

ul. Grzybowska 5A.
Grzybowska Park.
00-132 Warsaw.
















Facts and Figures / Highlights.

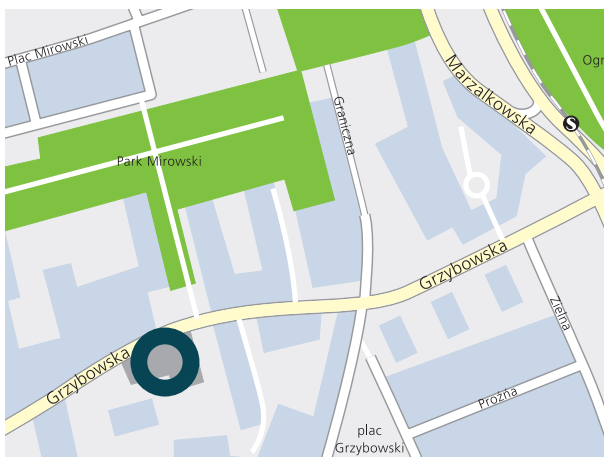
- Year built: 2009.
- Prestigious 7-storey office building.
- Modern reinforced concrete skeleton design with sandstone façade.
- 1st and 2nd sublevels; heated/ventilated underground car park.
- 4 elevators available.
- Flat roof with internal roof drainage.
- Retail and catering units on the ground floor.
- Lobby over 2 floors with granite floor in the foyer.
- Security system (access / CCTV monitoring, alarm system).
- Air-conditioning, heating provided by district heating.
- Office spaces divisible in up to 3 rental areas.
- Flexible layout.
- Insulating glazing and internal solar protection available.
- Good natural lighting.
- Suspended ceilings with integrated lighting and ventilation.
- High level of technical equipment, such as raised floors available.
- Clear floor height in the office spaces of 2.70 m.
- BREEAM In-Use: Asset (very good)/ Building Mgmt. (very good).

ul. Grzybowska 5A. Grzybowska Park. 00-132 Warsaw.



Technical features.

-  A-class, 8-story office building with ground floor retail component.
 -  4 elevators.
 -  66 indoor parking spaces.
 -  Modern, spacious lobby with 24h reception service.
 -  Landscaped park area with a restaurant and leisure spots under the trees.
 -  Suspended ceilings with integrated lighting and ventilation, clear floor height in the office spaces of 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 1,400 sqm with one building core.
 -  Retail and catering units on the ground floor.
- BREEAM® In-Use: Asset (very good)/Building Mgmt. (very good).**



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. 15-minutes walk.



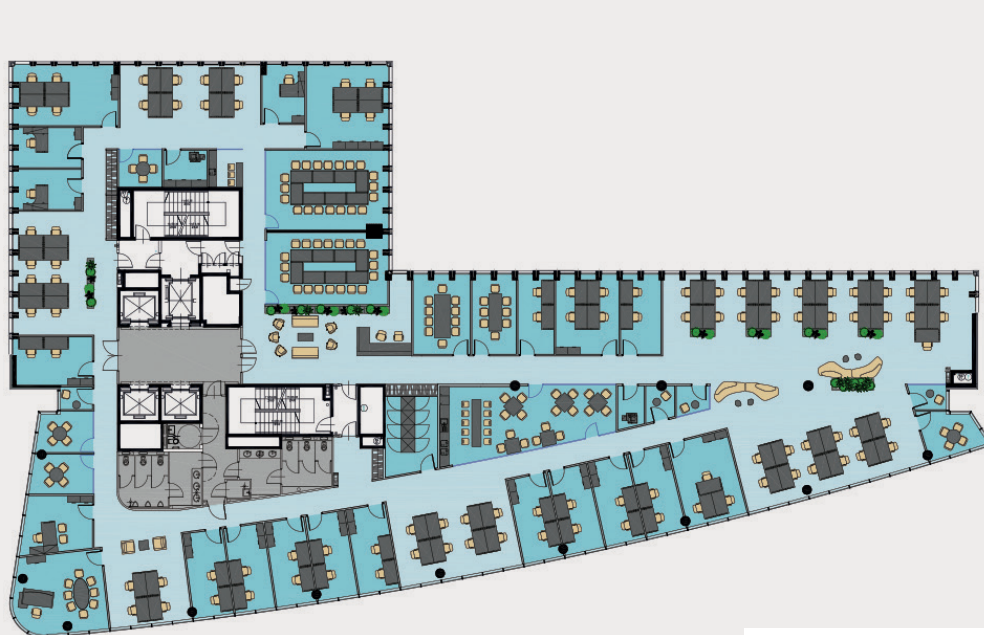
ul. Grzybowska 5A.
Grzybowska Park.
00-132 Warsaw.



Rental space.

Floor	Rental space	Type of space
7 th	1,301 sq.m	office
6 th	1,397 sq.m	office
5 th	1,404 sq.m	office
4 th	1,401 sq.m	office
3 rd	1,401 sq.m	office
2 nd	1,398 sq.m	office
1 st	1,218 sq.m	office
Ground Floor	28 sq.m	office
Ground Floor	815 sq.m	retail/catering
Total	10,364 sq.m	
Parking	66 spaces	underground
Archive	19 sq.m	storage

Example floor plan (4th floor).



www.grzybowskapark.pl
www.deka-stars-poland.pl



Contact

Daniel Pater
Phone: +48 696 655 705
Email: daniel.pater@deka.de

Deka Immobilien Investment GmbH

Europe Regional Office / Poland
Marszałkowska Centre
126/134 Marszałkowska Street
00-008 Warszawa, Poland
www.deka-immobilien.com