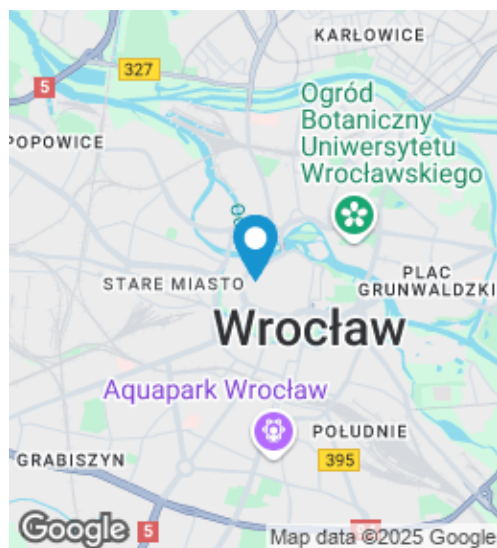


Wratislavia Center

Świętego Mikołaja 72, Wrocław



Location

Wratislavia Center is situated at the św. Mikołaja Street in the city center of Wrocław. That location enables an easy access to the public transport, with many bus and tram stops nearby. It is also in a close proximity to the City Hall and to the many other attractions.

Description

Wratislavia Center is a multifunctional building offering office and retail space to let and performing hotel services. The 6-storey object provides approx. 5 200 sq m of rentable office space class B+. Typical floor plate is 700 sq m. Wratislavia Center ensures 310 underground parking lots for tenants` and customers` use.

Fit out

Air conditioning, Suspended ceilings, Sprinklers, Smoke detectors, Operable windows

BUILDING INFORMATION

Building status	Existing
Completion year	2001
Total space	31 000 m ²
Office gross space	2 900 m ²
Average floor size	700 m ²
Add-on factor	10%
Above ground floors	6
Underground floors	3
Garage parking lots	310
Parking ratio	40

LEASE TERMS

Minimum rentable space	300 m ²
Asking rent	After log in
Service charges	After log in
Garage parking rent	After log in
Minimum lease term	2 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).