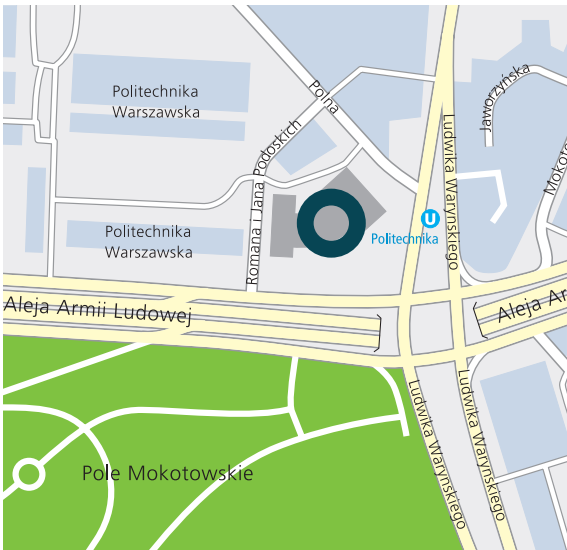


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Facts.

- Year built: 2002/2005.
- Modern office and retail building.
- 2 linked buildings.
- 2 separate entrances to the building.
- 2 modern elevator cores with 4/5 elevators each.
- Retail locations on the ground floor.
- Control via building management systems.
- Efficient air-conditioning/ventilation system available.
- Suspended ceilings and raised floors in the rental spaces.
- 4 office units possible per floor.
- Flexible division into individual, group or open plan offices.



Location.

- Good location in the city centre south.
- Metro station in front of the building.
- Various bus lines in front of the building.
- Taxi stand in front of the building.
- One Metro station to the city centre.
- International airport about a 15-minute ride away.
- Ideal access to infrastructure.

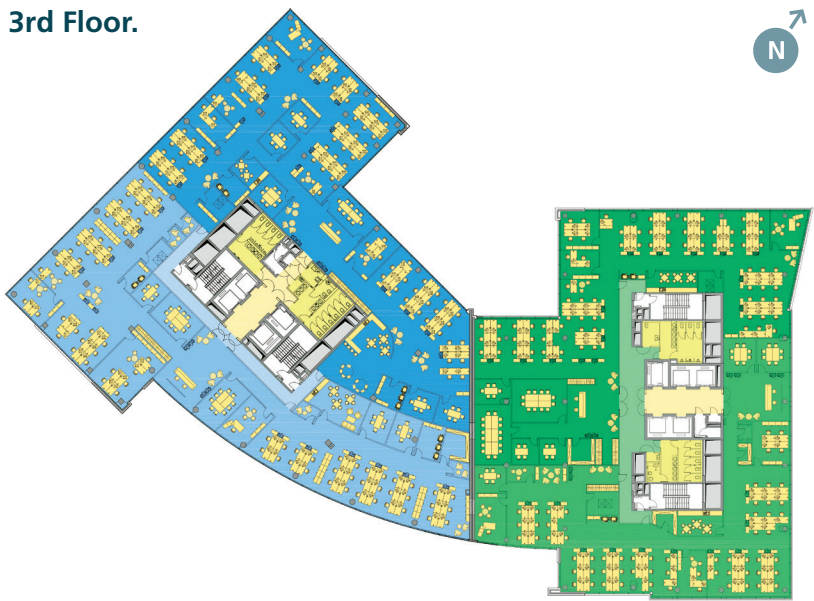


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Rental space.

Floor	Rental space	Available space	Type of space
12 <sup>th</sup>	764 sq.m	764 sq.m	office
11 <sup>th</sup>	1,455 sq.m	1,455 sq.m	office
10 <sup>th</sup>	1,461 sq.m	721 sq.m	office
9 <sup>th</sup>	2,269 sq.m	let	office
8 <sup>th</sup>	3,427 sq.m	let	office
7 <sup>th</sup>	3,428 sq.m	let	office
6 <sup>th</sup>	3,426 sq.m	let	office
5 <sup>th</sup>	3,509 sq.m	1,110 sq.m	office
4 <sup>th</sup>	3,510 sq.m	1,148 sq.m	office
3 <sup>rd</sup>	3,508 sq.m	2,339 sq.m	office
2 <sup>nd</sup>	3,551 sq.m	397 sq.m	office
1 <sup>st</sup>	3,565 sq.m	1,884 sq.m	office
Ground Floor	944 sq.m	387 sq.m	office
Ground Floor	2,249 sq.m	let	retail/catering
Ground Floor	27 sq.m	let	storage
Total	37,093 sq.m		
Parking	21 spaces	92 spaces	surface
Parking	275 spaces	10 spaces	underground
Total	310 sq.m		

3rd Floor.



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This document is not contractual

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