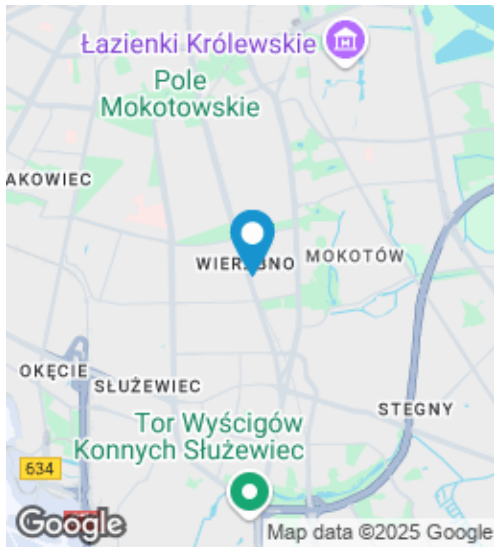


# Asterus

Aleja Niepodległości 58, Mokotów, Warsaw



## Location

Asterus is located at 58 Niepodległości Avenue in the Warsaw district Mokotów. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 15 minutes. The International Chopin Airport is situated approx. 15-minutes-drive from the building.

## Description

Asterus is a 8-storey office building, which offers approx. 1,400 m<sup>2</sup> of office space for tenant's use. The object provides about 30 parking spaces. Typical floor plate is approx. 250 m<sup>2</sup>. The building is equipped among others with: air conditioning, access control, raised floor or BMS.

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2005
Total space	1 610 m <sup>2</sup>
Office gross space	1 410 m <sup>2</sup>
Office net space	1 250 m <sup>2</sup>
Average floor size	250 m <sup>2</sup>
Add-on factor	2%
Above ground floors	6
Underground floors	2
Surface parking lots	6
Garage parking lots	23

## LEASE TERMS

Minimum rentable space	199 m <sup>2</sup>
Asking rent	After log in
Service charges	After log in
Garage parking rent	After log in
Minimum lease term	3 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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