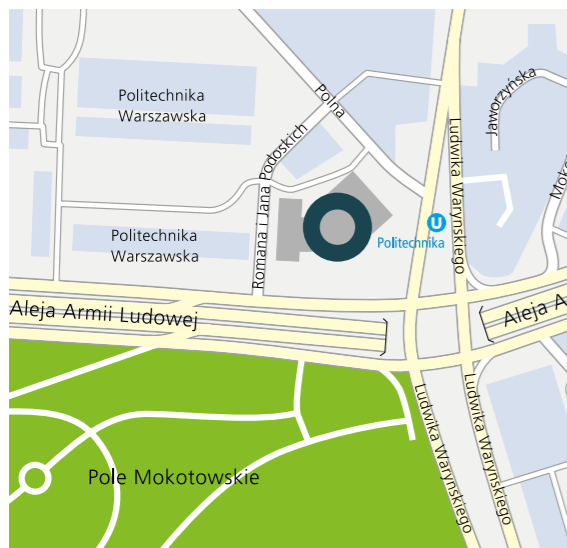


al. Armii Ludowej 14.
IBC.
00-638 Warsaw.



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.

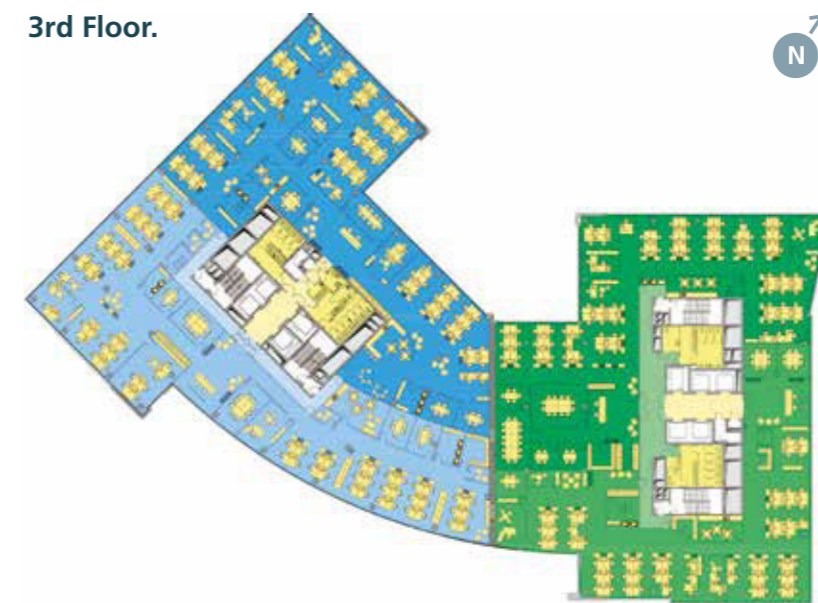


al. Armii Ludowej 14.
IBC.
00-638 Warsaw.

Rental space.

Floor	Rental space	Available space	Type of space
12 th	764 sq.m	let	office
11 th	1,455 sq.m	let	office
10 th	1,461 sq.m	1,461 sq.m	office
9 th	2,269 sq.m	let	office
8 th	3,427 sq.m	let	office
7 th	3,428 sq.m	let	office
6 th	3,426 sq.m	let	office
5 th	3,509 sq.m	1,099 sq.m	office
4 th	3,510 sq.m	let	office
3 rd	3,508 sq.m	349 sq.m	office
2 nd	3,551 sq.m	let	office
1 st	3,565 sq.m	549 sq.m	office
Ground Floor	944 sq.m	let	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	let	surface
Parking	275 spaces	10 spaces	underground
Total	310 sq.m		

3rd Floor.



www.internationalbusinesscenter.pl
www.deka-stars-poland.pl

This document is not contractual

Contact
Lukasz Laskowski
Phone: +48 883 983 404
Email: lukaszdominik.laskowski@deka.de



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