

ul. Bonifraterska 17.
North Gate.
00-203 Warsaw.
















Facts and Figures / Highlights.

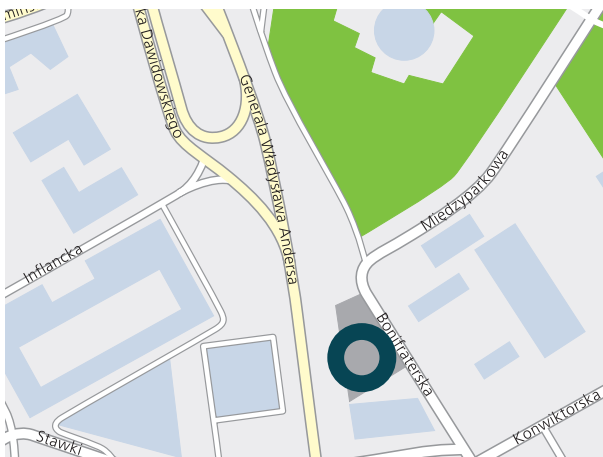
- Year built: 2008.
- Prestigious 10-storey office building.
- Additional 24-storey office tower integrated.
- Two spacious entrances.
- A prestigious foyer.
- Heated and ventilated underground car park.
- 13 elevators.
- 4 high-speed elevators are located in the tower.
- High level of technical equipment.
- Air-conditioning and heating provided by district heating.
- Raised floors in the office levels.
- Suspended ceilings in the office levels.
- Clear height 2.70 m in the office levels.
- Flexible layout.
- BREEM In-Use: Asset (very good) / Building Mgmt. (very good).

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Technical features.

-  A-class, 24-story office building with ground floor retail component.
 -  13 elevators and 4 high speed elevators in the tower.
 -  308 indoor parking spaces.
 -  A prestigious, spacious lobby with 24h reception service.
 -  Garden Lounge with a spectacular urban jungle located on the third floor of the building.
 -  Suspended ceilings in the office levels, clear room height of 2.70 m in the office levels.
 -  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.
 -  Flexible floor plate of 939 sqm (tower) or 2,240 sqm (podium) and two building cores.
 -  Coffee shop and kiosk in ground floor of the building. Garden Lounge with guests reception in the 3rd floor.
- BREEAM** BREEAM® In-Use: Asset (very good)/Building Mgmt. (very good).



Location.

- North fringe of the CBD of Warsaw.
- International airport reachable within 40 minutes by car.
- Excellent public transport links (metro, train, tram and bus stops) in direct vicinity of the building.
- Central station located 3km away. Gdanski station reachable within 5-minutes walk.



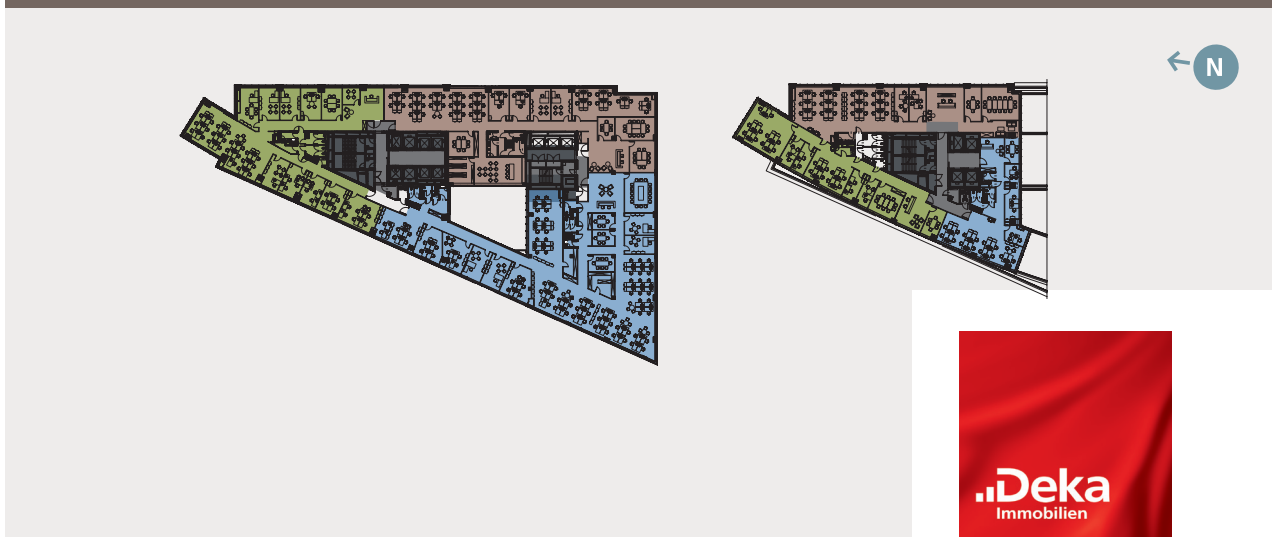
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Rental space.

Floor	Rental space	Type of space
24 th	870 sq.m	office
23 rd	939 sq.m	office
22 nd	939 sq.m	office
21 st	939 sq.m	office
20 th	939 sq.m	office
19 th	939 sq.m	office
18 th	941 sq.m	office
17 th	939 sq.m	office
16 th	939 sq.m	office
15 th	939 sq.m	office
14 th	939 sq.m	office
13 th	939 sq.m	office
12 th	939 sq.m	office
11 th	914 sq.m	office
10 th	1,748 sq.m	office
9 th	1,629 sq.m	office
8 th	1,624 sq.m	office
7 th	2,240 sq.m	office
6 th	2,241 sq.m	office
5 th	2,073 sq.m	office
4 th	2,113 sq.m	office
3 rd	1,917 sq.m	office
Ground Floor	361 sq.m	office
Ground Floor	649 sq.m	retail
Total	29,649 sq.m	
Parking (all floors)	308 spaces	underground

Floor OG 03 – OG 10 / Floor OG 11 – OG 24.



www.north-gate.pl
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