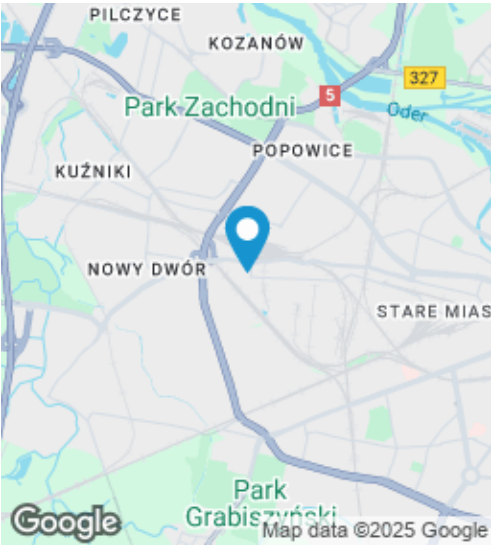


# West Forum A

ul. Strzegomska 140a, Wrocław



### Location

The building is situated at Strzegomska Street, in the area with great potential for future development, in close proximity to the motorway ring road. Location between the airport and the city center and convenient public transport connections enables an easy access to other parts of the city.

### Description

West House IA is a first existing object belonging to the West Forum complex. This is an 8-storey building finished with an B+ standard. The construction of the building allows efficient and flexible arrangement of space, while the substantial glazing ensures an excellent access of daylight. West Forum complex provides 250 underground parking spaces for tenants` use.

### Fit out

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

### BUILDING INFORMATION

Building status	Existing
Building class	B+
Completion year	2008
Green certificate	LEED
Total space	10 603 m <sup>2</sup>
Office gross space	10 200 m <sup>2</sup>
Average floor size	1 540 m <sup>2</sup>
Add-on factor	4.96%
Above ground floors	8
Underground floors	1
Surface parking lots	97
Garage parking lots	183
Parking ratio	60

### LEASE TERMS

Available space	After log in
Minimum rentable space	270 m <sup>2</sup>
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	3 years



+48 22 331 78 00  
info@officemap.pl



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