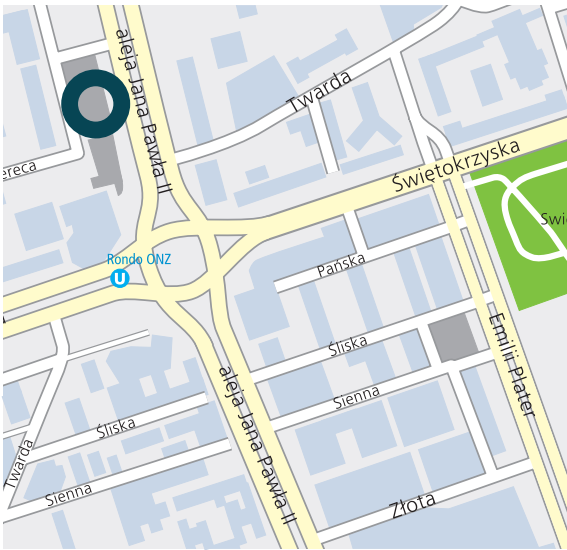


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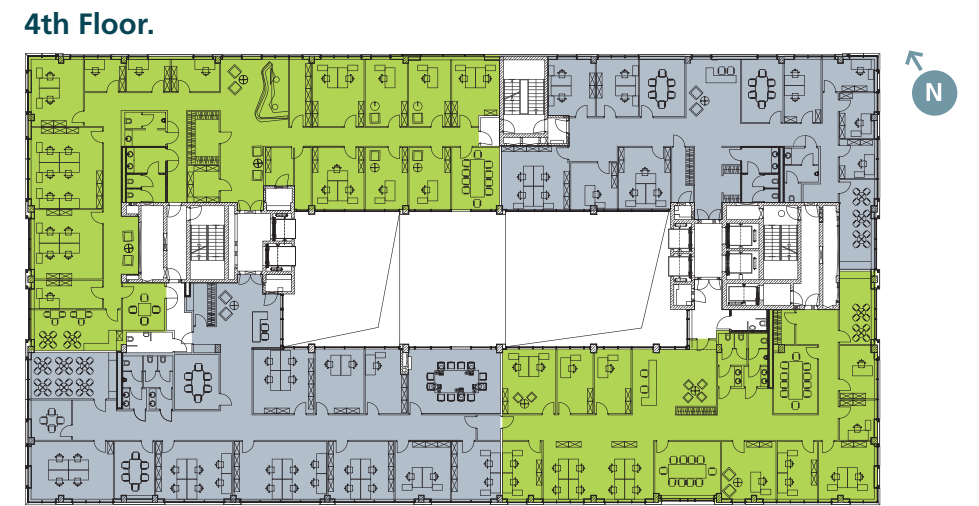
- Facts.**
- Year built: 2009.
  - Office building consisting of 9 and 15-storey buildings.
  - 2017 common areas were fully renovated.
  - Attractive façade of natural stone and granite
  - Flat roof with roof terrace available.
  - 2 covered courtyards.
  - 3-floor underground car park with adequate car parking spaces.
  - Heated and ventilated underground car park.
  - Spacious lobby with reception area.
  - Refurbishment of entrance hall and main door 2017/2018.
  - 8 passenger lifts and 1 goods lift available.
  - Café + Restaurant available on the ground floor.
  - Good natural lighting and sun protective glazing.
  - Suspended ceilings with integrated lighting and ventilation.
  - High level of technical equipment and air-conditioning.
  - Heating provided by district heating.
  - 4 sanitary cells per floor, with 2 in the upper section.
  - Alarm system and access control.
  - Fire alarm system and CCTV monitoring.
  - BREEAM In-Use: Building Mgmt. (excellent) / Asset (very good).

- Location.**
- Warsaw, in the core area CBD.
  - Located on major, north-south city link.
  - Metro and tram stops in the direct vicinity of the property.
  - Central station is just a 10-minute walk away.
  - Good local amenities.

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**Rental space.**

Floor	Rental space	Available space	Type of space
14 <sup>th</sup>	769 sq.m	let	office
13 <sup>th</sup>	768 sq.m	let	office
12 <sup>th</sup>	757 sq.m	let	office
11 <sup>th</sup>	759 sq.m	let	office
10 <sup>th</sup>	759 sq.m	let	office
9 <sup>th</sup>	740 sq.m	let	office
8 <sup>th</sup>	1,866 sq.m	let	office
7 <sup>th</sup>	1,864 sq.m	822 sq.m	office
6 <sup>th</sup>	1,958 sq.m	let	office
5 <sup>th</sup>	1,958 sq.m	let	office
4 <sup>th</sup>	1,957 sq.m	let	office
3 <sup>rd</sup>	1,955 sq.m	let	office
2 <sup>nd</sup>	1,935 sq.m	let	office
1 <sup>st</sup>	1,677 sq.m	let	office
Ground Floor	75 sq.m	327 sq.m	office
Ground Floor	1,106 sq.m	let	retail/catering
Total	20,902 sq.m		
Parking	220 spaces	90 spaces	underground
Archive	172 sq.m	let	storage



**DEKA STARS POLAND**

[www.atriumgarden.pl](http://www.atriumgarden.pl)  
[www.deka-stars-poland.pl](http://www.deka-stars-poland.pl)

This document is not contractual

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