



## Location

Okraglak is situated at 14 Mielżyńskiego Street. Main railway station of the city (PKP Poznań Główny) can be easily reached by car within 5 minutes. Poznań–Ławica Henryk Wieniawski Airport is situated approx. 25-minutes-drive from the building.

## Description

Okraglak is a 12-storey office building, which offers approx. 6,000 m<sup>2</sup> of leasing space for tenant's use. The object provides about 20 parking spaces. Typical floor plate is approx. 720 m<sup>2</sup>. The building has obtained the BREEAM certificate with Pass subtype.

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	1955
Green certificate	BREEAM
Total space	10 312 m <sup>2</sup>
Office gross space	6 000 m <sup>2</sup>
Office net space	5 100 m <sup>2</sup>
Average floor size	728 m <sup>2</sup>
Add-on factor	8.57%
Above ground floors	10
Underground floors	2
Surface parking lots	23
Parking ratio	345

## LEASE TERMS

Available space	After log in
Minimum rentable space	200 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).