



# Lubicz I Business Centre

The building is located at 23 Lubicz St., in the City Center of Kraków and near Mogilskie Roundabout, one of the main transportation hubs of the city. The location offers an ideal workplace for a variety of companies due to its easy access to the Old Town, the Main Railway Station and Galeria Krakowska shopping centre. Kraków-Balice Airport is 30 min away.

Year of completion\* 2000

\*superstructure - under construction

Total GLA 19 400 sq m

Total parking places 240

## Lease conditions

Office headline rent 15.50 EUR/sq m/mth

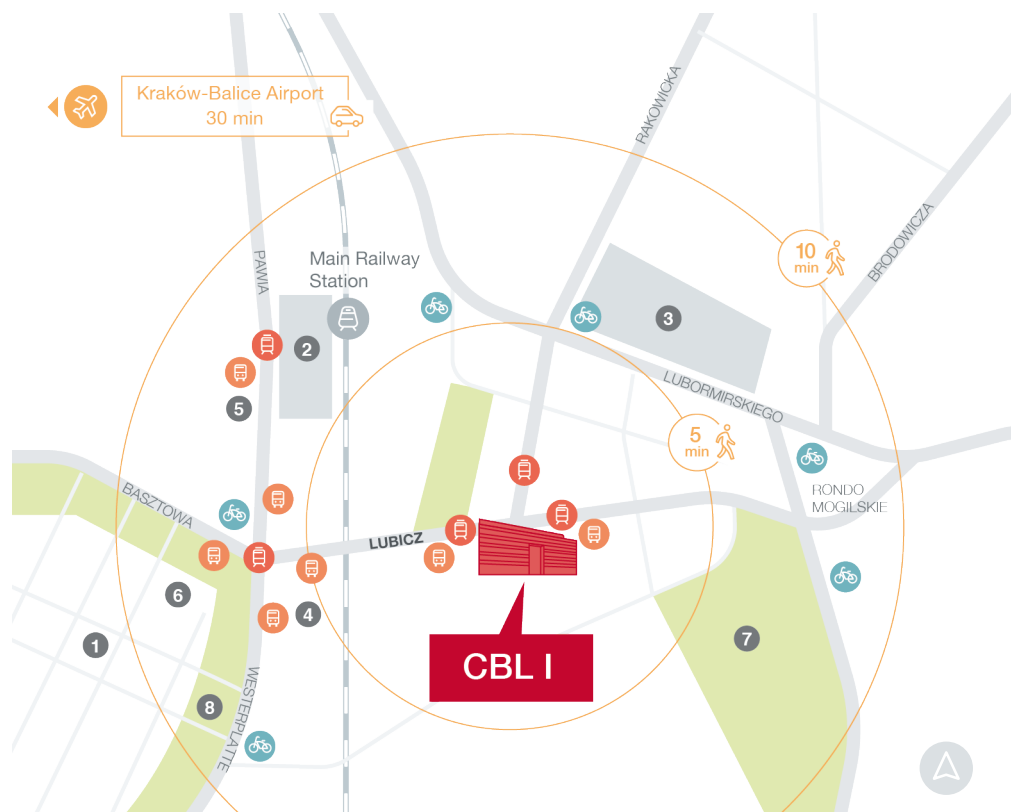
Service charge TBC

Add-on factor 7.73%

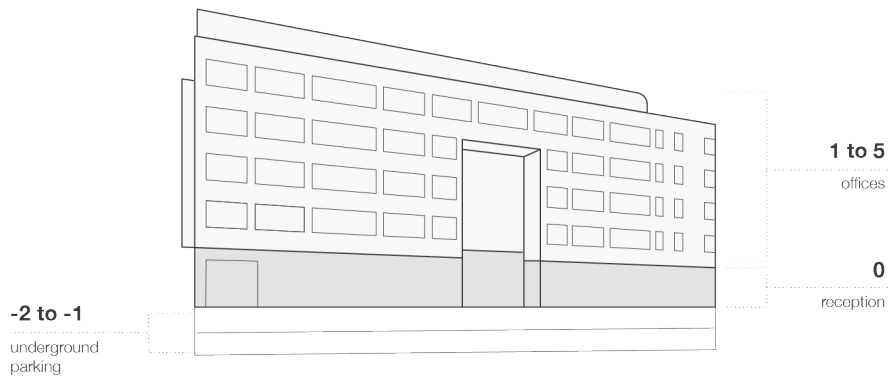
Underground parking rent 100 EUR

Parking places ratio 1/75

Lease term 5 years minimum



- |                                   |   |  |
|-----------------------------------|---|--|
| 1 Old Town                        | 5 Hotel Mercure Kraków Stare Miasto             |  Bus            |
| 2 Galeria Krakowska Shopping Mall | 6 Juliusz Slowacki Theatre                      |  Tram           |
| 3 Kraków University of Economics  | 7 Botanic Garden of the Jagiellonian University |  Wavelo station |
| 4 Hotel Europejski                | 8 Planty Park                                   |  |

