



#### Location

R34 is located at 34 Gintrowskiego Street in the Warsaw district Mokotów. 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. 15-minutes-drive from the building.

#### Description

R34 is a 6-storey office building which has ca. 6 500 m<sup>2</sup> of comfortable office space to offer. The building provides 20 underground and 83 outdoor parking places. The building has obtained the BREEAM certificate with Very Good subtype.

#### Fit out

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

#### BUILDING INFORMATION

Building status	Existing
Building class	B
Completion year	1998
Green certificate	BREEAM
Total space	7 097 m <sup>2</sup>
Office gross space	6 500 m <sup>2</sup>
Office net space	6 493 m <sup>2</sup>
Average floor size	1 450 m <sup>2</sup>
Add-on factor	7.42%
Above ground floors	5
Underground floors	1
Surface parking lots	83
Garage parking lots	20
Parking ratio	90

#### LEASE TERMS

Available space	After log in
Minimum rentable space	22 m <sup>2</sup>
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

1 year

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