



## Location

X20 is located at 85/87 Czerniakowska Street in the Warsaw district Mokotów. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 20 minutes. The International Chopin Airport is situated approx. 25-minutes-drive from the building.

## Description

X20 is a 7-storey office building, offering about 13704 m<sup>2</sup> of rentable office space. The building provides access to about 260 underground parking spaces. The building is equipped with all technical solutions and amenities provided for this class of buildings.

## 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	2020
Green certificate	BREEAM
Office gross space	13 704 m <sup>2</sup>
Minimum floor size	1 023 m <sup>2</sup>
Maximum floor size	2 781 m <sup>2</sup>
Add-on factor	6.82%
Above ground floors	6
Underground floors	2
Garage parking lots	259
Parking ratio	83

## LEASE TERMS

Asking rent	After log in
Service charges	After log in
Garage parking rent	After log in

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).