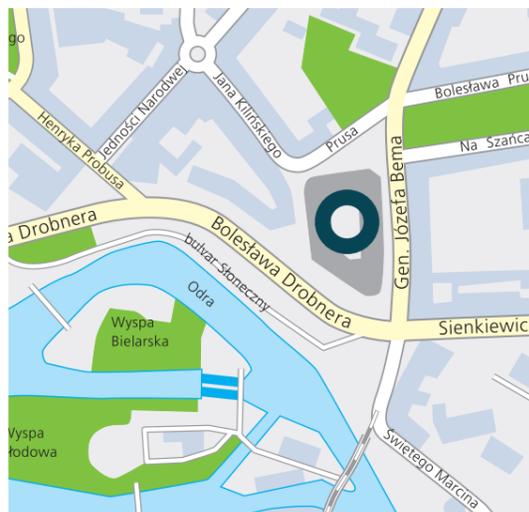
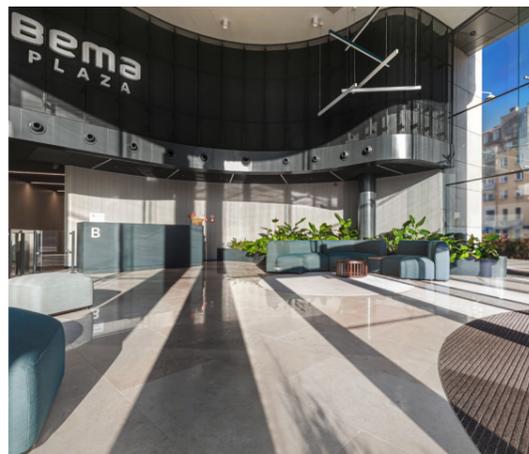


ul. Gen. Josefa Bema 2.  
Bema Plaza.  
50-265 Wrocław.



#### 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 (excellent) / Building Mgmt. (excellent).
- Refurbishment of lobbies and patio over 2024-2025.

#### 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.

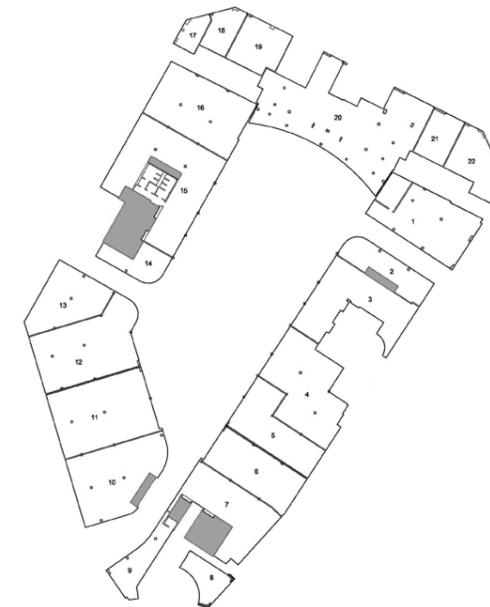


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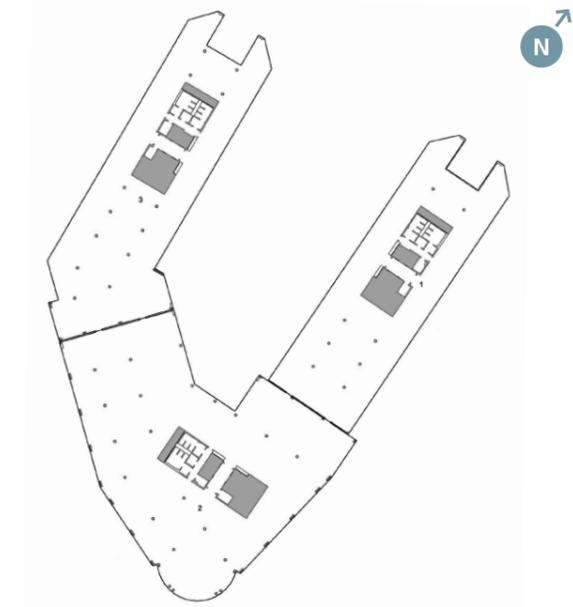
#### Rental space.

Floor	Rental space	Available space	Type of space
6 <sup>th</sup>	1,604 sq.m	let	office
5 <sup>th</sup>	3,918 sq.m	let	office
4 <sup>th</sup>	4,541 sq.m	let	office
3 <sup>rd</sup>	4,727 sq.m	let	office
2 <sup>nd</sup>	4,606 sq.m	let	office
1 <sup>st</sup>	4,115 sq.m	let	office
Ground Floor	4,393 sq.m	let	retail / catering
<b>Total</b>	<b>27,906 sq.m</b>		
Parking	397 spaces	23 spaces	underground
Archive	382 sq.m	136 sq.m	storage

#### Ground Floor.



#### 5th Floor.



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

This document is not contractual



**Contact**  
Marina Krestinina  
Phone: +49 151 582 55271  
E-Mail: [marina.krestinina@deka.de](mailto:marina.krestinina@deka.de)

**Deka Immobilien Investment GmbH**  
Europe Regional Office / Poland  
Rondo ONZ 1  
00-124 Warsaw, Poland  
[www.deka-immobilien.com](http://www.deka-immobilien.com)