

# Warta Tower

Warta Tower is one of the most recognizable office buildings in Warsaw. The property is located on 85-87 Chmielna St., close to Jerozolimskie Av. – one of the capital’s main communication arteries, providing fast access to many transportation links. The Main Railway Station and Rondo ONZ metro station are within 10 min walking distance. The International Airport Frederic Chopin is 20 min away by car.

Year of completion\* 2000

Total GLA 33 600 sq m

Total parking places 542

## Lease conditions

Office headline rent 15.50 EUR/sq m/mth

Service charge 29 PLN/sq m/mth

Add-on factor 7.55%

Underground parking rent 150 EUR

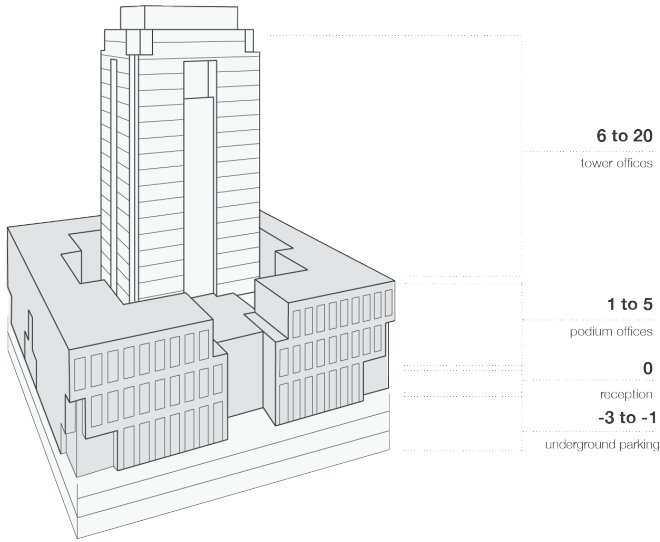
Parking places ratio 1/60

Lease term till December 2021\*

\*shorter leases possible



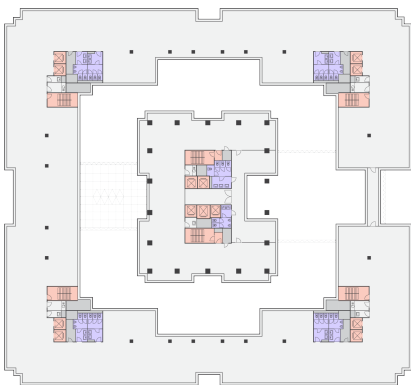
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|---------------------------------------|--------------------------------|------------------|
| 1 Radisson Blu Sobieski Hotel         | 5 Marriot Hotel                | Bus              |
| 2 Jupiter Center Gallery              | 6 Złote Tarasy Shopping Centre | Tram             |
| 3 Business School - Warsaw University | 7 Palace of Culture & Science  | Metro            |
| 4 Warsaw University of Technology     | 8 InterContinental Hotel       | Veturlio station |



Floor	NLA (sq m)	GLA (sq m)	Rent	Use	Availability
1	242	261	15.50	Office	Immediately
2	170	182	15.50	Office	Immediately
3	305	329	15.50	Office	Immediately
5	300	322	15.50	Office	Immediately
5	171	184	15.50	Office	Immediately

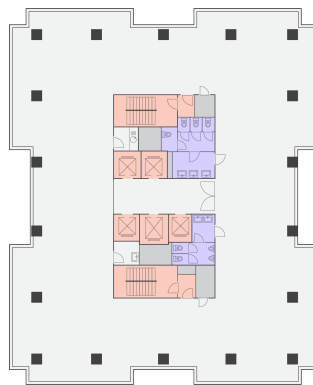
### Typical floorplan Podium – floor 2

3000 sq m  
Total leasable area



### Tower – floor 11

800 sq m  
Total leasable area



- Parking for bicycles
- Canteen
- Coffee shop
- Kiosk



- BMS
- Monitored access system
- 24h security
- CCTV
- 5 high speed lifts in the tower + 1 lift serving underground garage; 2 lifts in each quarter of the podium + 1 lift serving underground garage
- Suspended ceilings
- Carpeting
- Fibre-optic cables
- Fully flexible arrangement, from open space to partition walls
- Fully air-conditioned
- Smoke detectors
- Sprinkler system