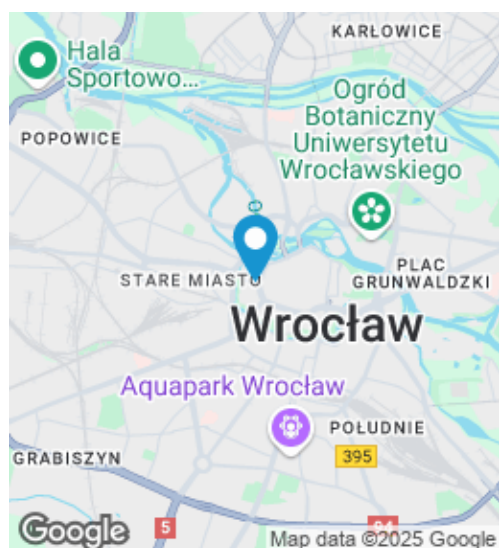


# Ruska 20/21

ul. Ruska 20/21, Wrocław



## Location

Ruska 20/21 is situated 300 m far from the Wrocław's Market Main Square and with closeness to the main communication arteries. That convenient location provides also an easy access to the public transport facilities. The Copernicus Airport Wrocław can be easily reached in about 25 minutes drive.

## Description

The 5-storey building at Ruska Street offers service and office spaces for lease. The total office area class B amounts to 1 200 m<sup>2</sup>. Typical floor plate is 230 m<sup>2</sup>. The building is equipped among others with: modern monitoring, air-conditioning and teletechnical systems, structural cabling and lifts. Two underground car parks are situated nearby.

## Fit out

Air conditioning, Suspended ceilings, Smoke detectors, Fiber optics, Operable windows

## BUILDING INFORMATION

Building status	Existing
Completion year	1900
Total space	2 000 m <sup>2</sup>
Office gross space	1 500 m <sup>2</sup>
Office net space	1 200 m <sup>2</sup>
Average floor size	230 m <sup>2</sup>
Add-on factor	15%
Above ground floors	5

## LEASE TERMS

Available space	After log in
Asking rent	After log in
Service charges	After log in
Minimum lease term	2 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).