

# Polna Corner

ul. Polna 40, City Center, Warsaw



## Location

Polna Corner is located at 40 Polna Street in the Warsaw district Śródmieście. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 5 minutes. The International Chopin Airport is situated approx. 20-minutes-drive from the building.

## Description

Polna Corner is a 9-storey office building, which offers approx. 8,000 m<sup>2</sup> of leasing space for tenant's use. The object provides about 70 underground parking spaces. The building has obtained the BREEAM certificate with Excellent subtype.

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2017
Green certificate	BREEAM
Total space	8 700 m <sup>2</sup>
Office gross space	5 390 m <sup>2</sup>
Minimum floor size	104 m <sup>2</sup>
Maximum floor size	1 600 m <sup>2</sup>
Add-on factor	7.33%
Above ground floors	9
Underground floors	3
Garage parking lots	62
Parking ratio	96

## LEASE TERMS

Available space	After log in
Minimum rentable space	235 m <sup>2</sup>
Asking rent	After log in
Service charges	After log in
Garage parking rent	After log in
Minimum lease term	2 years

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