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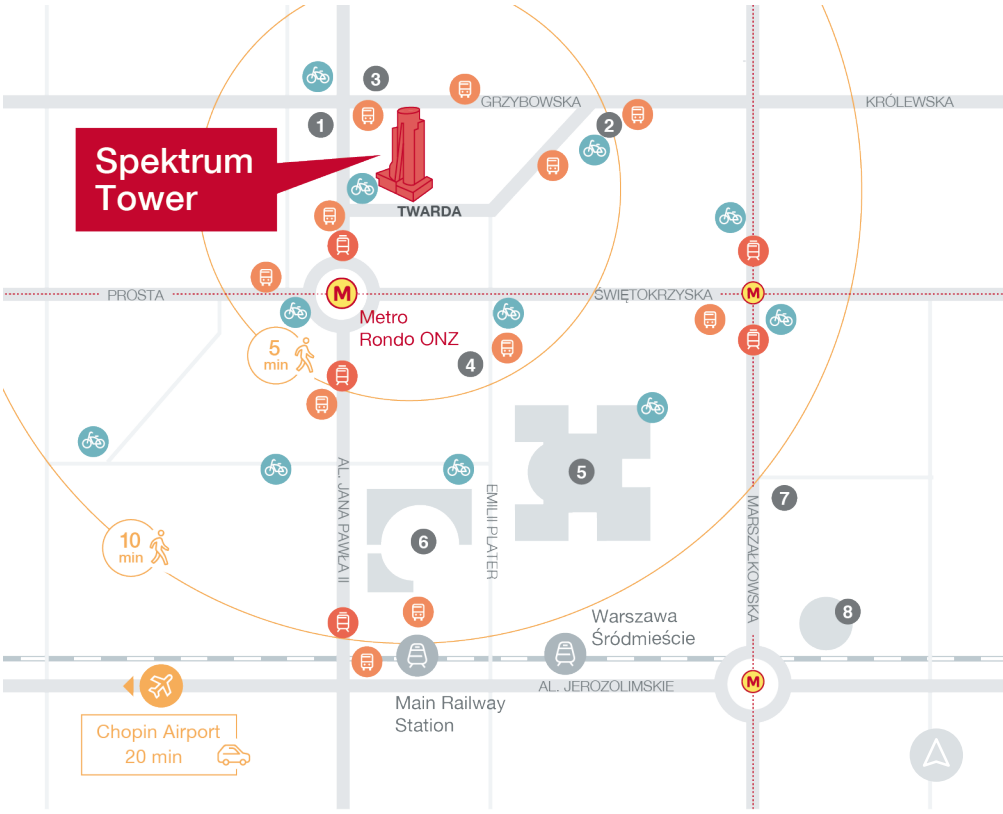
Spektrum Tower

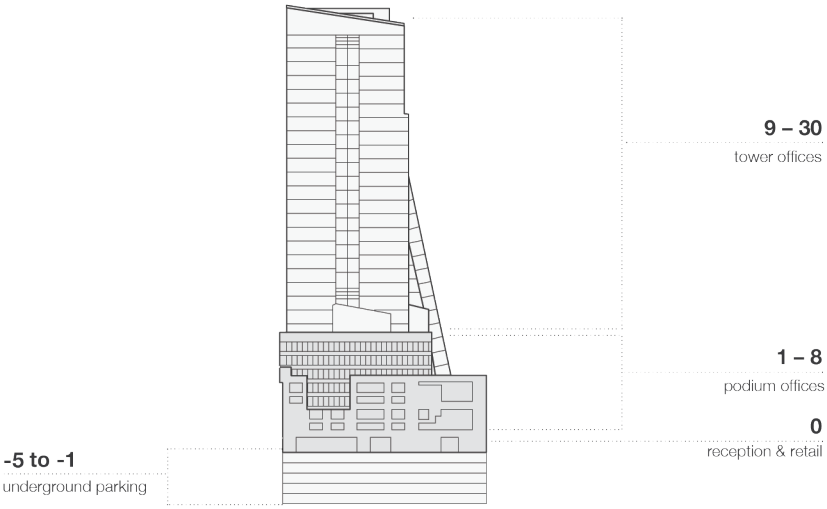
The building is located at 18 Twarda St., in the strict City Center of Warsaw and in the immediate vicinity of Jana Pawła II Av. The location provides easy access to public transportation, with Rondo ONZ Metro Station 100 m away. The Main Railway Station is 10 min walk on foot, while the International Airport Frederic Chopin is 20 min by car.

Year of completion	2003
Year of refurbishment	2015
Total GLA	32 100 sq m
Total parking places	318

Lease conditions

Office headline rent	17 – 19.50 EUR/sq m/mth
Service charge	24 PLN/sq m/mth
Add-on factor	6.39%
Underground parking rent	185 EUR
Parking places ratio	1/99
Lease term	5 years





- Restaurant
- Canteen
- Fitness centre
- Medical clinic
- Veturilo bicycle station
- Showers and lockers for cyclists
- Parking places for bicycles
- Parking for guests

h	NLA (sq m)	GLA (sq m)	Rent	Use	Availability
5	200	213	17.00	Office	Immediately
15	325	345	18.00	Office	Immediately
15	156	166	18.00	Office	Immediately
16	318	339	18.50	Office	2020 Q4
19	126	134	19.00	Office	2020 Q1
23	647	689	19.50	Office	2020 Q2
24	266	283	19.50	Office	Immediately
24	67	71	19.50	Office	Immediately

*possible to merge into one module

- BMS
- 24h security and CCTV
- Monitored access control system
- Equipped with vertical fiber optic cabling
- Suspended ceilings
- Fully flexible arrangement, from open space to partition walls
- High quality carpet
- Fully air conditioned (4 pipe system) with individual room control
- Sprinkler system installed throughout the building

Typical floorplan
Floor 10

850 sq m

Total leasable area

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Disclaimer: The Building Particulars are for information purposes only and do not constitute any part of a binding offer or contract.