

al. Jana Pawla II 19.
Atrium Garden.
00-854 Warsaw.

atrium garden

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Facts and Figures / Highlights.













- Year built: 2009.
- Office building consisting of 9 and 15-storey buildings.
- Attractive façade of natural stone and granite
- Flat roof with roof terrace available.
- 2 covered courtyards.
- 3-floor underground car park with adequate car parking spaces.
- Heated and ventilated underground car park.
- Spacious lobby with reception area.
- Refurbishment of entrance hall and main door 2017/2018.
- 8 passenger lifts and 1 goods lift available.
- Café + Restaurant available on the ground floor.
- Good natural lighting and sun protective glazing.
- Suspended ceilings with integrated lighting and ventilation.
- High level of technical equipment and air-conditioning.
- Heating provided by district heating.
- 4 sanitary cells per floor, with 2 in the upper section.
- Alarm system and access control.
- Fire alarm system and CCTV monitoring.
- BREEAM In-Use: Building Mgmt. (excellent) / Asset (very good).

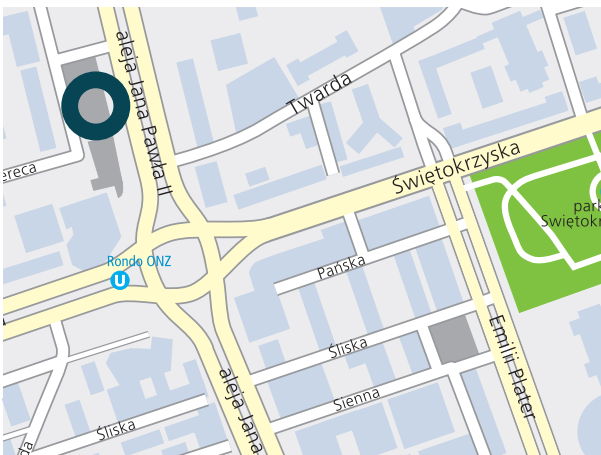
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Technical features.

-  A-class, 15-story office building with ground floor retail component.
 -  7 elevators.
 -  203 indoor parking spaces, 6 outdoor parking spaces.
 -  Modern, spacious lobby with 24h reception service.
 -  Suspended ceiling with a clear height of 2,75 m in the office space.
 -  Raised floors.
 -  Central heating via district heating distributed by radiators.
 -  Cooling beams system.
 -  Personalized access control.
 -  BMS-controlled CCTV monitoring of common areas.
 -  Floor plate of 1,950 sqm (podium) and 770 sqm (tower) and two building cores.
 -  Restaurant, coffee shop.
- BREEAM** BREEAM® In-Use: Building Mgmt. (very good)/Asset (very good).



Location.

- CBD of Warsaw.
- International airport reachable within 20 minutes by car.
- Metro, tram and bus stops in the direct vicinity of the property.
- Central station reachable within app. 10-minutes walk.



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Rental space.

Floor	Rental space	Type of space
14 th	769 sq.m	office
13 th	768 sq.m	office
12 th	757 sq.m	office
11 th	759 sq.m	office
10 th	759 sq.m	office
9 th	740 sq.m	office
8 th	1,866 sq.m	office
7 th	1,864 sq.m	office
6 th	1,958 sq.m	office
5 th	1,958 sq.m	office
4 th	1,957 sq.m	office
3 rd	1,955 sq.m	office
2 nd	1,935 sq.m	office
1 st	1,677 sq.m	office
Ground Floor	75 sq.m	office
Ground Floor	1,106 sq.m	retail/catering
Total	20,902 sq.m	
Parking	220 spaces	underground
Archive	172 sq.m	storage

Example floor plan (4th floor).



www.atriumgarden.pl
www.deka-stars-poland.pl



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