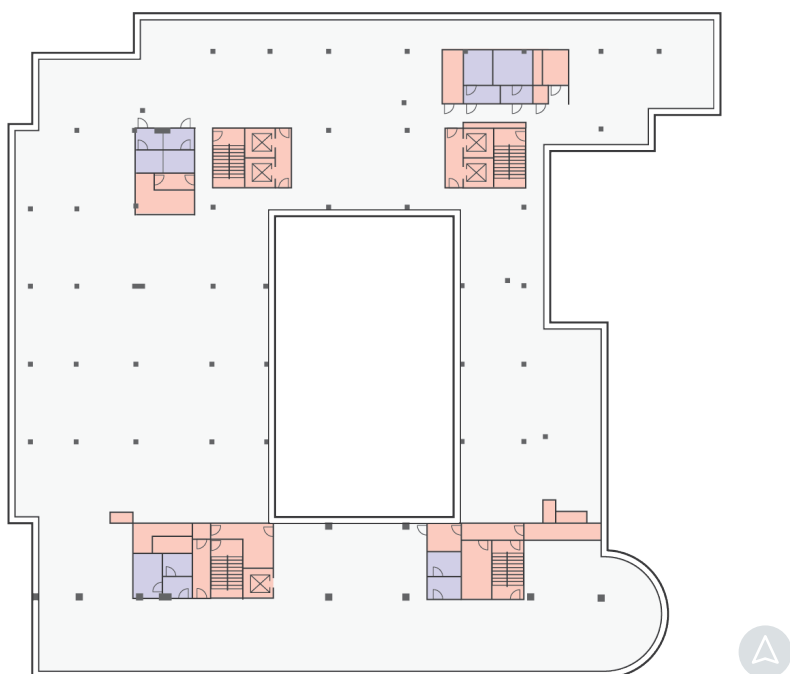


Floor	NLA (sq m)	GLA (sq m)	Rent	Use	Availability
5	2604	2805	15.50	Office	2020 Q2

## Floorplan

2805 sq m GLA

Total leasable area



- Bike racks
- Locker rooms with showers for cyclists
- Canteen
- Coffee stand
- Convenience shop
- Medical clinic
- Conference center



- BREEAM level „Very Good”
- BMS
- 24h security and CCTV
- Access control system
- Modern telecom system
- Suspended ceilings
- Raised floors
- Open space offering full flexibility of interior design
- Air conditioning with individual control



