

# Avatar

ul. Armii Krajowej 28, Cracow



## Location

Avatar is located at Armii Krajowej Street, in Krowodrza district. The International Airport Kraków-Balice can be easily reached by car in 25 minutes. The location provides also good access to other parts of the city, both by public and private transport.

## Description

Avatar is modern, class A building offering approx. 11 000 sq m of office space for lease. The object is equipped among others with: raised floors, operable windows, access control and 24 hour security. Office building is situated in the north-western part of Cracow, in Krowodrza district. Main railway station of the city can be easily reached by car within 17 minutes (5,2 km). The International Airport in Kraków-Balice is situated approx. 20-minutes-drive from the building (10 km).

## 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	2010
Total space	11 000 m <sup>2</sup>
Office gross space	11 000 m <sup>2</sup>
Average floor size	1 600 m <sup>2</sup>
Add-on factor	9.25%
Above ground floors	7
Surface parking lots	53
Garage parking lots	208
Parking ratio	110

## LEASE TERMS

Available space	After log in
Minimum rentable space	700 m <sup>2</sup>
Asking rent	After log in
Service charges	After log in
Surface parking rent	After log in
Garage parking rent	After log in
Minimum lease term	1 year

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).



+48 22 331 78 00  
info@officemap.pl

