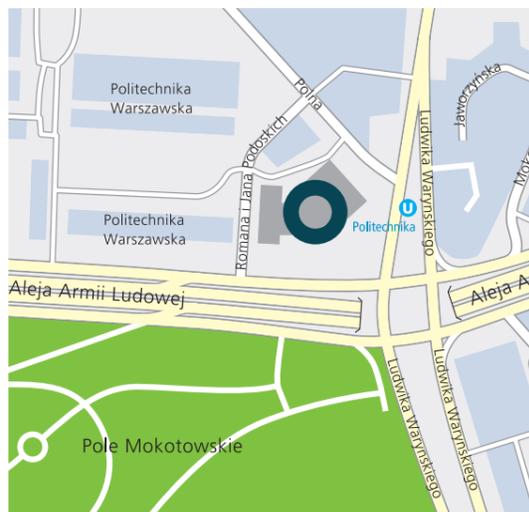


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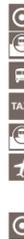


Facts.

- 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.

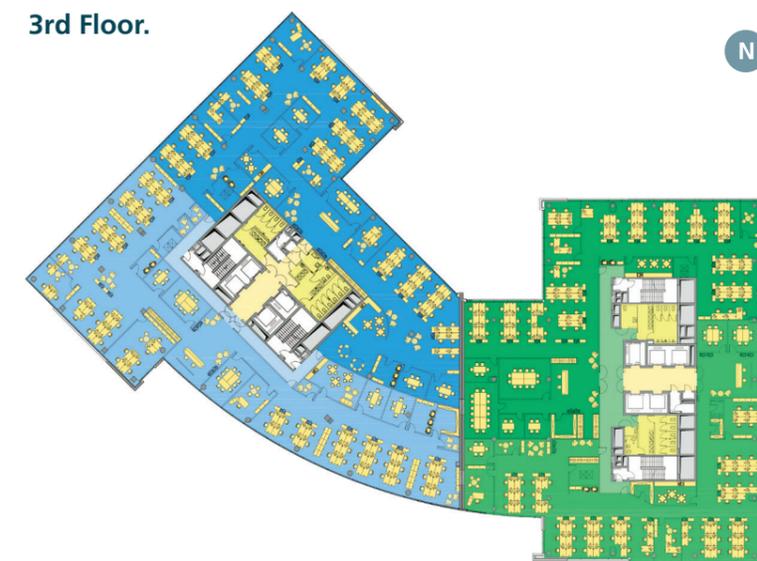


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Rental space.

Floor	Rental space	Available space	Type of space
12 th	764 sq.m	764 sq.m	office
11 th	1,455 sq.m	1,455 sq.m	office
10 th	1,461 sq.m	721 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	1,110 sq.m	office
4 th	3,510 sq.m	1,148 sq.m	office
3 rd	3,508 sq.m	2,339 sq.m	office
2 nd	3,551 sq.m	397 sq.m	office
1 st	3,565 sq.m	1,884 sq.m	office
Ground Floor	944 sq.m	387 sq.m	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	92 spaces	surface
Parking	275 spaces	10 spaces	underground
Total	310 sq.m		

3rd Floor.



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This document is not contractual

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