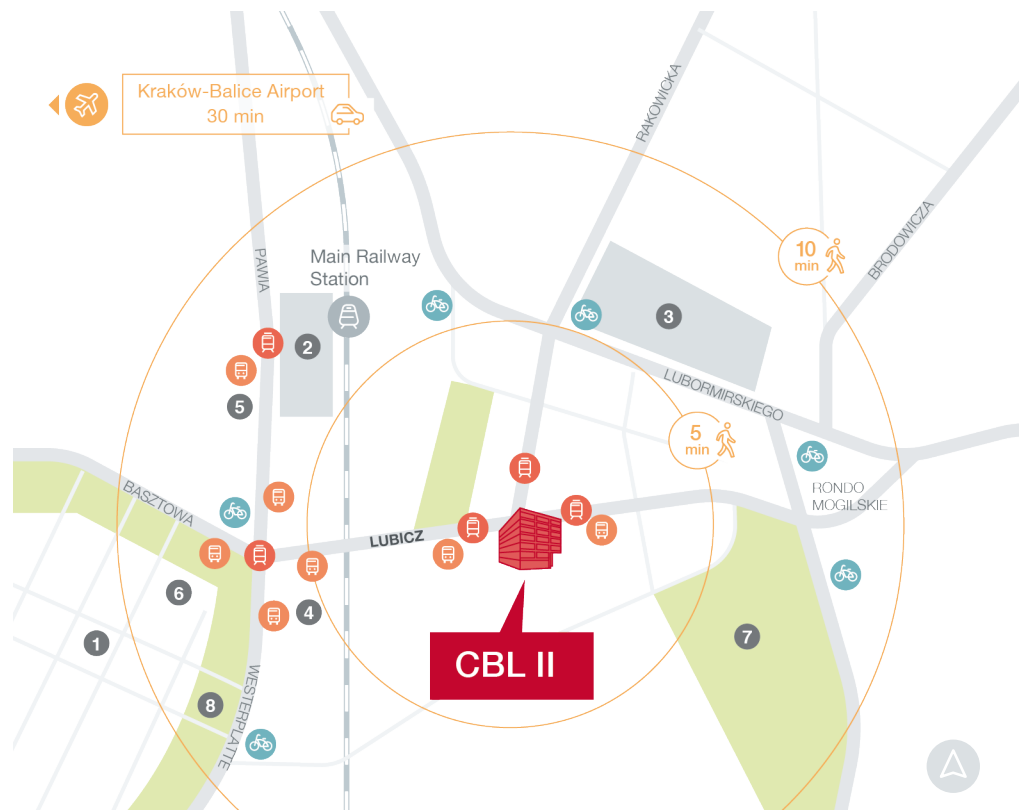
# Lubicz II Business Centre

The building is located at 23a Lubicz St., in the City Center of Kraków and near Mogiłskie Roundabout, one of the main transportation hubs of the city. The location offers an ideal workplace for a variety of companies due to its easy access to the Old Town, the Main Railway Station and Galeria Krakowska shopping centre. Kraków-Balice Airport is 30 min away.

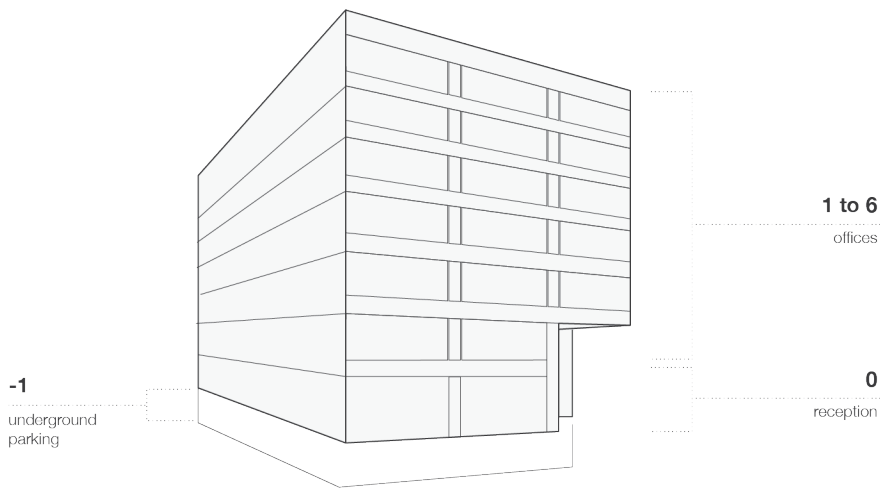
Year of completion	2009
Total GLA	5900 sq m
Total parking places	76

## Lease conditions

Office headline rent	15.00 EUR/sq m/mth
Service charge	16.96 PLN/sq m/mth
Add-on factor	3.45%
Underground parking rent	100 EUR
Parking places ratio	1/75
Lease term	5 years minimum



- |                                   |   |  |
|-----------------------------------|---|--|
| 1 Old Town                        | 5 Hotel Mercure Kraków Stare Miasto             |  Bus            |
| 2 Galeria Krakowska Shopping Mall | 6 Juliusz Słowacki Theatre                      |  Tram           |
| 3 Kraków University of Economics  | 7 Botanic Garden of the Jagiellonian University |  Wavelo station |
| 4 Hotel Europejski                | 8 Planty Park                                   |  |



- Bike racks
- Locker rooms with showers for cyclists
- Canteen
- Coffee stand
- Convenience shop
- Medical clinic
- Conference center



- BREEAM level „Very Good”
- BMS
- 24h security and CCTV
- Access control system
- Modern telecom system
- Suspended ceilings
- Raised floors
- Open space offering full flexibility of interior design
- Air conditioning with individual control

Floor	NLA (sq m)	GLA (sq m)	Rent	Use	Availability
0	326	337	15.00	Office Retail	Immediately
4	950	983	15.00	Office	2020 Q3
5	497	514	15.00	Office	2020 Q2*
5	457	473	15.00	Office	2020 Q3*
6	283	292	15.00	Office	2020 Q3

\*possible to merge into one module

## Typical floorplan

985 sq m

Total leasable area

