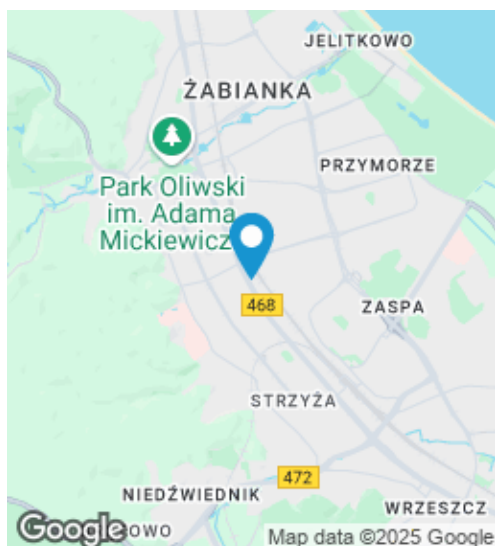


# Alchemia | Aurum i Platinum

Al. Grunwaldzka 411, Gdansk, Tricity



## Location

The building is situated at Grunwaldzka Avenue - one of the main communication arteries in this part of Gdańsk. The location provides good access to other districts of the city by both, public and private transport. Gdańsk Central Railway Station can be easily reached by car in only 10 minutes.

## Description

The first stage of Alchemia was finished in 2013 and consists of two office towers (Aurum and Platinum). They offer almost 19,000 sq m of office space for lease, on 11 floors. Average floor has 1,325 sq m. It offers tenants, among others 24/7 security, power supply from two independent lines, ventilation efficiency at 50 m<sup>3</sup>/h/person and an advanced building management system. In addition, in the building there's a recreation and sports center with swimming pools, a fitness club and a full-size sports hall (over 4,600 m<sup>2</sup>) and a patio with a garden on the third floor of the buildings.

## Fit out

Air conditioning, Raised floors, Suspended ceilings, Smoke detectors, Fiber optics, Operable windows, BMS

## BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2013
Green certificate	LEED
Total space	23 832 m <sup>2</sup>
Office gross space	18 769 m <sup>2</sup>
Average floor size	1 325 m <sup>2</sup>
Add-on factor	5.16%
Above ground floors	11
Underground floors	2
Garage parking lots	400
Parking ratio	88

## LEASE TERMS

Available space	After log in
Minimum rentable space	133 m <sup>2</sup>
Asking rent	After log in
Service charges	After log in
Garage parking rent	After log in
Minimum lease term	5 years

These property particulars are only of information character and do not constitute offer to conclude any agreement within the meaning of provisions of Polish Civil Code (Journal of Laws from 1964, no. 16, item 93 as amended).



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