

# SKYSAWA budynek SAWA

ul. Świętokrzyska 36, City Center, Warsaw



## Location

SKYSAWA building A is located at 36 Świętokrzyska Street, in the vicinity of ONZ Roundabout, one of the main points of the city centre. On a city scale, this is one of the best locations for an office building. The building has excellent access to all means of public transport that Warsaw has to offer, including the subway. On level -2, the building is directly connected with Rondo ONZ subway station.

## Description

SKYSAWA building A is a 10-storey class A office building, which also has a retail function. The building offers 8,500 m2 of gross leasable area and 52 underground parking spaces. The façade of the SKYSAWA project has been tested in a wind tunnel, and the architectural, engineering, material and installation solutions used in the project, such as The applied architectural, engineering, material and installation solutions such as air-conditioning, access control, vertical communication system with double-deck elevators or raised floors make the project one of the best office investments in Poland. The building also features retail and service space for tenants such as a medical center, gym, café, restaurant and stores.

## Fit out



## BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2022
Green certificate	BREEAM
Total space	11 141 m <sup>2</sup>
Office gross space	8 500 m <sup>2</sup>
Office net space	8 050 m <sup>2</sup>
Add-on factor	5%
Above ground floors	9
Underground floors	3
Garage parking lots	52
Parking ratio	190

## LEASE TERMS

Minimum rentable space	250 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

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