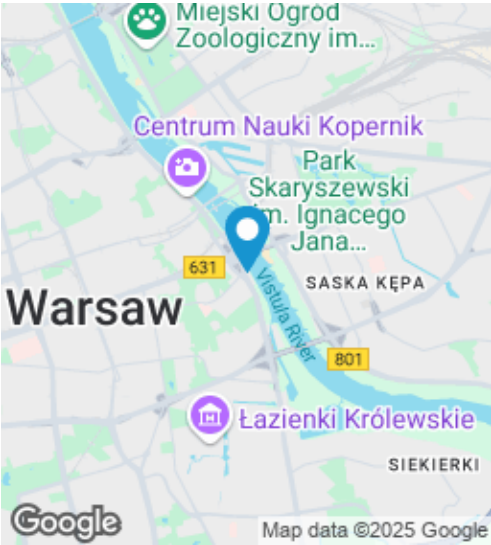


The Tides

ul. Wiołarska 8, City Center, Warsaw



Location

The Tides is located at 8 Wiołarska Street in the Warsaw district Śródmieście. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 10 minutes. The International Chopin Airport is situated approx. 30-minutes-drive from the building.

Description

The Tides is a 8-storey building, which offers approx. 13,000 m2 of office leasing space for tenant's use. The object provides about 50 above-ground and 75 underground parking spaces. Typical floor plate is approx. 1,800 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	2016
Green certificate	BREEAM
Total space	26 000 m ²
Office gross space	12 000 m ²
Office net space	11 159 m ²
Average floor size	1 800 m ²
Add-on factor	8.26%
Above ground floors	7
Underground floors	1
Surface parking lots	50
Garage parking lots	75
Parking ratio	100

LEASE TERMS

Available space	After log in
Minimum rentable space	120 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



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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).