

# Nowy Alexanderhaus

Plac Jana Pawła II 8, Wrocław



### Location

The building is situated in the heart of Wrocław, at the Jana Pawła II Square. This perfect location enables outstanding communication with other parts of the city. Tram and bus stops and large municipal parking lots are located in immediate vicinity of the real estate. The object is surrounded by numerous hotels, office buildings and service premises. The Copernicus Airport Wrocław is situated approx. 20 minutes drive from the object.

### Description

Nowy Alexanderhaus is an 8-storey building, offering approx. 2 500 sq m of A class leasable office area. Typical floor plate is approx. 477 sq m. The object is equipped with all the technical solutions and amenities that are standard for this class of buildings. The construction of the building allows efficient and flexible arrangement of space.

### Fit out

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

### BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2017
Total space	3 369 m <sup>2</sup>
Office gross space	2 518 m <sup>2</sup>
Office net space	2 251 m <sup>2</sup>
Average floor size	477 m <sup>2</sup>
Add-on factor	5%
Above ground floors	8
Underground floors	1

### LEASE TERMS

Minimum rentable space	147 m <sup>2</sup>
Asking rent	After log in
Service charges	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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