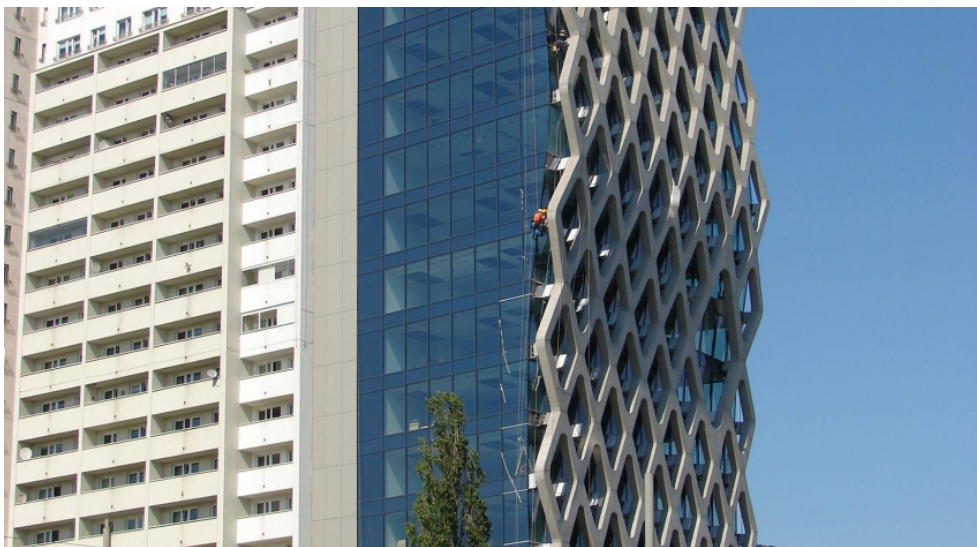


# Prosta Tower

ul. Prosta 32, Wola, Warsaw



## Location

Prosta Tower is located at Prosta Street in the Warsaw district Wola. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 10 minutes. The International Chopin Airport is situated approx. 20-minutes-drive from the building.

## Description

Prosta Tower is a 24-storey office building, which offers approx. 5,500 m<sup>2</sup> of office space for tenant's use. The object provides 75 underground parking spaces. The building is equipped among others with: air conditioning, access control, raised floor and fiber optics.

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Building class	A+
Completion year	2011
Green certificate	BREEAM
Total space	8 400 m <sup>2</sup>
Office gross space	5 523 m <sup>2</sup>
Average floor size	550 m <sup>2</sup>
Add-on factor	4.85%
Above ground floors	24
Underground floors	5
Garage parking lots	74
Parking ratio	87

## LEASE TERMS

Minimum rentable space	332 m <sup>2</sup>
Asking rent	After log in
Service charges	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).