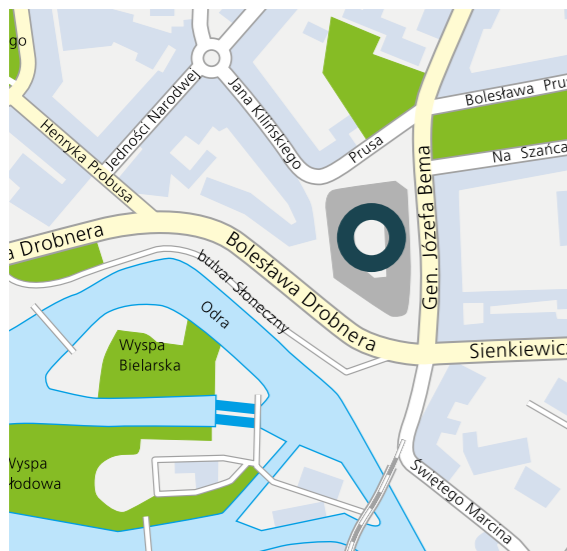


ul. Gen. Josefa Bema 2.
Bema Plaza.
50-265 Wrocław.



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.

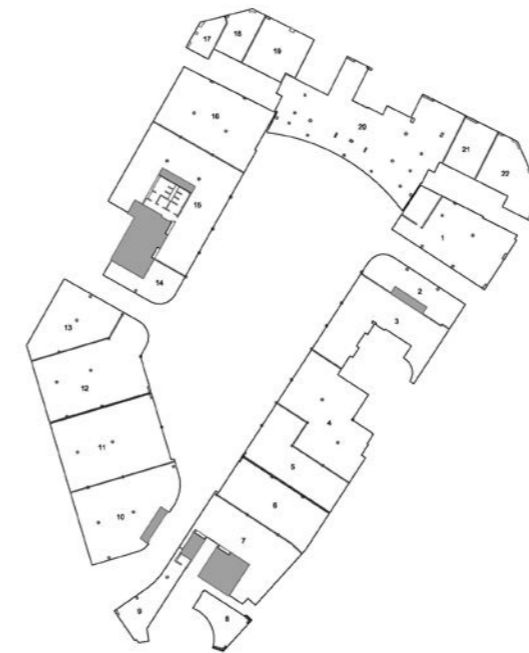


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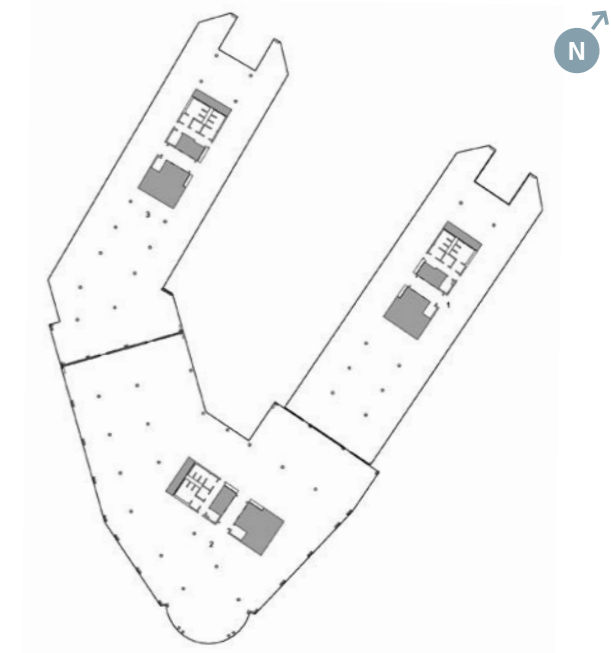
Rental space.

Floor	Rental space	Available space	Type of space
6 th	1,599 sq.m	let	office
5 th	3,904 sq.m	let	office
4 th	4,566 sq.m	924 sq.m	office
3 rd	4,720 sq.m	722 sq.m	office
2 nd	4,606 sq.m	let	office
1 st	4,159 sq.m	751 sq.m	office
Ground Floor	4,417 sq.m	2,670 sq.m	retail / catering
Total	27,971 sq.m		
Parking	397 spaces	64 spaces	underground
Archive	418 sq.m	172 sq.m	storage

Ground Floor.



5th Floor.



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

This document is not contractual



Deka Immobilien Investment GmbH
Europe Regional Office / Poland
Marszałkowska Centre
126/134 Marszałkowska Street
00-008 Warszawa, Poland
www.deka-immobilien.com

Contact
Constantin Klein
Phone: +49 (69) 71 47 - 66 46
Email: constantin.klein@deka.de