

al. Jana Pawla II 17.  
Atrium ONE.  
00-854 Warsaw.
















#### Facts and Figures / Highlights.

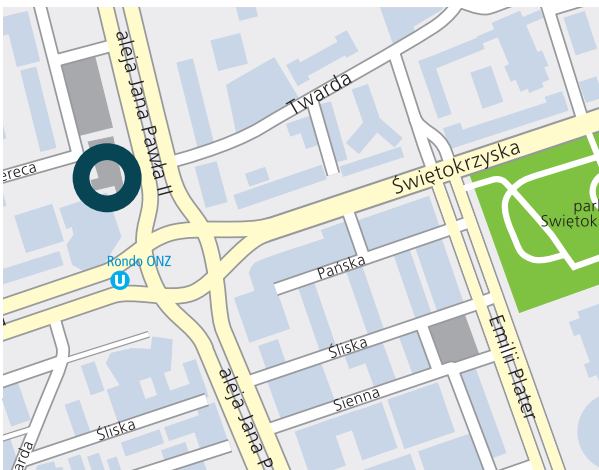
- Year built: 2013.
- 15-storey office and retail building with
- 4 basement floors.
- Attractive façade of natural stone, metal and glass.
- Underground car parking spaces heated and ventilated.
- 7 elevators.
- Bakery and service areas on the ground floor.
- Ceramic floor tiles in the foyer and revolving door system.
- Access control, security, 24h CCTV.
- Bright rooms with floor-to-ceiling windows.
- Office floor planned as an open-plan office.
- Suspended ceilings, raised floors.
- LEED for Core & Shell (platinum).

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## Technical features.

-  A-class, 14-story office building with ground floor retail component.
-  7 elevators.
-  145 indoor 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. Earth pump providing zero-emission heating.
-  Cooling beams system.
-  Personalized access control.
-  BMS-controlled CCTV monitoring of common areas.
-  Floor plate of 1,180 sqm with one building core.
-  Bakery and bank located in the ground floor of the building.
-  LEED for Core & Shell (platinum).



## Location.

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



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## Rental space.

Floor	Rental space	Type of space
14 <sup>th</sup>	1,181 sq.m	office
13 <sup>th</sup>	1,182 sq.m	office
12 <sup>th</sup>	1,181 sq.m	office
11 <sup>th</sup>	1,182 sq.m	office
10 <sup>th</sup>	1,182 sq.m	office
9 <sup>th</sup>	1,181 sq.m	office
8 <sup>th</sup>	1,174 sq.m	office
7 <sup>th</sup>	1,171 sq.m	office
6 <sup>th</sup>	1,172 sq.m	office
5 <sup>th</sup>	1,173 sq.m	office
4 <sup>th</sup>	1,421 sq.m	office
3 <sup>rd</sup>	1,312 sq.m	office
2 <sup>nd</sup>	1,315 sq.m	office
1 <sup>st</sup>	1,163 sq.m	office
Ground Floor	16 sq.m	office
Ground Floor	842 sq.m	retail/catering
<b>Total</b>	<b>17,847 sq.m</b>	
Parking	149 spaces	underground
Archive	265 sq.m	storage

## Example floor plan (4th floor).



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