

South Park Warsaw



Creating Value

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* The images presented herein are purely illustrative and should not be taken as indicative of the completed project's appearance.

Location

- Property address: 1 Sierpnia 10, Warsaw.
- Convenient location in one of Warsaw's foremost business destinations, at the junction of Żwirki i Wigury and 1 Sierpnia streets, an already blooming alternative to Warsaw's Mokotów Business District.
- Excellent transport options including many bus routes as well as a nearby stop of Warsaw Fast City Rail which offers a fast and convenient connection between F. Chopin International Airport and the Central Railway Station.
- Only 2.5 kilometres from F. Chopin International Airport and 5 kilometres from the city centre.

The project

- A large-scale, office, retail, hotel and residential development comprising six class-A, seven-storey office buildings with additional two levels of underground parking.
- Project's design provides exceptionally flexible expansion opportunities.
- Very large floor plates of over 5,000 m² available.
- BREEAM with an expected Very Good rating.
- Competitive lease rates.

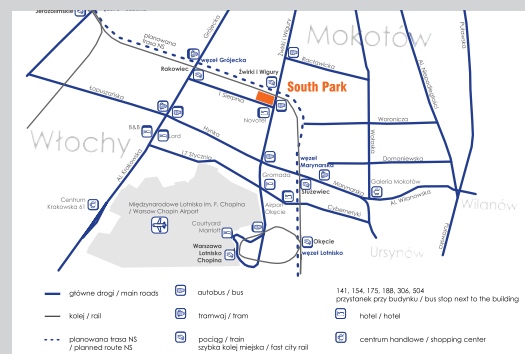


Technical specification

Air conditioning	☑
Openable windows	☑
Raised floor	☑
Suspended ceiling	☑
Carpeting	☑
Main reception	☑
Security	☑
Access control	☑
CCTV	☑
Smoke detectors	☑
Sprinklers	☑

Key figures - Stage I

Rentable area	35,299 m ²
Office	32,412 m ²
Retail	2,887 m ²
Parking	601 (underground)
Add-on factor	5.5%
Completion	Q2 2015



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