



## Location

Infinity will be located at 16 Legnicka Street in the west district of Wrocław. Main railway station of the city (PKP Wrocław Główny) can be easily reached by car within 5 minutes. The International Mikołaj Kopernik Airport is situated approx. 20-minutes-drive from the building.

## Description

Infinity is a 10-storey office building under construction, which will offer approx. 20,000 m<sup>2</sup> of leasing space for tenant's use. The object will provide about 300 above-ground parking spaces. Typical floor plate will be approx. 3,200 m<sup>2</sup>. The building will be equipped among others with: air conditioning, access control, smoke detectors, raised floors, UPS.

## 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	2023
Green certificate	BREEAM
Total space	22 036 m <sup>2</sup>
Office gross space	19 940 m <sup>2</sup>
Office net space	18 727 m <sup>2</sup>
Average floor size	3 210 m <sup>2</sup>
Add-on factor	5%
Above ground floors	7
Underground floors	3
Garage parking lots	314
Parking ratio	90

## LEASE TERMS

Available space	After log in
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).