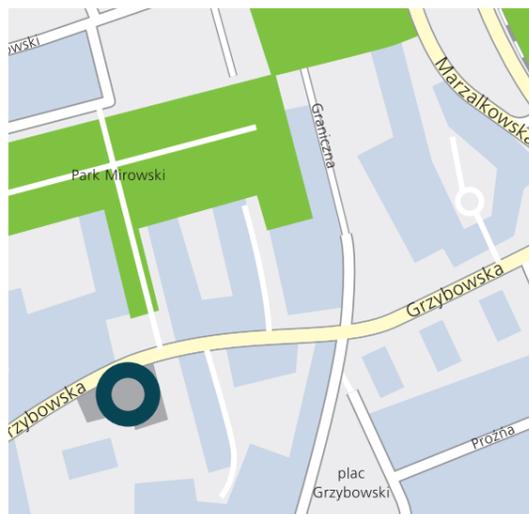


ul. Grzybowska 5A.
Grzybowska Park.
00-132 Warsaw.



Facts.

- Year built: 2009.
- Prestigious 7-storey office building.
- Common areas and outside park were renovated and upgraded in 2020.
- 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 th	1,301 sq.m	let	office
6 th	1,402 sq.m	let	office
5 th	1,404 sq.m	let	office
4 th	1,398 sq.m	let	office
3 rd	1,397 sq.m	let	office
2 nd	1,397 sq.m	423 sq.m	office
1 st	1,218 sq.m	916 sq.m	office
Ground Floor	28 sq.m	28 sq.m	office
Ground Floor	812 sq.m	let	retail/catering
Total	10,357 sq.m		
Parking	66 spaces	6 spaces	underground
Archive	19 sq.m	9 sq.m	storage

2nd Floor.



www.grzybowskapark.pl
www.deka-stars-poland.pl

This document is not contractual



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