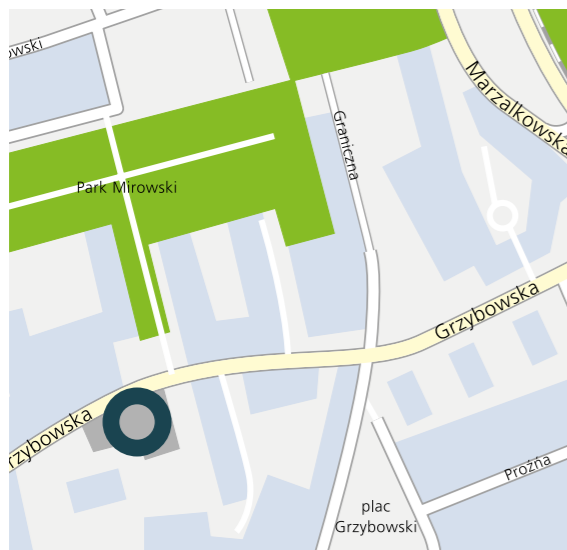


ul. Grzybowska 5A.  
Grzybowska Park.  
00-132 Warsaw.



#### Facts.

- Year built: 2009.
- Prestigious 7-storey office building.
- Modern reinforced concrete skeleton design with sandstone façade.
- 1st and 2nd sublevels; heated/ventilated underground car park.
- 4 elevators available.
- Flat roof with internal roof drainage.
- Retail and catering units on the ground floor.
- Lobby over 2 floors with granite floor in the foyer.
- Security system (access / CCTV monitoring, alarm system).
- Air-conditioning, heating provided by district heating.
- Office spaces divisible in up to 3 rental areas.
- Flexible layout.
- Insulating glazing and internal solar protection available.
- Good natural lighting.
- Suspended ceilings with integrated lighting and ventilation.
- High level of technical equipment, such as raised floors available.
- Clear floor height in the office spaces of 2.70 m.
- BREEAM In-Use: Asset (very good)/ Building Mgmt. (very good).

#### Location.

- Warsaw CBD.
- Easy to reach by car.
- About 300 m to the nearest Metro station, good public transport link.
- Good local amenities in the direct vicinity.
- Unhindered view of the Palace of Culture and Science.
- Surrounded to the south and east by a small park.



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#### Rental space.

Floor	Rental space	Available space	Type of space
7 <sup>th</sup>	1,301 sq.m	1,301 sq.m	office
6 <sup>th</sup>	1,397 sq.m	let	office
5 <sup>th</sup>	1,404 sq.m	let	office
4 <sup>th</sup>	1,401 sq.m	let	office
3 <sup>rd</sup>	1,401 sq.m	let	office
2 <sup>nd</sup>	1,398 sq.m	714 sq.m	office
1 <sup>st</sup>	1,218 sq.m	1,218 sq.m	office
Ground Floor	28 sq.m	let	office
Ground Floor	815 sq.m	let	retail/catering
Total	10,364 sq.m		
Parking	66 spaces	25	underground
Archive	19 sq.m	14 sq.m	storage

#### 2nd Floor.



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

This document is not contractual



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