

al. Armii Ludowej 14.
IBC.
00-638 Warsaw.



Facts and Figures / Highlights.

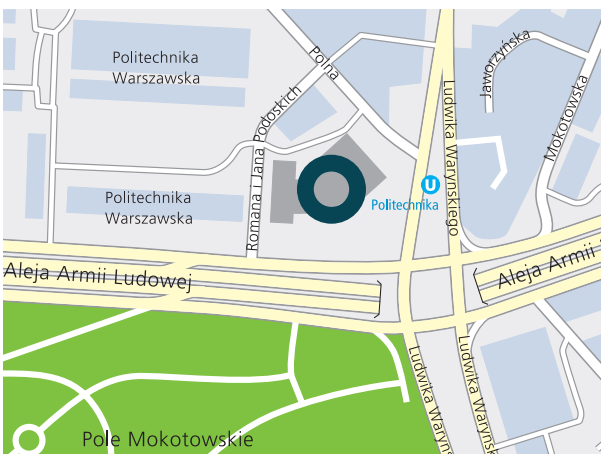
- Year built: 2002/2005.
- Modern office and retail building.
- 2 linked buildings.
- 2 separate entrances to the building.
- 2 modern elevator cores with 4/5 elevators each.
- Retail locations on the ground floor.
- Control via building management systems.
- Efficient air-conditioning/ventilation system available.
- Suspended ceilings and raised floors in the rental spaces.
- 4 office units possible per floor.
- Flexible division into individual, group or open plan offices.

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Technical features.

- A-class, 12-story office building with ground floor retail component.
 - 2 modern elevator cores with 4/5 elevators each.
 - 276 indoor parking spaces, 20 outdoor parking spaces.
 - Two modern, separate lobbies with 24h reception service.
 - Large square in front of the building with a number of outside restaurant sitting areas.
 - Suspended ceiling with a clear height of 2,75 m in the office space.
 - Raised floors.
 - IBC A and B: Central heating produced by gas boiler located in the building.
 - Air-conditioning system based on 4-pipe fan-coil system and VRVs.
 - Personalized access control.
 - BMS-controlled CCTV monitoring of common areas.
 - Floor plate of up to 3,800 sqm with two building cores.
 - Coffee shop, gym, music bar and restaurant and canteen located in the ground floor of the building.
- BREEAM® In-Use: Asset (very good)/Building Mgmt. (very good).



Location.

- South fringe of the CBD of Warsaw.
- International airport reachable within 15 minutes by car.
- Metro, tram and bus stops adjacent to the property.
- Central station reachable within app. 20-minutes walk.



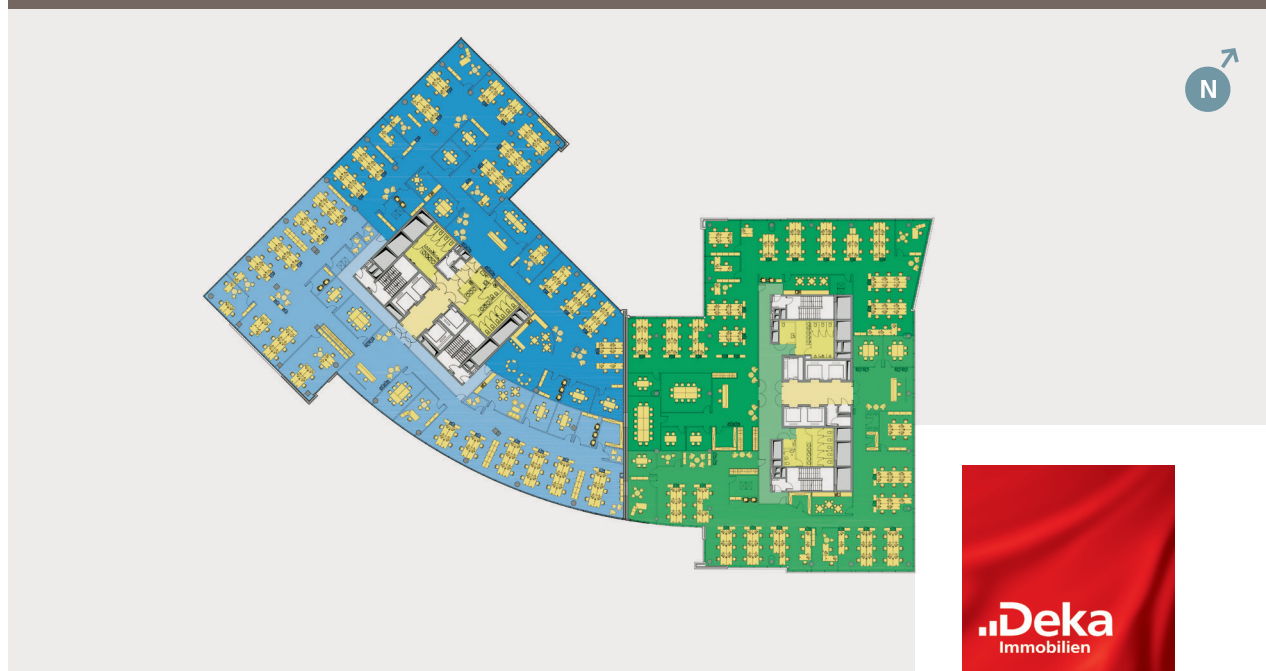
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Rental space.

Floor	Rental space	Type of space
12 th	764 sq.m	office
11 th	1,455 sq.m	office
10 th	1,461 sq.m	office
9 th	2,269 sq.m	office
8 th	3,427 sq.m	office
7 th	3,428 sq.m	office
6 th	3,426 sq.m	office
5 th	3,509 sq.m	office
4 th	3,510 sq.m	office
3 rd	3,508 sq.m	office
2 nd	3,551 sq.m	office
1 st	3,565 sq.m	office
Ground Floor	944 sq.m	office
Ground Floor	2,249 sq.m	retail/catering
Ground Floor	27 sq.m	storage
Total	37,093 sq.m	
Parking	21 spaces	surface
Parking	275 spaces	underground
Total	310 sq.m	

Example floor plan (3rd floor).



www.internationalbusinesscenter.pl
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