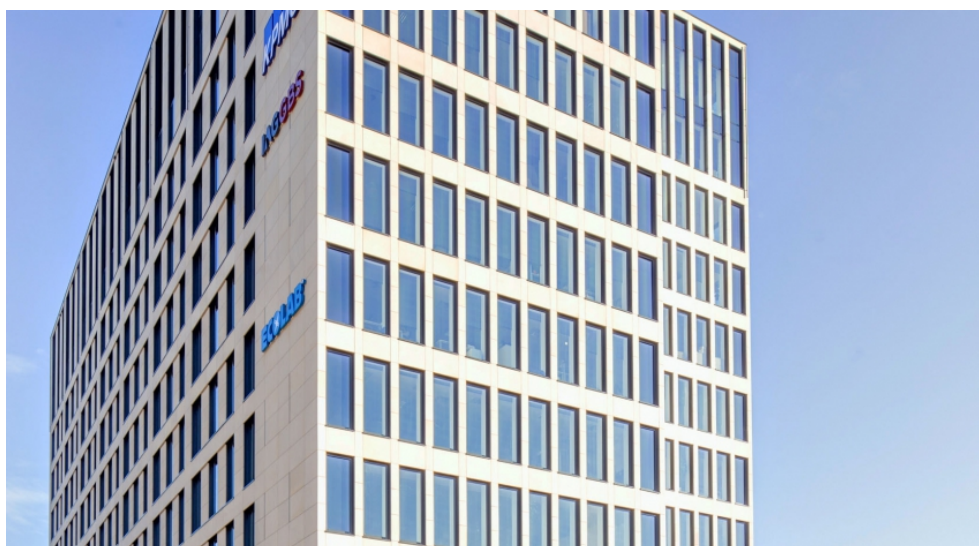
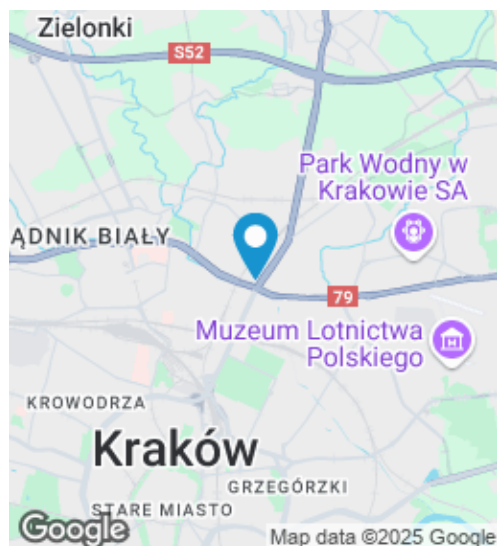


# O3 Business Campus I

ul. Opolska 114, Cracow



## Location

The building is situated in Prądnik Biały district, at Opolska Street - one of the main communication arteries in this part of Kraków. The location enables an easy access to other parts of the city by both public and private transport. The object is located about 20 minutes drive away from The International Airport Kraków-Balice.

## Description

Opolska Business Park is a state-of-the-art office park consisting of three 10-storey office buildings with approx. 58 000 sq m of total space. Opolska Business Park has been designed to meet the standards of a A-class office building. There is a possibility of the flexible arrangement of premises. Modern and dynamic elevation makes buildings easily visible and recognizable.

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Completion year	2016
Green certificate	BREEAM
Total space	19 700 m <sup>2</sup>
Office gross space	18 940 m <sup>2</sup>
Average floor size	1 690 m <sup>2</sup>
Add-on factor	3%
Above ground floors	12
Underground floors	2
Parking ratio	50

## LEASE TERMS

Available space	After log in
Minimum rentable space	270 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

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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