

# MAZOWIECKA 2/4, Warsaw

The past builds the future...

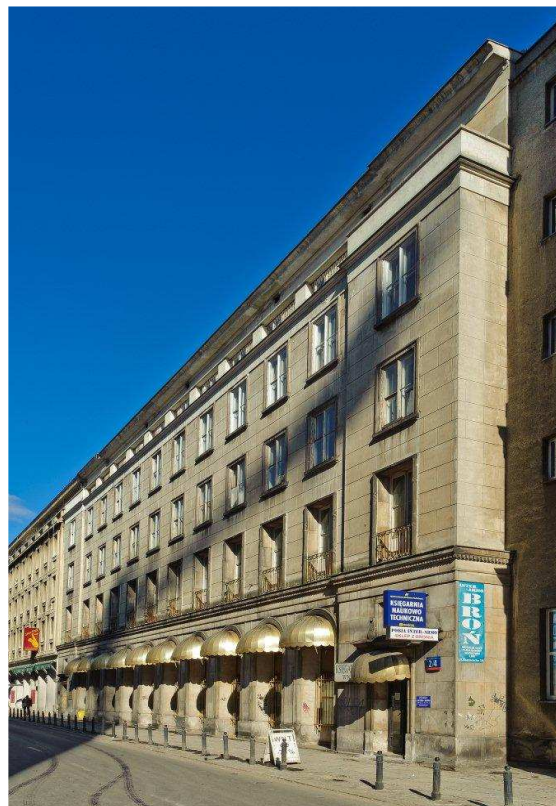


## Historic and present views of the building

1950



2010



2019







**Ground Floor dedicated for a restaurant space with  
an independent entrance on the right side of the building**

main building  
entrance,  
to the offices



independent  
entrance to  
the restaurant

## Location and neighborhood

- Well known street in the heart of Warsaw
- Public offices and several business and financial institutions in the neighborhood
- Very good accessibility by public transport
- Tourist Royal Route in the vicinity



- Bus stop – nearby the building
- Subway – app. 2-5 min walking distance to either Świętokrzyska or Nowy Świat Station
- Tram stops – app. 5 min walking distance
- 1,3 km from the Central Railway Station

## