



Location

The building is situated in the heart of Wrocław, at the crossing of main arteries of the city (Kazimierza Wielkiego and Ruska Streets). This perfect location enables outstanding communication with other parts of the city. Tram and bus stops and large municipal parking lots will be located in immediate vicinity of the real estate. The object is surrounded by numerous hotels, office buildings and service premises.

Description

Pegaz is modern office-and-services building which comprises two buildings offering total 18 473 sq m of office space and 2 602 sq m of retail space, with 363 parking places in multi-storey partially public parking lot. The office buildings were integrated into the existing buildings. Times II has certificate LEED CS GOLD.

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	2016
Green certificate	LEED
Total space	22 000 m ²
Office gross space	18 473 m ²
Office net space	17 884 m ²
Average floor size	2 895 m ²
Add-on factor	4.06%
Above ground floors	6
Underground floors	3
Garage parking lots	182
Parking ratio	100

LEASE TERMS

Available space	After log in
Minimum rentable space	150 m ²
Asking rent	After log in
Service charges	After log in
Parking rent	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).