



Silesia Star

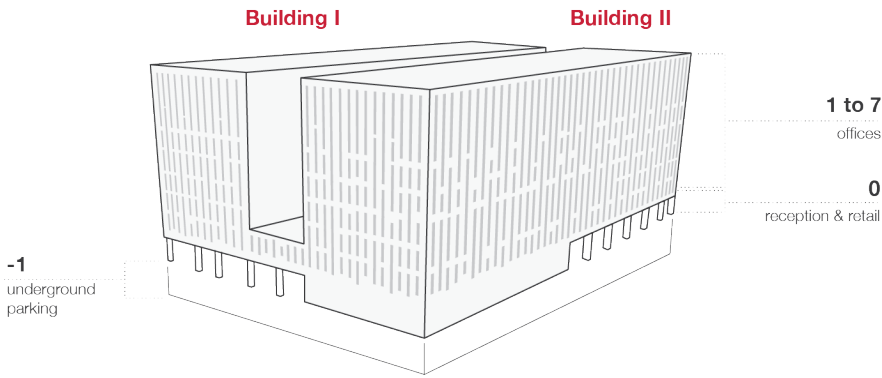
Silesia Star is a complex of two high standard office buildings, connected with a passage, which was designed for retail area. Located in the strict centre of Katowice, at 18/20 Uniwersytecka St., it offers excellent access to transportation and amenities. The Silesian University Campus, Spodek and the Market Square are within 10 min on foot; while the Central Railway Station and Galeria Katowicka Shopping Centre are 15 min away on foot. The Airport can be reach in 30 min by car.

Year of completion	2014/2015
Total GLA	30 086 sq m
Total parking places	222

Lease conditions

Office headline rent	13.25 EUR/sq m/mth
Retail headline rent	12.50 EUR/sq m/mth
Service charge	18.00 PLN/sq m/mth
Add-on factor	6.34%
Underground parking rent	80 EUR
Parking places ratio	1/140
Lease term	5 years





- Canteen
- Coffee shop
- News stand
- Fitness club
- Hotel nearby



- Access control
- BMS
- Raised floors
- Suspended ceiling
- Fiber optics
- Openable windows
- Emergency power supply

Floor	NLA (sq m)	GLA (sq m)	Rent	Use	Availability
Building I					
0	180	200	12.50	Retail	X
5	1413	1502	13.25	Office	01.01.2021
5	171	182	13.25	Office	X
Building II					
0	457	486	12.50	Retail	X
2	250	265	13.25	Office	X

Typical floorplan

4014 sq m

Total leasable area

