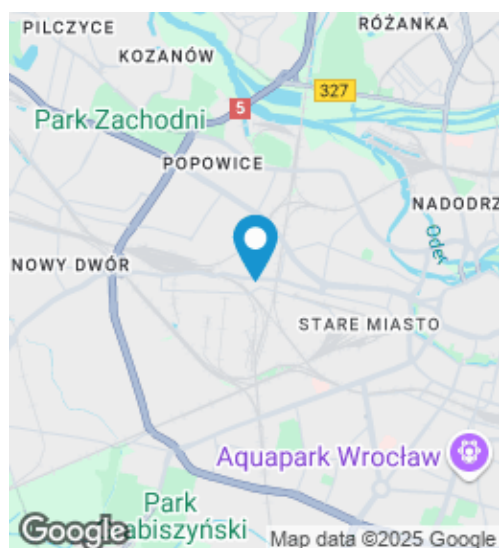


# Millennium Tower II

ul. Strzegomska 42b, Wrocław



## Location

The building is located in Western Business District, one of the most prestigious and business parts of the city. Mikołajów Railway Station and shopping mall Magnolia Park nearby.

## Description

Millennium Tower I is a 11-storey office building class A, offering approx. 6 100 sq m of office space to let. Typical floor plate is approx. 600 sq m. The building provides also about 400 above-ground parking spaces.

## Fit out

Air conditioning, Raised floors, Smoke detectors, Operable windows

## BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2008
Total space	27 000 m <sup>2</sup>
Office gross space	8 500 m <sup>2</sup>
Office net space	7 800 m <sup>2</sup>
Average floor size	600 m <sup>2</sup>
Add-on factor	3.88%
Above ground floors	12
Underground floors	1
Surface parking lots	40
Garage parking lots	900
Parking ratio	31

## LEASE TERMS

Available space	After log in
Minimum rentable space	200 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	3 years



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