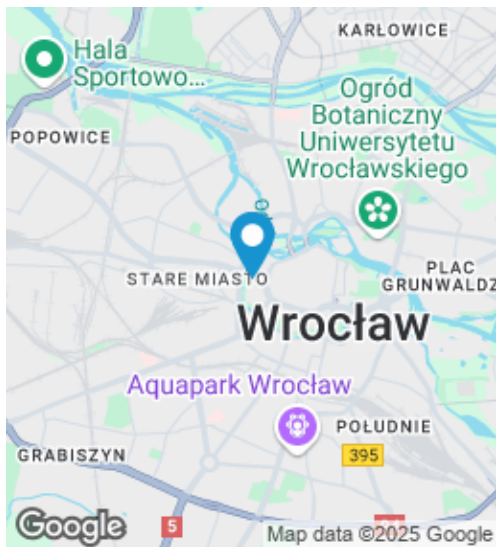


# Ruska 34

ul. Ruska 34, Wrocław



## Location

The building is situated in the heart of Wrocław, at the Ruska Street. This perfect location enables outstanding communication with other parts of the city. Tram and bus stops and large municipal parking lots are located in immediate vicinity of the real estate. The object is surrounded by numerous hotels, office buildings and service premises. The Copernicus Airport Wrocław is situated approx. 20 minutes drive from the object.

## Description

Ruska 34 is a 6-storey building offering over 600 m<sup>2</sup> of office space to let. The typical floor size is between 122 and 150 m<sup>2</sup>. The object has a very simple design, perfectly fitting to the surroundings. Good standard of finishes enables comfortable, friendly and safe working environment.

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Completion year	1910
Total space	940 m <sup>2</sup>
Office gross space	617 m <sup>2</sup>
Average floor size	250 m <sup>2</sup>
Above ground floors	6

## LEASE TERMS

Asking rent	After log in
Service charges	After log in

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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