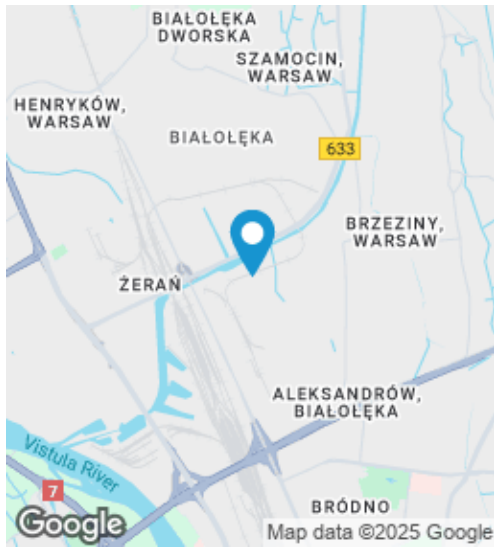


# NORDKAPP

ul. Annopol 22, Białoleka, Warsaw



## Location

NORD KAPP is located at 22 Annopol Street in the Warsaw district Białoleka. 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. 30-minutes-drive from the building.

## Description

NORD KAPP is a 4-storey office building, which offers approx. 4,700 m<sup>2</sup> of leasing space for tenant's use. The object provides about 70 above-ground parking spaces. Typical floor plate is approx. 1,100 m<sup>2</sup>. The building is equipped among others with: air conditioning, access control, smoke detectors, raised floors and UPS.

## 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	2016
Total space	4 669 m <sup>2</sup>
Office gross space	4 200 m <sup>2</sup>
Office net space	4 049 m <sup>2</sup>
Average floor size	1 135 m <sup>2</sup>
Add-on factor	3.5%
Above ground floors	4
Surface parking lots	74

## LEASE TERMS

Minimum rentable space	100 m <sup>2</sup>
Asking rent	After log in
Service charges	After log in
Surface 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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