

ul. Gen. Josefa Bema 2.
Bema Plaza.
50-265 Wrocław.



Facts and Figures / Highlights.

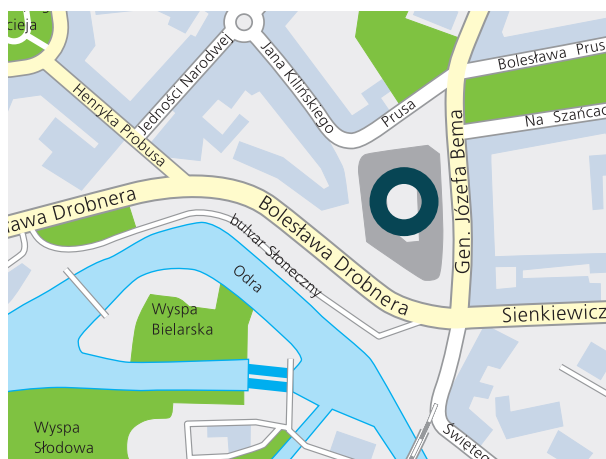
- Year built: 2007.
- 7-storey office building with 2 basement floors.
- Modern reinforced concrete skeleton design.
- Attractive façade of sandstone, metal and glass.
- Landscaped courtyard with fountain.
- Sufficient underground car parking spaces, heated and ventilated.
- 3 entrance areas with utility service shafts.
- 4 elevators per entrance.
- Access control by means of magnetic stripe cards.
- Restaurant, shops and service areas on the ground floor.
- Public areas with natural stone panelling on the walls.
- Bright rooms with floor-to-ceiling windows.
- Office floor planned as an open-plan office.
- Suspended ceilings, raised floors, clear height 2.70 m.
- Small-scale partitioning possible.
- BREEAM In-Use: Asset (good) / Building Mgmt. (very good).

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Technical features.

- 7-story office building and ground floor retail component.
 - 12 elevators.
 - 397 indoor parking spaces.
 - Modern main lobby and two side loobies, all with 24h reception service.
 - Landscaped courtyard with fountain, public areas with natural stone panelling on the walls.
 - Suspended ceilings with clear height 2.70 m.
 - Raised floors.
 - Central heating via district heating distributed by fan coils.
 - Air-conditioning system based on 4-pipe fan-coil system.
 - Personalized access control.
 - BMS-controlled CCTV monitoring of common areas.
 - Floor plate of 4,500 sqm with three building core.
 - Restaurants, shops and services on the ground floor.
- BREEAM** BREEAM® In-Use: Asset (good)/Building Mgmt. (very good).



Location.

- Northern CBD.
- International airport reachable within 30 minutes by car.
- Very good public transport link directly next to the building.
- Central station reachable within app. 25-minutes walk.

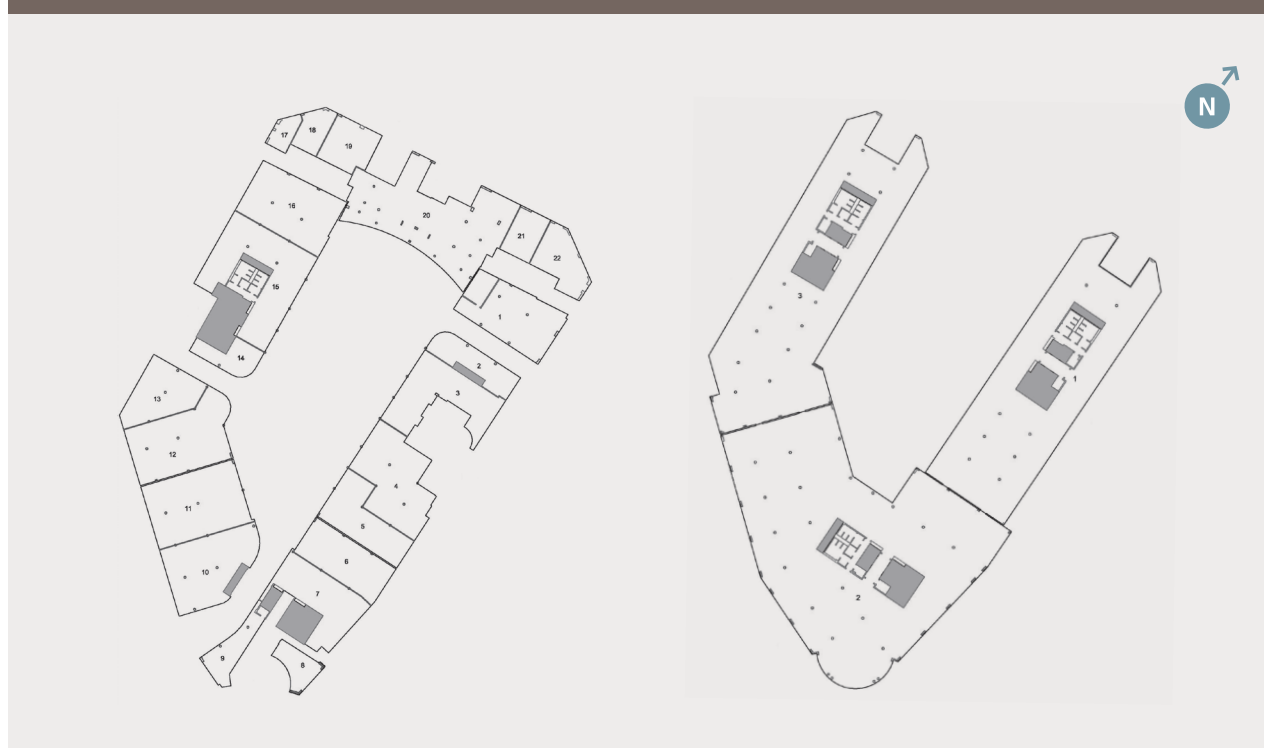


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Rental space.

Floor	Rental space	Type of space
6 th	1,599 sq.m	office
5 th	3,904 sq.m	office
4 th	4,566 sq.m	office
3 rd	4,720 sq.m	office
2 nd	4,606 sq.m	office
1 st	4,159 sq.m	office
Ground Floor	4,417 sq.m	retail / catering
Total	27,971 sq.m	
Parking	397 spaces	underground
Archive	418 sq.m	storage

Ground Floor / 5th Floor.



www.bema-plaza.pl
www.deka-stars-poland.pl



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