



Quattro Business Park Buildings A-D

A complex of 5 office buildings located at Bora-Komorowskiego Avenue, which is part of Kraków's Ring Road no. 3. The location offers easy connections with the S7 expressway and A4 highway, as well as the city centre. The Main Railway Station and Galeria Krakowska shopping centre are 10 min away. Kraków-Balice Airport is 20 min away.

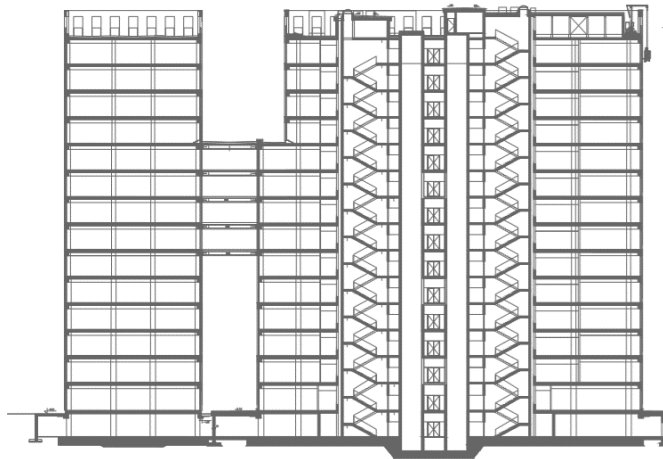
Year of completion	2015
Total GLA	53415 sq m
Total parking places	1320

Lease conditions

Office headline rent	13.80 EUR/sq m/mth
Service charge	13.99 - 15.28 PLN/sq m/mth
Add-on factor:	
Building A	6.38%
Building B	5.83%
Building C	6.26%
Building D	6.5%
Parking rent	55-85 EUR
Parking places ratio	1/46
Minimum lease term	5 years



- | | | |
|------------------------------------|--------------------------------|--|
| 1 Krokus Shopping Centre | 5 Hotel Swing |  Bus |
| 2 Centrum Serenada Shopping Centre | 6 Park Tysiąclecia |  Wawelo station (temporarily suspended) |
| 3 Multikino Cinemas | 7 Polish Aviation Museum | |
| 4 Water Park Krakow | 8 Wieczysta Krakow Sports Club | |



- Canteen
- Cloakroom for cyclists
- Parking for bikes
- Cafe and bakery
- Personal Trainer
- Manicure
- Kiosks
- Courtyard



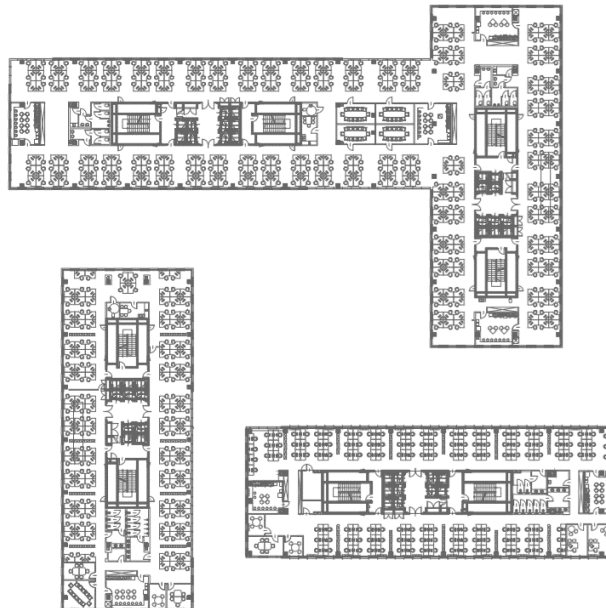
- BMS
- Security 24/7 and CCTV
- Raised floors
- Suspended ceilings
- Openable windows
- Fiber optics
- Air conditioning
- Smoke detectors
- Access control
- Emergency power supply
- BREEAM certification
- Underground parking
- Multilevel car parking

