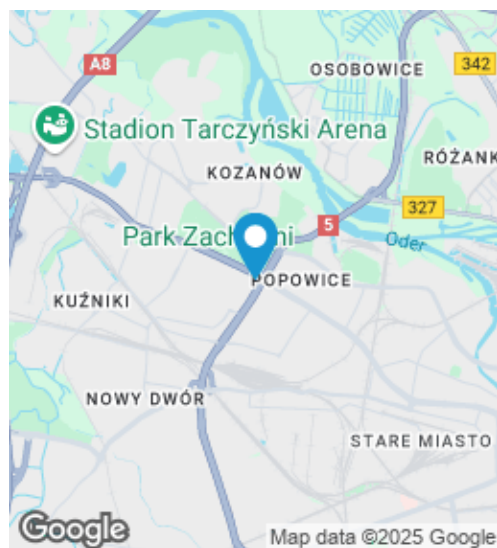


# West Gate

ul. Lotnicza 12, Wrocław



## Location

The building is situated at the intersection with Na Ostatnim Groszu and Lotnicza Streets, in the area with great potential for future development. The location provides convenient access to the city center and to the other districts as well. The Copernicus Airport Wrocław can be easily reached by car in approx. 15 minutes.

## Description

West Gate is a project of a 6-storey, A class building offering approx. 16 000 sq m of office space to let. The typical floor plate is about 2 500 sq m. The object possesses a BREEAM certificate which means that it is environment friendly. The building also provides underground and above the ground parking spaces for tenants` use.

## 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	16 230 m <sup>2</sup>
Office gross space	16 000 m <sup>2</sup>
Office net space	14 600 m <sup>2</sup>
Average floor size	2 500 m <sup>2</sup>
Add-on factor	3%
Above ground floors	6
Underground floors	2
Surface parking lots	21
Garage parking lots	300
Parking ratio	60

## LEASE TERMS

Available space	After log in
Minimum rentable space	150 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

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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).