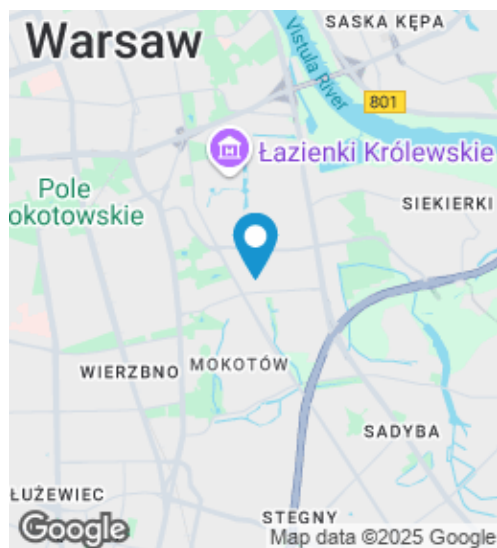


# Stępińska 9

ul. Stępińska 9, Mokotów, Warsaw



## Location

The building is located at 9 Stępińska Street in the Warsaw district Mokotów. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 15 minutes. The International Chopin Airport is situated approx. 25-minutes-drive from the building.

## Description

Stępińska 9 is a 6-storey building, which offers approx. 1,000 m<sup>2</sup> of office space for tenant's use. The object provides about 5 parking spaces. Typical floor plate is approx. 200 m<sup>2</sup>. The building is equipped among others with: air conditioning, access control, CCTV or fiber optics.

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Completion year	1930
Total space	1 230 m <sup>2</sup>
Office gross space	1 031 m <sup>2</sup>
Average floor size	210 m <sup>2</sup>
Add-on factor	9.5%
Above ground floors	5
Underground floors	1
Surface parking lots	6
Parking ratio	205

## LEASE TERMS

Available space	After log in
Minimum rentable space	46 m <sup>2</sup>
Asking rent	After log in
Service charges	After log in
Surface parking rent	After log in
Minimum lease term	3 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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