Floor	Carpet Area (sq m)	NLA (sq m)	GLA (sq m)	Use	Availability
Building A					
0	40	40	43	Retail/Office	Immediately
0	104	104	110	Retail/Office	Immediately
Building B					
0	99	99	105	Retail/Office	Immediately
0	200	200	212	Retail/Office	Immediately
Building C					
2	910	970	1030	Office	Q4 2020
Building D					
0	49	49	52	Retail/Office	Immediately
1	806	865	920	Office	Q4 2020
13	490	525	557	Office	Immediately

Typical floorplan

944 sq m

Total GLA
on the floor





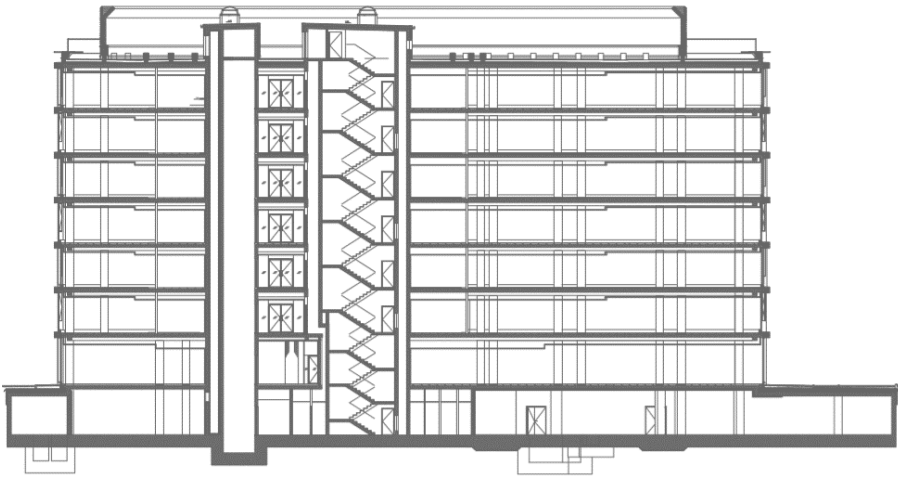
Quattro Business Park Buildings Five

A complex of 5 office buildings located at Bora-Komorowskiego Avenue, which is part of Kraków's Ring Road no. 3. The location offers easy connections with the S7 expressway and A4 highway, as well as the city centre. The Main Railway Station and Galeria Krakowska shopping centre are 10 min away. Kraków-Balice Airport is 20 min away.

Year of completion	2015
Total GLA	9 765 sq m
Total parking places	169
Lease conditions	
Office headline rent	13.80 EUR/sq m/mth
Service charge	14.77 PLN/sq m/mth
Add-on factor:	6.25%
Parking rent	55-85 EUR
Parking places ratio	1/57
Minimum lease term	5 years



- | | | |
|------------------------------------|--------------------------------|--|
| 1 Krokus Shopping Centre | 5 Hotel Swing | Bus |
| 2 Centrum Serenada Shopping Centre | 6 Park Tysiąclecia | Wawelo station (temporarily suspended) |
| 3 Multikino Cinemas | 7 Polish Aviation Museum | |
| 4 Water Park Krakow | 8 Wieczysta Kraków Sports Club | |



Canteen

Showers and cloakroom for cyclists

Parking for bikes

Coffee shops

Cafe and bakery

Personal Trainer

Manucure

Kiosks

Courtyard

Floor	Carpet Area (sq m)	NLA (sq m)	GLA (sq m)	Use	Availability
FIVE					
0	244	244	259	office	Q2 2021
0	614	614	614	office	Q2 2021
1	1309	1351	1436	office	Q2 2021
2	1300	1342	1426	office	Q2 2021
3	1309	1351	1435	office	Q2 2021
4	1305	1347	1431	office	Q1 2021
5	1305	1347	1431	office	Q3 2021



BMS

Security 24/7 and CCTV

Raised floors

Suspended ceilings

Openable windows

Fiber optics

Air conditioning

Smoke detectors

Access control

Emergency power supply

BREEAM Very good

Typical floorplan

1431 sq m

Total GLA on the floor

