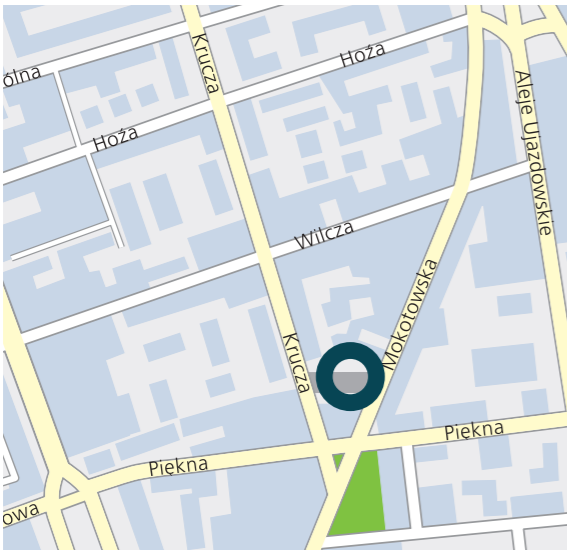


ul. Mokotowska 49.
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- Facts.
- Year built: 2011.
 - 7-storey office building with retail space.
 - HVAC (Heating, Ventilation und Air Conditioning,) was upgraded in 2022 and common areas are renovated in 2022.
 - Mezzanine on the ground floor.
 - Two-storey lobby.
 - Retail space on the ground floor (bank, boutiques, coffee shop).
 - 4 elevators.
 - Class A standard office equipment.
 - Air-conditioning system.
 - Suspended ceilings and raised floors.
 - Access control.
 - CCTV monitoring of the public areas.
 - Clear room height 2.70 m.
 - Flexible layout of the floors.
 - Rental possible from 300 sq.m to 1,200 sq.m.
 - BREEAM certificate (good).

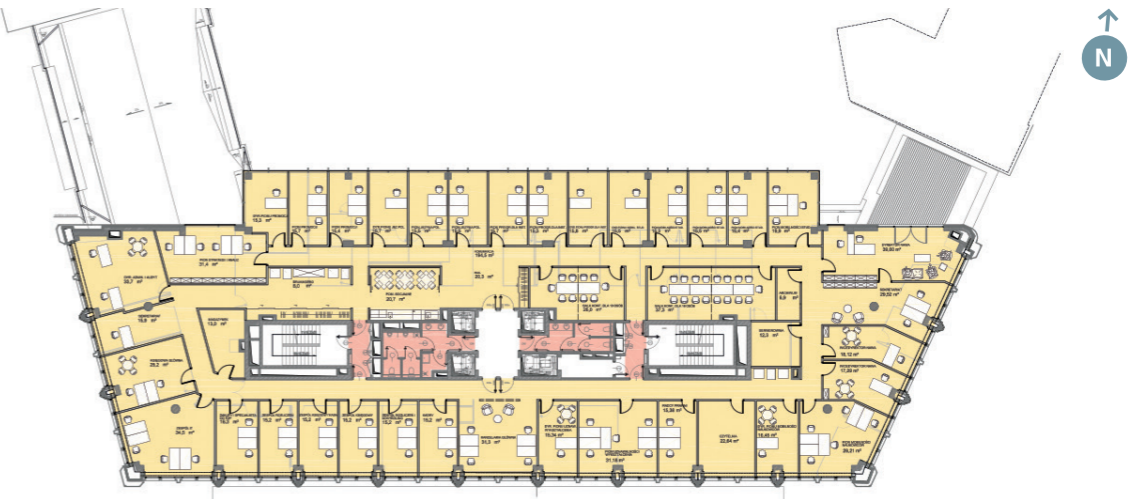
- Location.
- Very good location in the city centre.
 - In a fully established district.
 - Easy to reach, excellent links to public transport.
 - Local amenities and catering in the direct vicinity.
 - Up-and-coming fashion trade location (ul. Mokotowska).

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Rental space.

Floor	Rental space	Available space	Type of space
6 th	1,057 sq.m	let	office
5 th	1,249 sq.m	let	office
4 th	1,299 sq.m	let	office
3 rd	1,299 sq.m	let	office
2 nd	1,295 sq.m	January 2024	office
1 st	1,506 sq.m	1240 sq.m	office
Mezzanine	765 sq.m	220 sq.m	office
GF / Mezzanine	1,286 sq.m	let	retail
GF	201 sq.m	120 sq.m	office
Total	9,957 sq.m		
Parking	65 spaces	25 spaces	underground
Archives			
-1 st	231 sq.m	30 sq.m	storage
Total	231 sq.m		

Typical Floor.



www.deka-stars-poland.pl

This document is not contractual



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