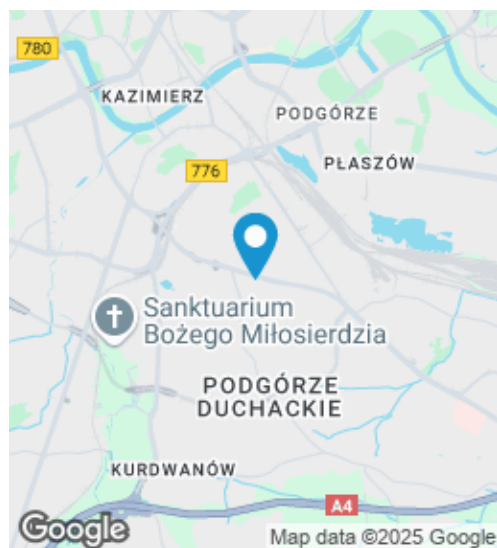


Portus

ul. Kamieńskiego 51, Cracow



Location

Portus is situated in the vicinity of the communication hub Matecznego Roundabout, connecting main arteries leading from west to east (Katowice, Wrocław, Rzeszów, Przemyśl). The proximity of A4 highway guarantees perfect connection with the International Airport Kraków-Balice. The location enables easy access to the center and other parts of the city by both public and private transport.

Description

Portus is modern, B+ class building offering approx. 6 300 sq m of office space to let spread on 5-storeys. Typical floor plate is about 1 560 sq m. The building is equipped with smoke detectors, sprinkler system, 24 hour security and air conditioning system among others. Portus provides 50 underground parking places for tenants' use. The interiors of the buildings are designed to create spacious and convenient premises providing maximum area and comfort of office staff.

Fit out

Air conditioning, Suspended ceilings, Sprinklers, Smoke detectors

BUILDING INFORMATION

| | |
|----------------------|----------------------|
| Building status | Existing |
| Completion year | 2009 |
| Total space | 8 000 m ² |
| Office gross space | 6 300 m ² |
| Average floor size | 1 560 m ² |
| Add-on factor | 5% |
| Above ground floors | 4 |
| Underground floors | 1 |
| Surface parking lots | 70 |
| Garage parking lots | 45 |
| Parking ratio | 70 |

LEASE TERMS

| | |
|------------------------|--------------------|
| Available space | After log in |
| Minimum rentable space | 400 m ² |
| 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).



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