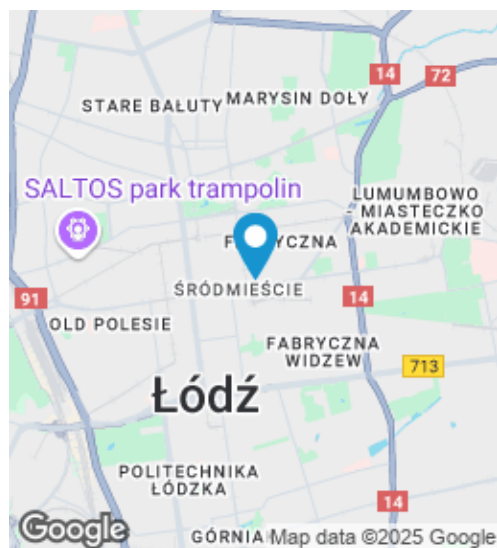


PRACOWNIA 1113

Piramowicza 11/13, Łódź



Location

The building is situated in the heart of the city center, at Piramowicza Street, in proximity of town's bars, restaurants, galleries and Railway Station - Łódź Fabryczna (400 m). Additional benefits of location include numerous hotels in the neighborhood and convenient access to municipal transport. The Łódź Władysław Reymont Airport is situated approx. 20 minutes drive from the building.

Description

PRACOWNIA 1113 is a modern, 5-storey building, modernized in 2006, which offers approx. 3 500 m² of office space to let. Typical floor plate is 550 m². The object provides also 20 outdoor parking spaces for tenants' use. The property is equipped with fiber optic internet access, certified cat.5+/6 network, dedicated IT power supply, emergency generator, UPS, solar panels, electric car charging station. Efficient open plan accommodation and high standard of finishes will provide an excellent working environment.

Fit out

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

BUILDING INFORMATION

Building status	Existing
Building class	B
Completion year	1900
Total space	4 000 m ²
Office gross space	3 500 m ²
Average floor size	550 m ²
Add-on factor	5%
Above ground floors	5
Underground floors	1
Surface parking lots	20
Parking ratio	170

LEASE TERMS

Available space	After log in
Minimum rentable space	50 m ²
Asking rent	After log in
Service charges	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).