

ul. Mokotowska 49.  
Mokotowska SQUARE.  
00-526 Warsaw.



#### Facts and Figures / Highlights.

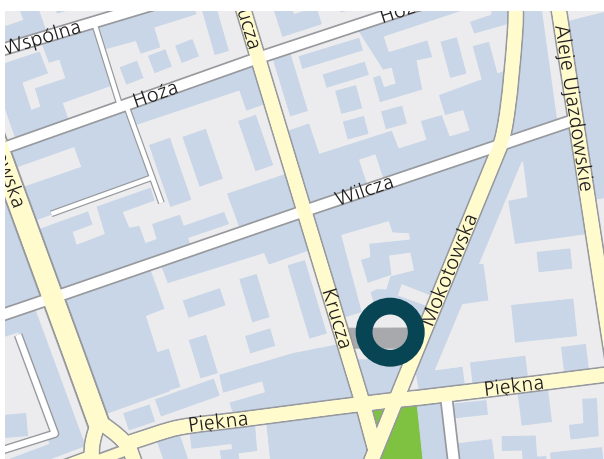
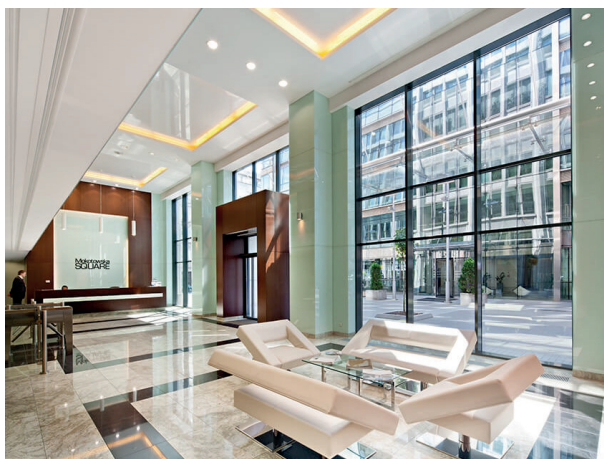
- Year built: 2011.
- 7-storey office building with retail space.
- Mezzanine on the ground floor.
- Two-storey lobby.
- Retail space on the round floor (bank, boutiques, coffee shop).
- 4 elevators.
- Class A standard office equipment.
- Air-conditioning system.
- Suspended ceilings and raised floors.
- Access control.
- CCTV monitoring of the public areas.
- Clear room height 2.70 m.
- Flexible layout of the floors.
- Rental possible from 300 sq.m to 1,200 sq.m.
- BREEAM certificate (good).

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## Technical features.

- A-class 7-story office building with ground floor retail component.
  - 4 elevators.
  - 60 indoor parking spaces, 6 outdoor parking spaces.
  - A prestigious, spacious lobby with 24h reception service.
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  - Suspended ceiling with a clear height of 2,75 m in the office space.
  - 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 1,300 sqm.
  - Retail space on the ground floor (boutiques, hair stylist, beauty spa).
- BREEAM® In-Use: Office; Asset (very good)/Building Mgmt. (very good).



## Location.

- CBD of Warsaw.
- International airport reachable within 20 minutes by car.
- Easy to reach, excellent links to public transport.
- Central station reachable within app. 20-minutes walk.

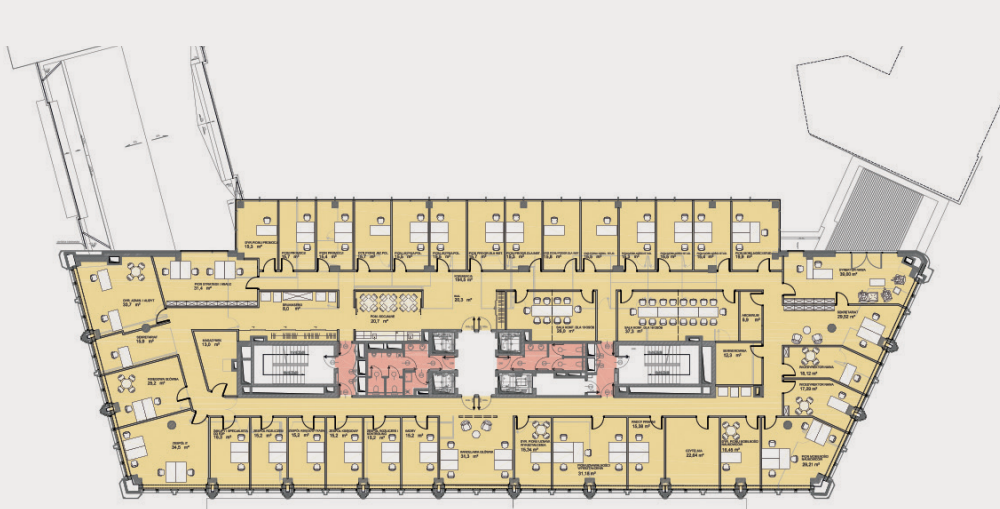


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## Rental space.

Floor	Rental space	Type of space
6 <sup>th</sup>	1,057 sq.m	office
5 <sup>th</sup>	1,249 sq.m	office
4 <sup>th</sup>	1,299 sq.m	office
3 <sup>rd</sup>	1,299 sq.m	office
2 <sup>nd</sup>	1,295 sq.m	office
1 <sup>st</sup>	1,506 sq.m	office
Mezzanine	765 sq.m	office
GF / Mezzanine	1,286 sq.m	retail
GF	201 sq.m	office
<b>Total</b>	<b>9,957 sq.m</b>	
Parking	65 spaces	underground
Archives		
-1 <sup>st</sup>	231 sq.m	storage
<b>Total</b>	<b>231 sq.m</b>	

## Typical floor.



[www.deka-stars-poland.pl](http://www.deka-stars-poland.pl)



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