



# Skylight

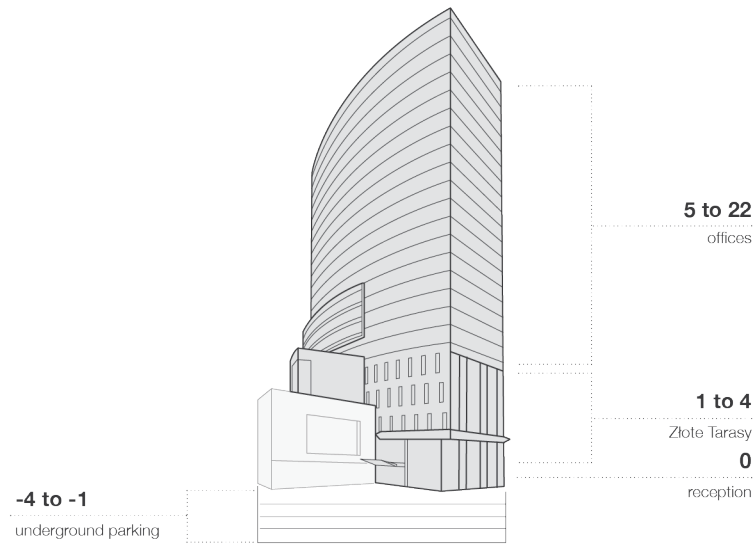
Located in 59 Złota St., Skylight is part of Złote Tarasy, a commercial and office complex. Skylight is located in the strict Warsaw's city centre, just opposite Palace of Culture & Science and in close proximity to the Main Railway Station. Thanks to it's prime location, it offers excellent network of public transportation and a great number of amenities.

Year of completion	2007
Total GLA	23 300 sq m
Total parking places	1600

## Lease conditions

Office headline rent	22.00 EUR/sq m/mth
Service charge	24 PLN/sq m/mth
Add-on factor	6.20%
Underground parking rent	180 EUR
Parking places ratio	1/90
Lease term	5 years





Veturilo station located near the building

Showers and parking spaces for cyclists

The building is connected to the shopping center Złote Tarasy



BREEAM certificate – “Very Good” level

Reception

Access control

Security

BMS

Fiber optics

Emergency power supply

Air conditioning

Raised floors

Suspended ceilings

Power cabling

Sprinklers

Smoke detectors

Carpeting

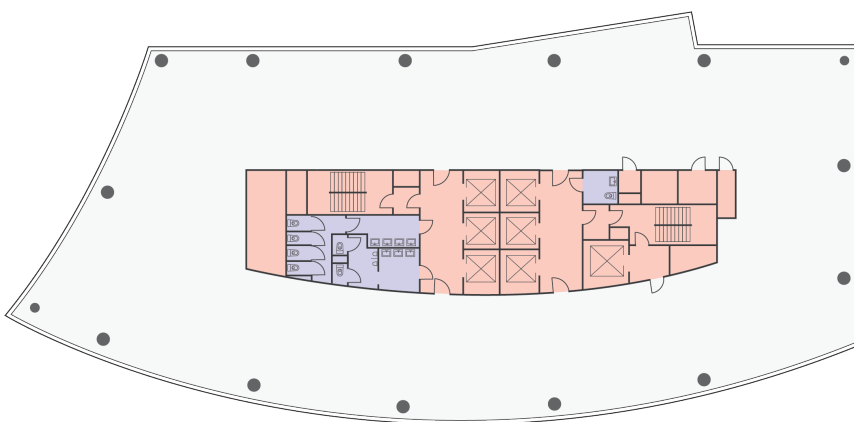
Wall partitioning

Floor	NLA (sq m)	GLA (sq m)	Availability
5	276	292	Immediately
5	117	124	March 2020
7	459	487	May 2020
10	550	584	Nov. 2019
18	1234	1311	March 2021
19	244	258	Feb. 2020
19	425	451	Immediately

## Typical floorplan

1300 sq m

net leasable area (NLA)







