

# Sagittarius Business House

Sucha 2, Wrocław



## Location

Sagittarius Phase is situated at Sucha Street in Subcentral Locations, just 1 minute walking from Main Railwaysouthern district of Wrocław. The location enables an easy access to other parts of the city, by both public and private transport. Main railway station of the city (PKP Wrocław Główny) can be easily reached by car within 5 minutes.

## Description

Sagittarius Phase is designed as five floor office building, which offers approx. 25,500 sq m of leasing space for tenant's use.

## 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	2018
Total space	25 323 m <sup>2</sup>
Office gross space	20 837 m <sup>2</sup>
Office net space	26 000 m <sup>2</sup>
Average floor size	4 500 m <sup>2</sup>
Add-on factor	3.68%
Above ground floors	7
Underground floors	1
Surface parking lots	69
Garage parking lots	249
Parking ratio	67

## LEASE TERMS

Available space	After log in
Minimum rentable space	300 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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