



## Location

Oxygen is situated at one of the city's major traffic arteries, at the crossing of Wyzwolenia Avenue with Malczewskiego Street, in the very center of Szczecin. The location provides good access to other districts of the city by both, public and private transport. Szczecin Central Railway Station can be easily reached by car in only 10 minutes.

## Description

Oxygen is a high-class office building, designed in accordance with business ergonomics principles. The facility has 9 floors and over 14 000 m<sup>2</sup> of office space. It is equipped with security systems and CCTV. Its car park offers a total of 181 parking spaces. With its modern and advanced technologies applied in the facilities, the building conforms to most stringent contemporary standards, including requirements of IT and telecommunication companies. Further advantages of the building, contributing to its prestigious rating, include its perfect location and marvellous exposure.

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Completion year	2010
Green certificate	BREEAM
Total space	19 600 m <sup>2</sup>
Office gross space	14 000 m <sup>2</sup>
Office net space	13 125 m <sup>2</sup>
Minimum floor size	1 485 m <sup>2</sup>
Maximum floor size	1 642 m <sup>2</sup>
Add-on factor	2.52%
Above ground floors	9
Underground floors	1
Surface parking lots	49
Garage parking lots	132
Parking ratio	70

## LEASE TERMS

Available space	After log in
Minimum rentable space	400 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

3 years