

# P-2

Półwiejska 2, Poznań



## Location

The building is situated in a rejuvenated district, at Półwiejska Street next to the Poznań Financial Center, Stary Browar, main high street and numerous hotels. The location enables an easy access to other parts of the city by both, public and private transport. The Poznań - Ławica Henryk Wieniawski Airport is situated approx. 15 minutes drive from the object.

## Description

Półwiejska 2 is a modern, 5-storey building offering approx. 2 500 m<sup>2</sup> of office space to let. The object provides about 89 parking places for tenants' use. Human friendly architecture, moderate building height, efficient open plan accommodation and high standard of finishes provides an excellent working environment for future tenants.

## Fit out

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

## BUILDING INFORMATION

|                     |                      |
|---------------------|----------------------|
| Building status     | Existing             |
| Building class      | A                    |
| Completion year     | 2015                 |
| Total space         | 8 894 m <sup>2</sup> |
| Office gross space  | 2 331 m <sup>2</sup> |
| Average floor size  | 1 300 m <sup>2</sup> |
| Add-on factor       | 5.5%                 |
| Above ground floors | 4                    |
| Underground floors  | 1                    |
| Garage parking lots | 80                   |
| Parking ratio       | 39                   |

## LEASE TERMS

|                        |                   |
|------------------------|-------------------|
| Minimum rentable space | 88 m <sup>2</sup> |
| Asking rent            | After log in      |
| Service charges        | After log in      |
| Parking rent           | After log in      |
| Garage parking rent    | After log in      |
| Minimum lease term     | 3 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).