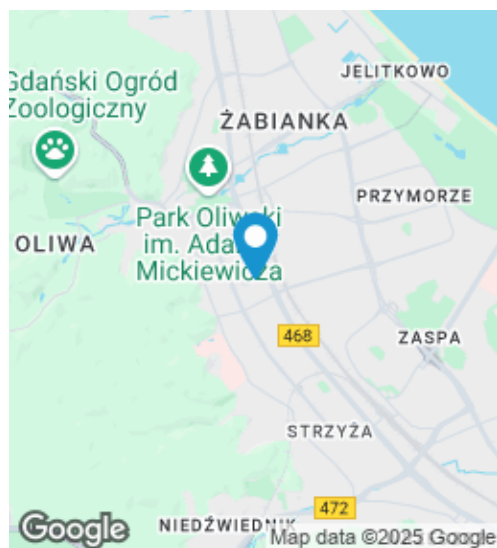


Olivia Business Centre - Point

Al. Grunwaldzka 472A, Gdansk, Tricity



Location

The property is located in an area of dynamic development of the city, on the main road linking Gdańsk and Gdynia, what guarantees a perfect exposition to the investment. The proximity to principal communication routes: numerous bus and tram routes as well as urban fast train SKM is another advantage.

Description

Olivia Business Centre is the largest business and office centre in northern Poland, offering as a target 120 000 m2 of total area. Oliva Business Centre - Point provides approx. 9 600 m2 of office space to let, spread on 7-storeys. Typical floor plate is about 1 200 m2. The object is equipped with 24 hour security, smoke detectors, suspended ceilings and air conditioning among others. Olivia Point provides 135 underground parking places for tenants' use.

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	2012
Green certificate	BREEAM
Total space	14 150 m ²
Office gross space	9 613 m ²
Average floor size	1 200 m ²
Add-on factor	3.59%
Above ground floors	6
Underground floors	2
Surface parking lots	586
Garage parking lots	280
Parking ratio	100

LEASE TERMS

Available space	After log in
Minimum rentable space	100 m ²
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).