neopark B is a 6-storey office building, which offers approx. 12,000 m<sup>2</sup> of leasing space for tenant's use. The object provides about 320 parking spaces. Typical floor plate is approx. 2,500 m<sup>2</sup>. The building is equipped among others with: air conditioning, 24h security, smoke detectors, fiber optics, suspended ceilings, computer cabling.

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2018
Green certificate	BREEAM
Total space	14 282 m <sup>2</sup>
Office gross space	12 066 m <sup>2</sup>
Minimum floor size	2 160 m <sup>2</sup>
Maximum floor size	2 552 m <sup>2</sup>
Add-on factor	4.62%
Above ground floors	5
Underground floors	1
Surface parking lots	86
Garage parking lots	236
Parking ratio	40

## LEASE TERMS

Available space	After log in
Minimum rentable space	500 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

5 years



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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).