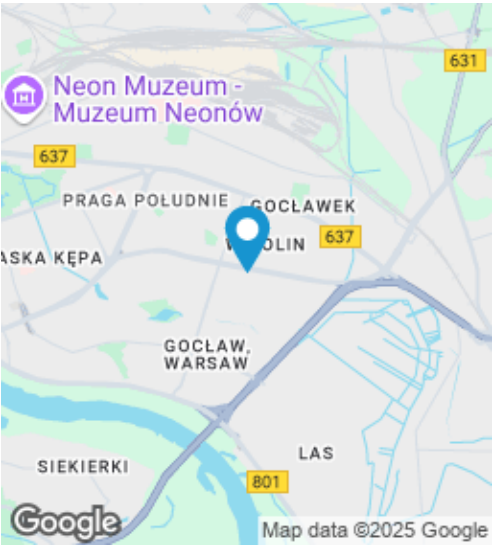


Ostrobramska 79

ul. Ostrobramska 79, Praga Południe, Warsaw



Location

The building is located at 79 Ostrobramska Street in the Warsaw district Praga Południe. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 20 minutes. The International Chopin Airport is situated approx. 25-minutes-drive from the building.

Description

Ostrobramska 79 is a 7-storey retail-office center, offering approx. 5,800 m2 of office space for tenant's use. The object provides about 30 parking spaces. Typical floor plate is approx. 1,500 m2. The building is equipped among others with: air conditioning, access control, suspended ceilings or fiber optics. control.

Fit out

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

BUILDING INFORMATION

| | |
|---------------------|-----------------------|
| Building status | Existing |
| Completion year | 2000 |
| Total space | 12 000 m ² |
| Office gross space | 5 800 m ² |
| Average floor size | 1 500 m ² |
| Add-on factor | 3% |
| Above ground floors | 5 |
| Underground floors | 2 |
| Garage parking lots | 30 |
| Parking ratio | 35 |

LEASE TERMS

| | |
|---------------------|--------------|
| Available space | After log in |
| Asking rent | After log in |
| Service charges | After log in |
| Garage parking rent | After log in |
| Minimum lease term | 1 year |

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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