

# Piotrkowska 250

Piotrkowska 242/250, Lodz



## Location

The building is situated in the centre of the city, at Piotrkowska Street - the most famous route in Łódź and the longest commercial street in Europe. Additional benefits of location include numerous hotels, town's bars, restaurants and galleries in the neighborhood and convenient access to municipal transport. The Łódź Władysław Reymont Airport is situated approx. 15 minutes drive from the building.

## Description

Piotrkowska 250 is a 4-storey building, offering approx. 4 700 m<sup>2</sup> of net leasable office space. Typical floor plate is 950 m<sup>2</sup>. The object provides also 100 outdoor parking spaces for tenants' use. Piotrkowska 250 is equipped with: operable windows, CCTV and 24h security among others. The design of the object ensures effectiveness and flexible arrangement of the space.

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Building class	B
Completion year	2019
Total space	4 722 m <sup>2</sup>
Office gross space	4 406 m <sup>2</sup>
Office net space	3 590 m <sup>2</sup>
Average floor size	950 m <sup>2</sup>
Add-on factor	10%
Above ground floors	4
Underground floors	1
Surface parking lots	100

## LEASE TERMS

Available space	After log in
Asking rent	After log in
Service charges	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).