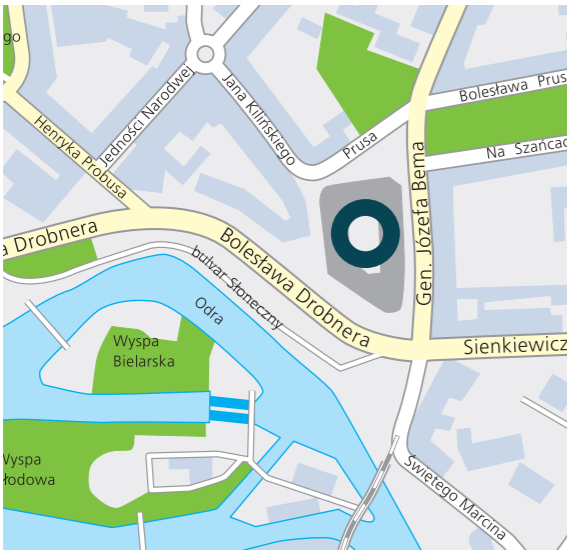


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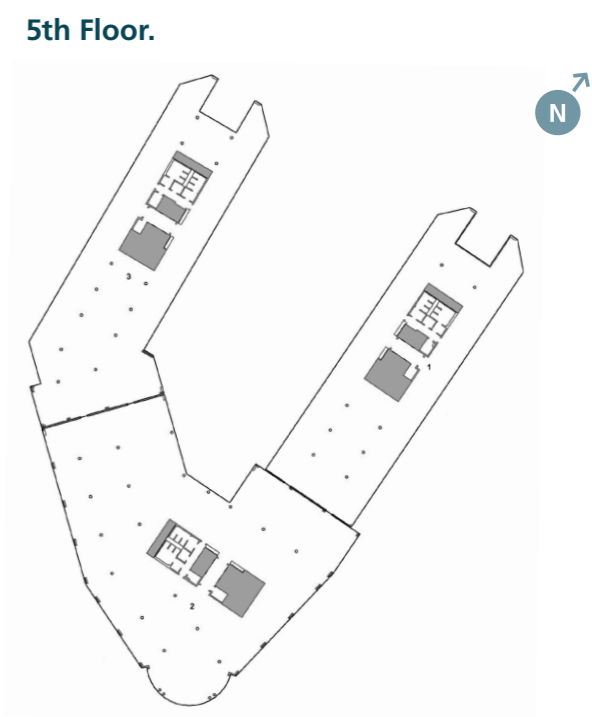
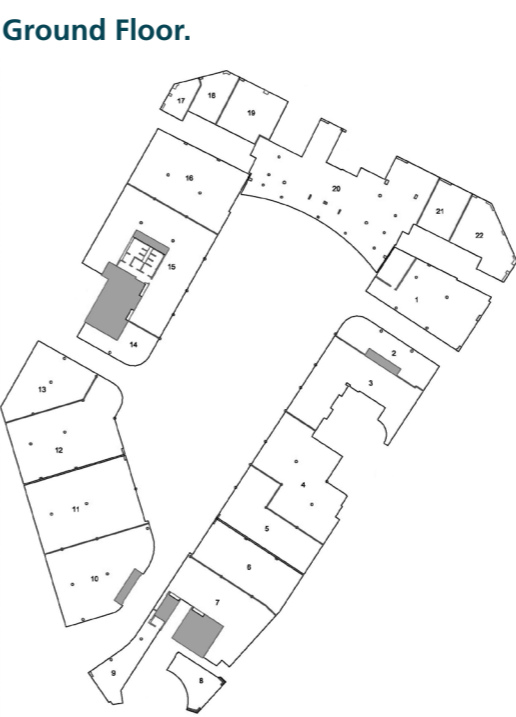
- Facts.
- Year built: 2007.
 - 7-storey office building with 2 basement floors.
 - Modern reinforced concrete skeleton design.
 - Attractive façade of sandstone, metal and glass.
 - Landscaped courtyard with fountain.
 - Sufficient underground car parking spaces, heated and ventilated.
 - 3 entrance areas with utility service shafts.
 - 4 elevators per entrance.
 - Access control by means of magnetic stripe cards.
 - Restaurant, shops and service areas on the ground floor.
 - Public areas with natural stone panelling on the walls.
 - Bright rooms with floor-to-ceiling windows.
 - Office floor planned as an open-plan office.
 - Suspended ceilings, raised floors, clear height 2.70 m.
 - Small-scale partitioning possible.
 - BREEAM In-Use: Asset (good) / Building Mgmt. (very good).

- Location.
- Easy to reach inner-city location.
 - Central station 2 km away.
 - About 10 minutes on foot to the Old Town.
 - Very good public transport link directly next to the building.
 - International airport about a 30-minute ride away.

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Rental space.

Floor	Rental space	Available space	Type of space
6 th	1,604 sq.m	let	office
5 th	3,918 sq.m	let	office
4 th	4,541 sq.m	let	office
3 rd	4,727 sq.m	2,349 sq.m	office
2 nd	4,606 sq.m	let	office
1 st	4,115 sq.m	751 sq.m	office
Ground Floor	4,393 sq.m	2,632 sq.m	retail / catering
Total	27,906 sq.m		
Parking	397 spaces	111 spaces	underground
Archive	382 sq.m	136 sq.m	storage



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www.bema-plaza.pl
www.deka-stars-poland.pl

This document is not contractual

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