



Location

Spektrum is located at 18 Twarda Street in the Warsaw district Śródmieście. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 5 minutes. The International Chopin Airport is situated approx. 20-minutes-drive from the building.

Description

Spektrum is a modern 36-storey office building offering approx. 28 000 m² of leasing space for tenant's use. The object provides about 300 underground parking spaces. Typical floor plate amounts to 850 m². The building has obtained the BREEAM certificate with Very Good subtype.

Fit out

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

BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2003
Green certificate	BREEAM
Total space	32 100 m ²
Office gross space	27 262 m ²
Average floor size	850 m ²
Add-on factor	5%
Above ground floors	31
Underground floors	5
Garage parking lots	318
Parking ratio	99

LEASE TERMS

Available space	After log in
Minimum rentable space	48 m ²
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).