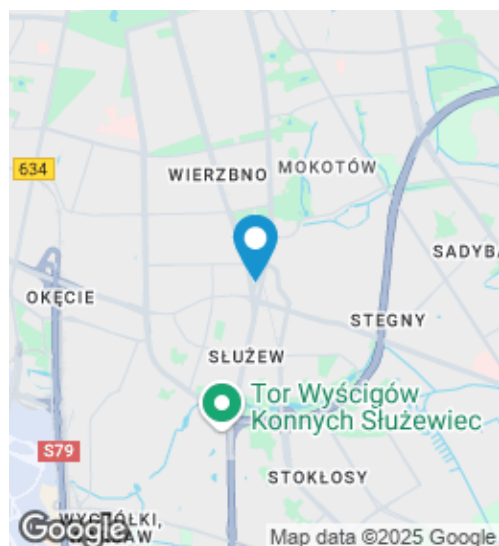


# Myhive IO-1

ul. Puławska 182, Mokotów, Warsaw



## Location

Myhive IO-1 is located at 182 Puławska Street in the Warsaw district Mokotów. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 15 minutes. The International Chopin Airport is situated approx. 10-minutes-drive from the building.

## Description

Myhive IO-1 is a 17-storey office building, which offers approx. 23,000 m<sup>2</sup> of office space for tenant's use. The object provides 240 underground parking spaces. Typical floor plate is approx. 1,500 m<sup>2</sup>. The building is equipped among others with: air conditioning, access control, raised floor or fiber optics.

## 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	2007
Green certificate	BREEAM
Total space	25 420 m <sup>2</sup>
Office gross space	22 634 m <sup>2</sup>
Average floor size	1 500 m <sup>2</sup>
Add-on factor	6.5%
Above ground floors	14
Underground floors	3
Garage parking lots	240
Parking ratio	80

## LEASE TERMS

Available space	After log in
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

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).