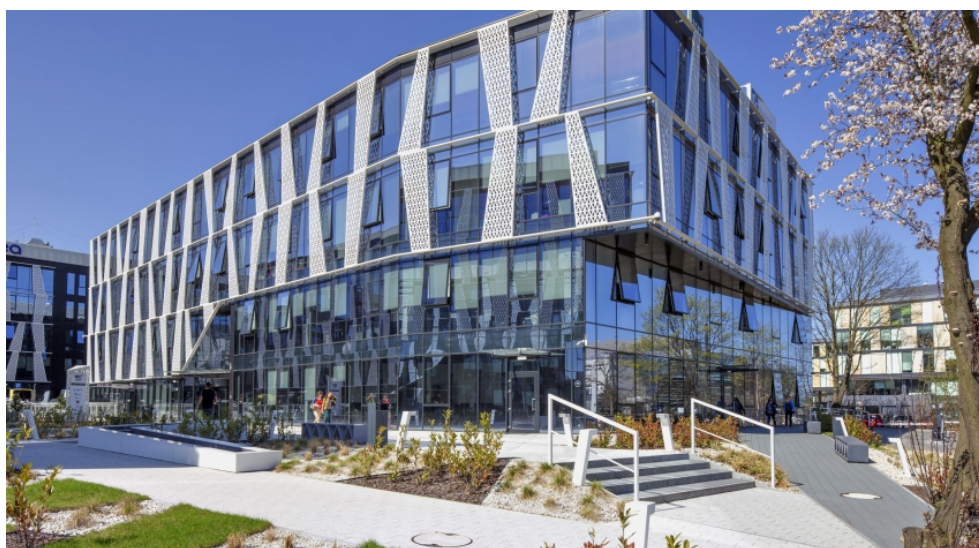


Tensor X

ul. Łużycka 8a, Gdynia, Tricity



Location

Tensor building X is situated at 8 Łużycka Street in the south district of Gdynia. Main railway station of the city (PKP Gdynia Główna) can be easily reached by car within 10 minutes. Gdansk Lech Walesa Airport is situated approx. 30-minutes-drive from the building.

Description

Tensor building X is a 4-storey office building, which offers approx. 4,400 m² of leasing space for tenant's use. The object provides about 80 parking spaces. Typical floor plate is approx. 1,100 m². The building has obtained the BREEAM certificate with Excellent subtype.

Fit out

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

BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2016
Green certificate	BREEAM
Total space	4 960 m ²
Office gross space	4 432 m ²
Office net space	4 432 m ²
Average floor size	1 100 m ²
Add-on factor	5.49%
Above ground floors	3
Surface parking lots	27
Garage parking lots	51
Parking ratio	44

LEASE TERMS

Minimum rentable space	112 m ²
Asking rent	After log in
Service charges	After log in
Surface parking rent	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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