



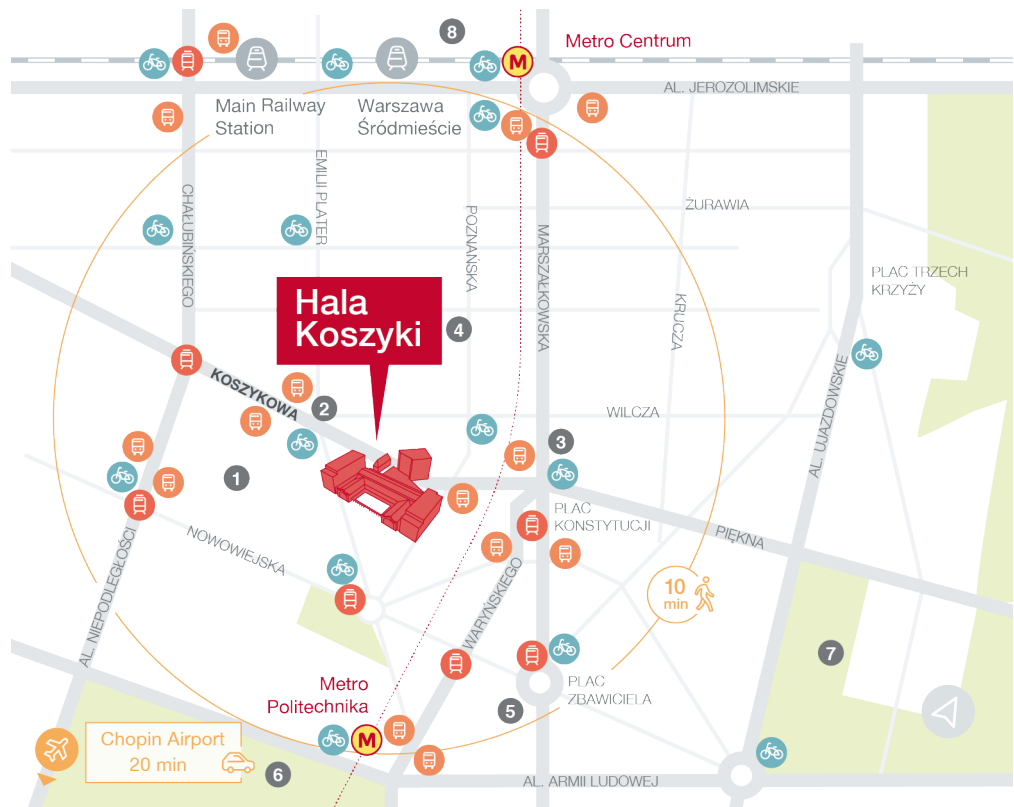
Hala Koszyki

Hala Koszyki is a unique investment comprised of an office complex and an early 20th century revitalised market hall that has become a cultural and social hotspot in Warsaw. Three office buildings surrounding the market hall offer high-end spaces and access to a full array of services. The location at 63 Koszykowa St., in the city centre, near Plac Konstytucji and Politechnika metro station, provides great connections to the rest of the city. The Main Railway Station can be reached within 10 min, while Chopin Airport is just 20 min away.

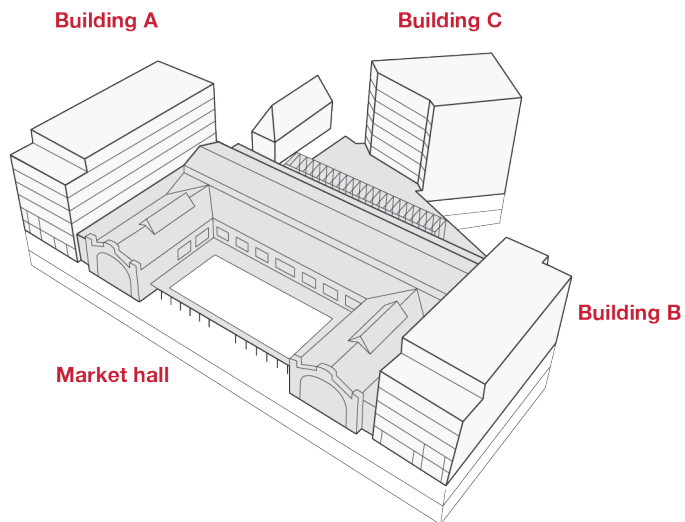
Year of completion	2016
Total GLA	15 000 sq m
Total parking places	204

Lease conditions

Office headline rent	16.00 EUR/sq m/mth
Service charge	29.50 PLN/sq m/mth
Add-on factor	7.24%
Underground parking rent	100-250 EUR
Parking places ratio	1/175
Lease term	5 years



- | | | |
|-----------------------------------|-------------------------------|------------------|
| 1 Warsaw University of Technology | 5 Luna Cinema | Bus |
| 2 Hotel Rialto | 6 Marty Filipiuk Park | Tram |
| 3 Polonia Theatre | 7 Ujazdowski Park | Metro |
| 4 H15 Boutique Hotel | 8 Palace of Culture & Science | Veturlio station |



Buildings connected with Hala Koszyki

Parking spaces for bicycles

Showers for cyclists

ATM

Numerous restaurants, cafes and shops

Coworking space in the building

Floor	NLA (sq m)	GLA (sq m)	Rent	Use	Availability
Building C					
1	593	636	16.00	Office	Immediately



Reception

24h security

BMS

Raised floors

Suspended ceilings

Sprinklers

Smoke detectors

Carpeting

Fiber optic cables

Tilt windows

Two independent power sources

Typical floorplan

4087 sq m

Total leasable area

