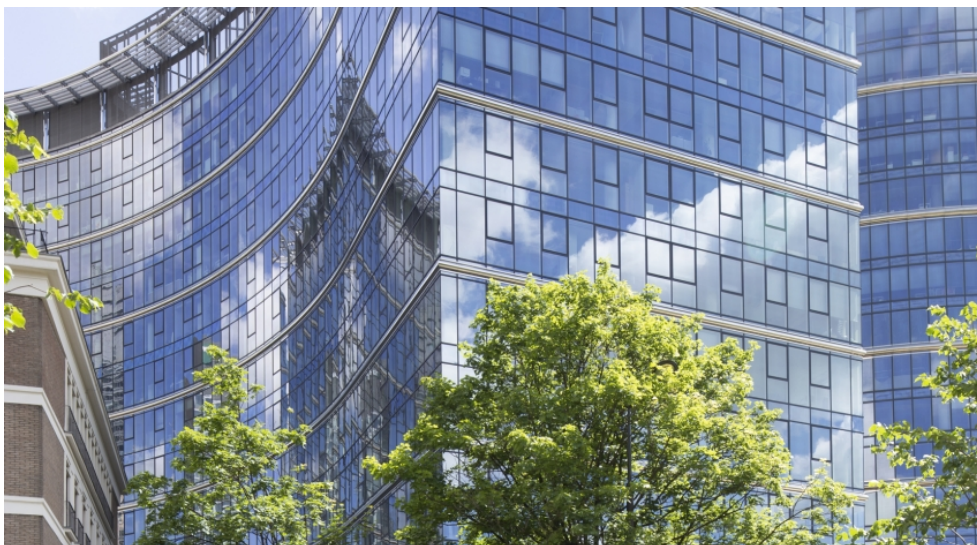


Warsaw Spire C

Plac Europejski 2, Wola, Warsaw



Location

Warsaw Spire is located at 2 Europejski Square in the Warsaw district Wola. 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. 20-minutes-drive from the building.

Description

Warsaw Spire - Building C is a 20-storey office building, which offers approx. 20,000 m² of leasing space for tenant's use. The object provides about 250 underground parking spaces. Typical floor plate is approx. 1,580 m². The building has obtained the BREEAM certificate with Excellent 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	2015
Green certificate	BREEAM
Total space	21 750 m ²
Office gross space	20 000 m ²
Average floor size	1 580 m ²
Add-on factor	7%
Above ground floors	15
Underground floors	5
Garage parking lots	241
Parking ratio	100

LEASE TERMS

Minimum rentable space	660 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).