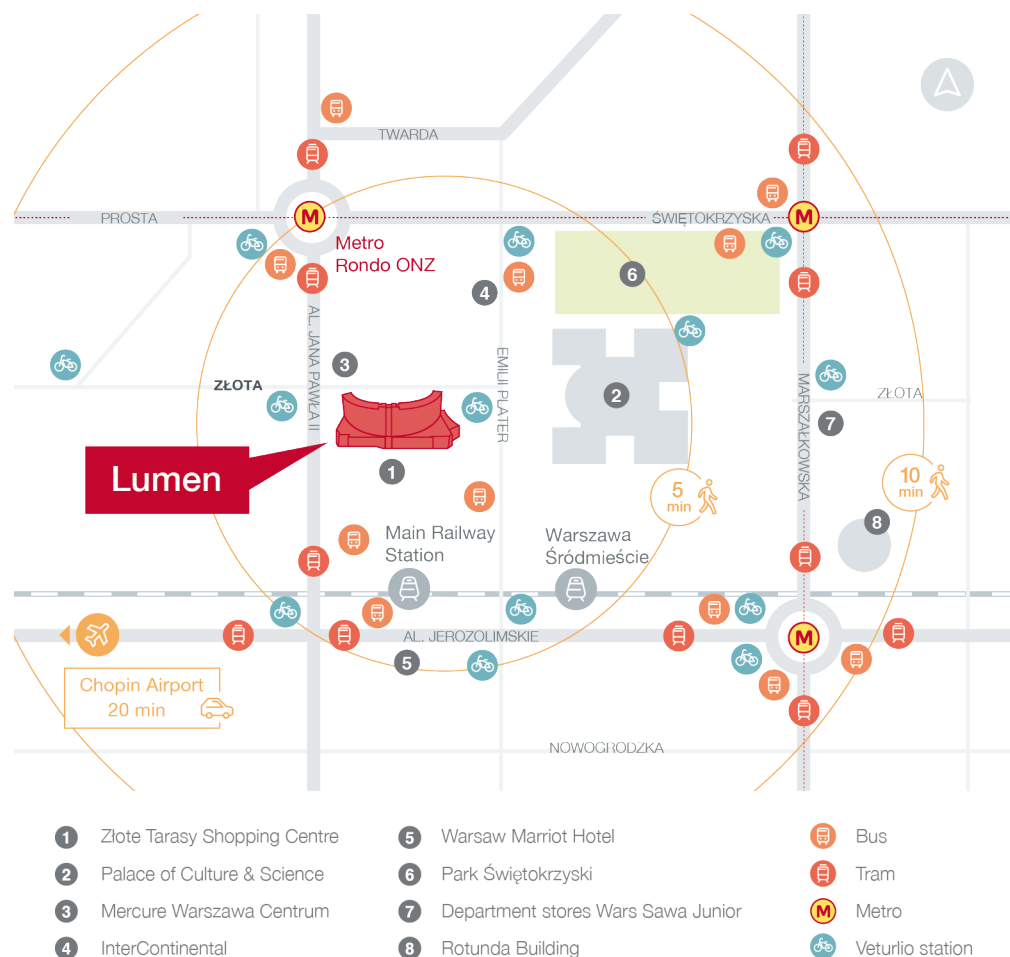
# Lumen

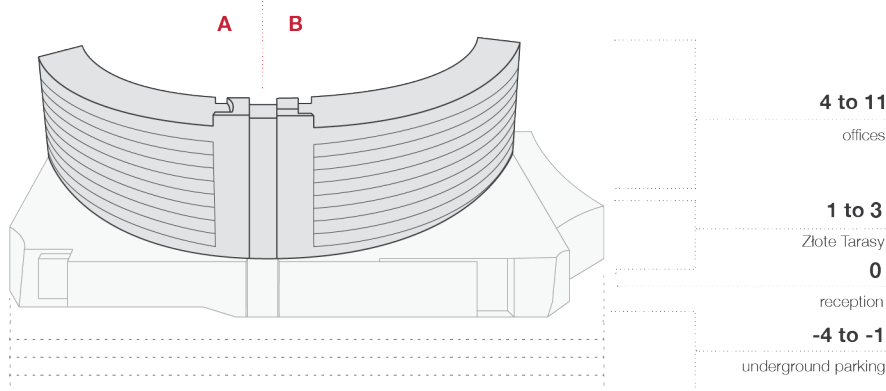
Located in 59 Złota St., Lumen is part of Złote Tarasy, a commercial and office complex. Lumen is located in the strict Warsaw's city centre, just opposite Palace of Culture & Science and in close proximity to the Main Railway Station. Thanks to it's prime location, it offers excellent network of public transportation and a great number of amenities.

Year of completion	2007
Total GLA	24 800 sq m
Total parking places	1600

## Lease conditions

Office headline rent	22.00 EUR/sq m/mth
Service charge	25 PLN/sq m/mth
Add-on factor	6.00%
Underground parking rent	180 EUR
Parking places ratio	1/90
Lease term	5 years





Veturilo station located near the building

Showers and parking spaces for cyclists

The building is connected to the shopping center Złote Tarasy

Floor	NLA (sq m)	GLA (sq m)	Rent	Use	Availability
-------	------------	------------	------	-----	--------------

**Building A**

5	464	561	16.50	Office	Immediately
6	245	485	16.50	Office	March 2020
8	814	862	16.50	Office	Immediately

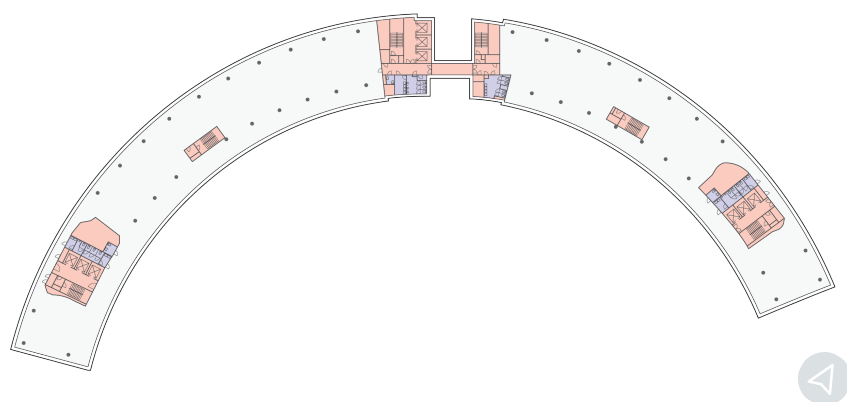
**Building B**

4	778	824	16.50	Office	Immediately
8	1344	1424	16.50	Office	March 2020

### Typical floorplan

2900 sq m

net leasable area (NLA)



BREEAM certificate – “Very Good” level

Reception

Access control

Security

BMS

Fiber optics

Emergency power supply

Air conditioning

Raised floors

Suspended ceilings

Power cabling

Sprinklers

Smoke detectors

Carpeting

Wall partitioning