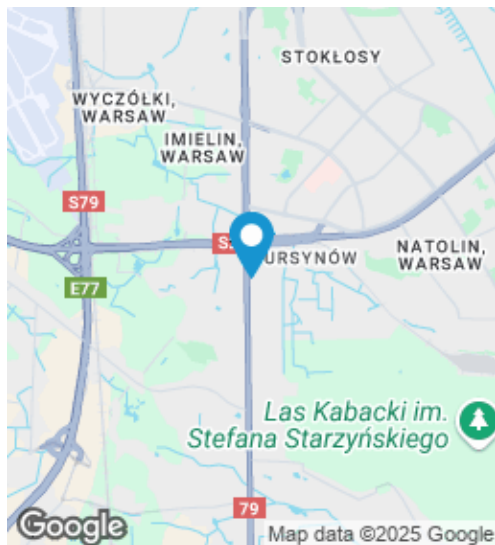


# Puławska 469

ul. Puławska 469, Ursynów, Warsaw



## Location

FDS Plaza is located at 469 Puławska Street in the Warsaw district Ursynów. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 25 minutes. The International Chopin Airport is situated approx. 10-minutes-drive from the building.

## Description

FDS Plaza is a 5-storey office building, which offers approx. 2,700 m<sup>2</sup> of office space for tenant's use. The object provides 55 parking spaces. Typical floor plate is approx. 500 m<sup>2</sup>. The building is equipped among others with: air conditioning, access control, raised floor or fiber optics.

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Building class	B
Completion year	2000
Total space	2 900 m <sup>2</sup>
Office gross space	2 653 m <sup>2</sup>
Average floor size	500 m <sup>2</sup>
Add-on factor	10%
Above ground floors	5
Surface parking lots	56
Parking ratio	42

## LEASE TERMS

Available space	After log in
Minimum rentable space	250 m <sup>2</sup>
Asking rent	After log in
Service charges	After log in
Surface parking rent	After log in
Minimum lease term	1 year

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).