



## Location

The building is located at 28 Domaniewska Street in the Warsaw district Mokotów. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 20 minutes. The International Chopin Airport is situated approx. 15-minutes-drive from the building.

## Description

Graffiti is a 10-storey office building, which offers approx. 16,600 m<sup>2</sup> of office space for tenant's use. The object provides about 360 underground parking spaces. Typical floor plate is approx. 2,800 m<sup>2</sup>. The building has obtained the BREEAM certificate with Excellent subtype.

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2018
Green certificate	BREEAM
Total space	18 220 m <sup>2</sup>
Office gross space	16 600 m <sup>2</sup>
Average floor size	2 800 m <sup>2</sup>
Add-on factor	6.83%
Above ground floors	7
Underground floors	3
Garage parking lots	357
Parking ratio	46

## LEASE TERMS

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).