

Proximo II

ul. Przyokopowa 26, Wola, Warsaw



Location

The building is located at 26 Przyokopowa 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

Proximo II is a 13-storey office building, which offers approx. 20 000 m2 of office space for tenant's use. The object provides 17 above-ground and 206 underground parking spaces. Typical floor plate is approx. 2,875 m2. 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	2018
Green certificate	BREEAM
Total space	20 600 m ²
Office gross space	19 950 m ²
Minimum floor size	1 155 m ²
Maximum floor size	2 622 m ²
Add-on factor	5.72%
Above ground floors	11
Underground floors	2
Surface parking lots	14
Garage parking lots	217
Parking ratio	95

LEASE TERMS

Asking rent	After log in
Service charges	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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