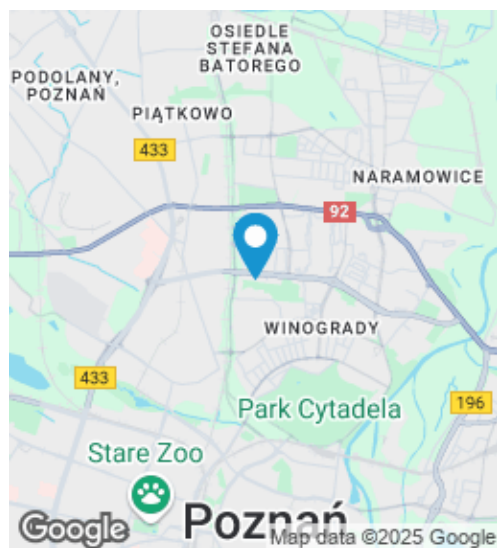


# Winogrady Business Center

Aleja Solidarności 46, Poznań



## Location

The building is situated at Solidarności Avenue, in close proximity to Księcia Mieszka I Street - one of the main communication arteries in this part of Poznań. The location enables an easy access to other parts of the city by both, public and private transport. The Poznań - Ławica Henryk Wieniawski Airport is situated approx. 15 minutes drive from the object.

## Description

Winogrady Business Center is modern building offering approx. 6 600 m2 of office space to let, spread on 12-storeys. Typical floor plate is about 700 m2. The object is equipped with air conditioning, 24 hour security, sprinkler system and smoke detectors among others. The building provides 133 underground and 46 outdoor parking places for tenants' use. The interiors of the building are designed to create spacious and convenient premises providing maximum area and comfort of office staff.

## Fit out

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

## BUILDING INFORMATION

|                      |                       |
|----------------------|-----------------------|
| Building status      | Existing              |
| Building class       | B                     |
| Completion year      | 2002                  |
| Total space          | 12 700 m <sup>2</sup> |
| Office gross space   | 7 000 m <sup>2</sup>  |
| Office net space     | 5 730 m <sup>2</sup>  |
| Average floor size   | 640 m <sup>2</sup>    |
| Add-on factor        | 7%                    |
| Above ground floors  | 12                    |
| Underground floors   | 2                     |
| Surface parking lots | 46                    |
| Garage parking lots  | 133                   |
| Parking ratio        | 100                   |

## LEASE TERMS

|                        |                   |
|------------------------|-------------------|
| Available space        | After log in      |
| Minimum rentable space | 90 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     | 5 years           |



+48 22 331 78 00  
info@officemap.pl



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