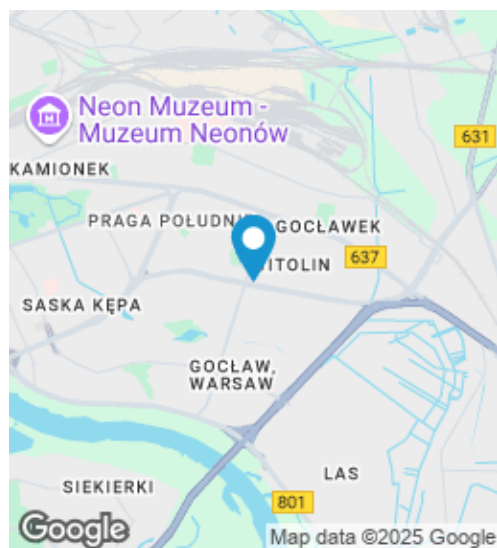


# Ostrobramska 86

ul. Ostrobramska 86, Praga Południe, Warsaw



## Location

The building is located at 86 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 86 is a 5-storey office building, which offers approx. 1,600 m<sup>2</sup> of office space for tenant's use. The object provides about 20 above-ground and 30 underground parking spaces. The building is equipped among others with: air conditioning, BMS or suspended ceilings.

## Fit out

Air conditioning, Suspended ceilings, Fiber optics, Operable windows, BMS

## BUILDING INFORMATION

Building status	Existing
Building class	B
Completion year	2005
Office gross space	2 504 m <sup>2</sup>
Office net space	1 524 m <sup>2</sup>
Average floor size	586 m <sup>2</sup>
Add-on factor	6.35%
Above ground floors	5
Surface parking lots	20
Garage parking lots	30
Parking ratio	86

## LEASE TERMS

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).