

Plac Wladyslawa Andersa 3. Andersia Tower. 61-894 Poznań.

ANDERSIA
TOWER

Deka
Immobilien



Facts and Figures / Highlights.

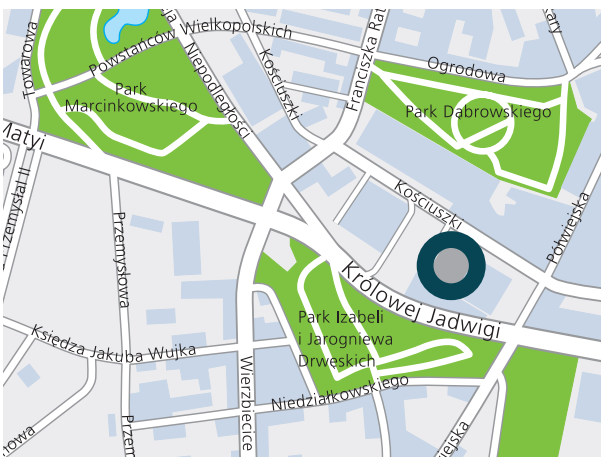
- Year built: 2007.
- Distinctive 19-storey building with 4-Star Hotel.
- 2 basement floors.
- Separate development for hotel and office use.
- Imposing aluminium-glass-façade.
- 12 elevators.
- Hotel with 171 bedrooms as well as conference and meeting rooms.
- Restaurant, Lobby Bar, Executive Lounge,
- Fitness centre, spa with indoor pool.
- Partial air-conditioning in the hotel area.
- Full air-conditioning in the office area.
- Access control by magnetic cards.
- CCTV monitoring and alarm system.
- Fire alarm system and sprinkler systems.
- Central heating via district heating.
- BREEAM In-Use: Office; Asset (good), Hotel;
- Asset (very good) / Building Mgmt. (good).

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Technical features.

	A-class 19-story building with 4-Star Hotel.
	12 elevators.
	199 indoor parking spaces.
	Modern lobby with 24h reception service.
	Suspended ceiling with clear height of 3 m in office space.
	Raised floors.
	Central heating via district heating distributed by fan coils.
	Air-conditioning system based on cooling beams, fan-coils and VRVs.
	Personalized access control.
	CCTV monitoring and alarm system.
	Floor plate of 1,200 sqm.
	Restaurant, lobby bar, executive lounge, gym and spa with indoor pool.
BREEAM	BREEAM® In-Use: Office; Asset (very good)/Building Mgmt. (very good).



Location.

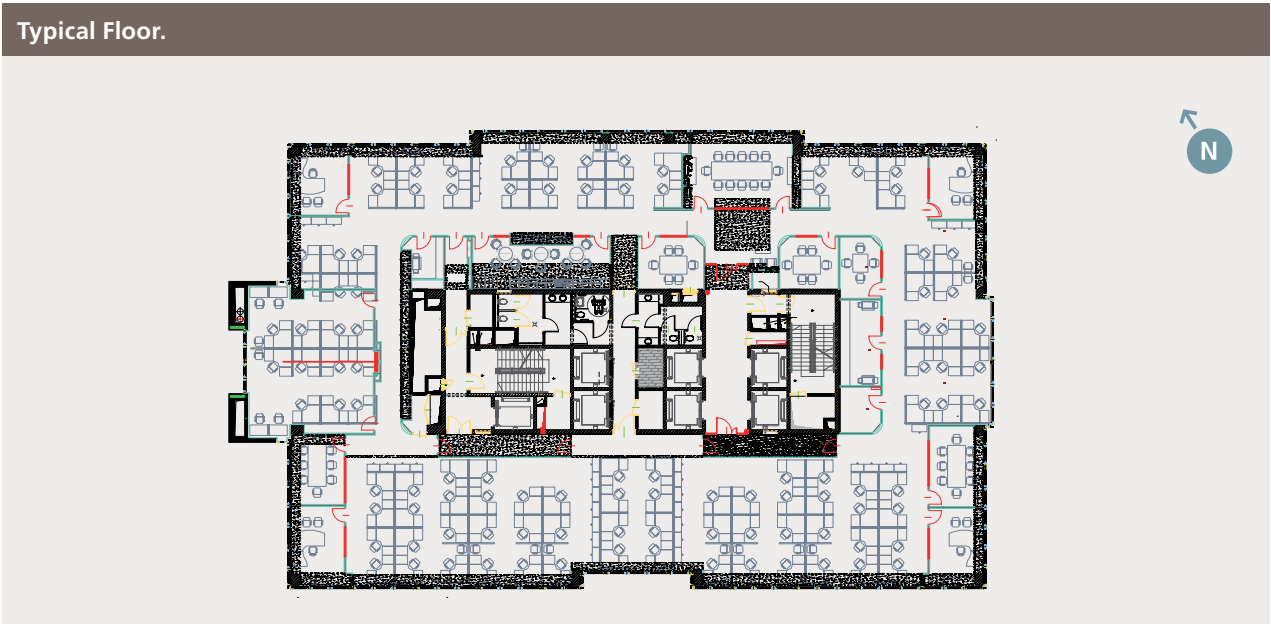
- CBD of Poznań.
- International airport reachable within 20 minutes by car.
- Tram and bus stops adjacent to the property.
- Central station reachable within app. 15-minutes walk.



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Rental space.		
Floor	Rental space	Type of space
19 th	397 sq.m	office
18 th	1,100 sq.m	office
17 th	1,208 sq.m	office
16 th	1,200 sq.m	office
15 th	1,201 sq.m	office
14 th	1,199 sq.m	office
13 th	1,192 sq.m	office
12 th	1,199 sq.m	office
11 th	1,201 sq.m	office
10 th	584 sq.m	office
Ground Floor to 9 th Floor	14,747 sq.m	hotel
Total	25,228 sq.m	
Parking	200 spaces	underground
Archive	742 sq.m	storage



www.andersia-tower.pl
www.deka-stars-poland.pl



Contact
Daniel Pater
Phone: +48 696 655 705
Email: daniel.pater@deka.de

Deka Immobilien Investment GmbH
Europe Regional Office / Poland
Marszałkowska Centre
126/134 Marszałkowska Street
00-008 Warszawa, Poland
www.deka-immobilien.com