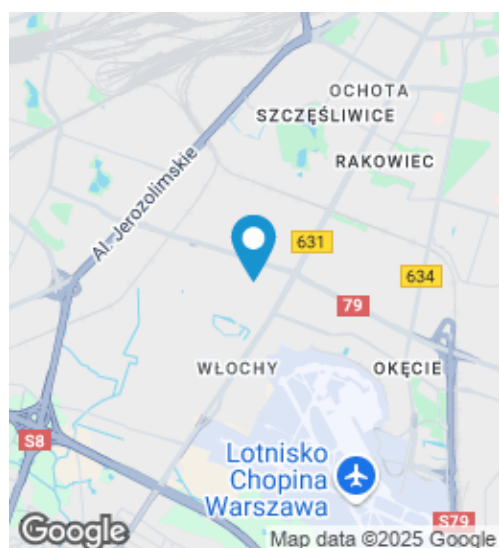


Flanders Business Park C

ul. Marcina Flisa 6, Włochy, Warsaw



Location

Flanders Business Park is located at 6 Marcina Flisa Street in the Warsaw district of Włochy. The property is about 20 minutes' drive from the city's main railroad station (PKP Warszawa Centralna). Frederic Chopin International Airport is a 10-minute drive from the property.

Description

Flanders Business Park C is a 6-storey office building offering approx. 7 000 m2 of rentable office space. The building provides access to about 150 parking spaces. The area of a typical floor is about 1 900 m2. Designed with tenants' needs in mind, the building offers an optimal and flexible working environment with the use of advanced technological solutions and comprehensive management services.

Fit out

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

BUILDING INFORMATION

Building status	Existing
Building class	B
Completion year	2019
Green certificate	BREEAM
Total space	7 423 m ²
Office gross space	7 423 m ²
Office net space	7 023 m ²
Average floor size	1 899 m ²
Add-on factor	5.73%
Above ground floors	5
Underground floors	1
Surface parking lots	151
Parking ratio	52

LEASE TERMS

Available space	After log in
Minimum rentable space	38 m ²
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	5 years



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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).