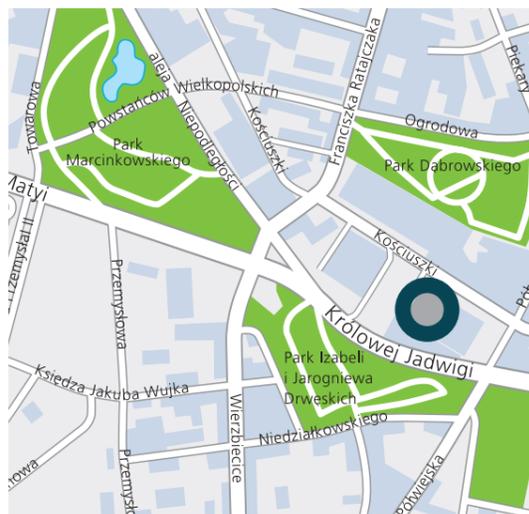
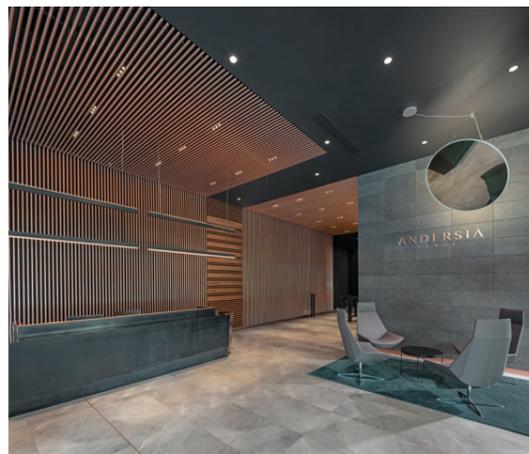


Plac Wladyslawa Andersa 3. Andersia Tower. 61-894 Poznań.



Facts.

- Year built: 2007.
- Distinctive 19-storey building with 4-Star Hotel.
- 2 basement floors.
- Separate development for hotel and office use.
- Imposing aluminium-glass-façade.
- 12 elevators.
- Hotel with 171 bedrooms as well as conference and meeting rooms.
- Restaurant, Lobby Bar, Executive Lounge, Fitness centre, spa with indoor pool.
- Partial air-conditioning in the hotel area.
- Full air-conditioning in the office area.
- Access control by magnetic cards.
- CCTV monitoring and alarm system.
- Fire alarm system and sprinkler systems.
- Central heating via district heating.
- BREEAM In-Use: Office; Asset (good), Hotel; Asset (very good) / Building Mgmt. (good).



Location.

- Plac Andersia in the south of the Old Town.
- International airport about a 20-minute ride away.
- Good links to the A2 motorway.
- About 10 minutes on foot to the trade fair site or Poznan Old Town.
- About 10 minutes on foot to the Central Station and the nearest bus station.
- Shopping centre opposite.

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Rental space.

Floor	Rental space	Available space	Type of space
19 th	397 sq.m	let	office
18 th	1,100 sq.m	249 sq.m	office
17 th	1,208 sq.m	520 sq.m	office
16 th	1,200 sq.m	615 sq.m	office
15 th	1,201 sq.m	1,201 sq.m	office
14 th	1,199 sq.m	let	office
13 th	1,192 sq.m	let	office
12 th	1,199 sq.m	256 sq.m	office
11 th	1,201 sq.m	575 sq.m	office
10 th	584 sq.m	let	office
Ground Floor to 9 th Floor	14,747 sq.m	let	hotel
Total	25,228 sq.m		
Parking	200 spaces	91 spaces	underground
Archive	742 sq.m	30 sq.m	storage

Typical Floor.



www.deka-stars-poland.pl

This document is not contractual



Deka Immobilien Investment GmbH
Europe Regional Office / Poland
Rondo ONZ 1
00-124 Warsaw, Poland
www.deka-immobilien.com

Contact

Daniel Pater
Phone: +48 696 655 705
Email: daniel.pater@deka.de