

# Silver Tower Center

Plac Konstytucji 3 Maja 3, Wrocław



### Location

Silver Tower Center is situated at Konstytucji 3 Maja Square in central district of Wrocław. Main railway station of the city (PKP Wrocław Główny) can be easily reached by car within 5 minutes. The Wrocław Nicolaus Copernicus Airport is situated approx. 30-minutes-drive from the building.

### Description

Silver Tower Center is a 16-storey office building, which offers approx. 7,200 m2 of leasing space for tenant's use. The object provides about 120 underground parking spaces. Typical floor plate is approx. 580 m2. The building is equipped among others with: air conditioning, access control, smoke detectors, raised floor or BMS.

### Fit out

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

### BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2014
Total space	30 516 m <sup>2</sup>
Office gross space	7 215 m <sup>2</sup>
Average floor size	582 m <sup>2</sup>
Add-on factor	5%
Above ground floors	14
Underground floors	2
Garage parking lots	120
Parking ratio	85

### LEASE TERMS

Available space	After log in
Minimum rentable space	180 m <sup>2</sup>
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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