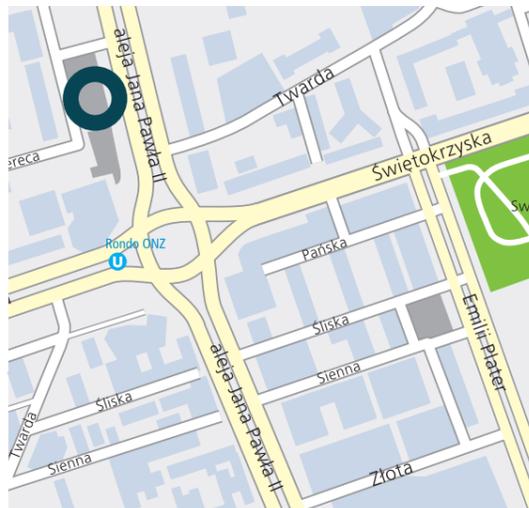


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Facts.

- Year built: 2009.
- Office building consisting of 9 and 15-storey buildings.
- 2017 common areas were fully renovated.
- Attractive façade of natural stone and granite
- Flat roof with roof terrace available.
- Atrium.
- Heated and ventilated underground car park.
- Spacious lobby with reception area.
- 8 passenger lifts and 1 goods lift available.
- Café + Restaurant available on the ground floor.
- Good natural lighting.
- Suspended ceilings with integrated lighting and ventilation.
- High level of technical equipment and air-conditioning.
- Heating provided by district heating.
- 4 sanitary cells per floor, with 2 in the upper section.
- Alarm system and access control.
- Fire alarm system and CCTV monitoring.
- BREEAM In-Use: Building Mgmt. (excellent) / Asset (very good).

Location.

- Warsaw, in the core area CBD.
- Located on major, north-south city link.
- Metro and tram stops in the direct vicinity of the property.
- Central station is just a 10-minute walk away.
- Good local amenities.

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Rental space.

Floor	Rental space	Available space	Type of space
14 th	769 sq.m	let	office
13 th	768 sq.m	let	office
12 th	757 sq.m	let	office
11 th	759 sq.m	let	office
10 th	759 sq.m	let	office
9 th	740 sq.m	let	office
8 th	1,866 sq.m	let	office
7 th	1,864 sq.m	846 sq.m	office
6 th	1,958 sq.m	let	office
5 th	1,958 sq.m	let	office
4 th	1,957 sq.m	let	office
3 rd	1,955 sq.m	let	office
2 nd	1,935 sq.m	let	office
1 st	1,677 sq.m	564 sq.m	office
Ground Floor	75 sq.m	135 sq.m	office
Ground Floor	1,106 sq.m	let	retail/catering
Total	20,902 sq.m		
Parking	220 spaces	90 spaces	underground
Archive	172 sq.m	let	storage

4th Floor.



www.atriumgarden.pl
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This document is not contractual

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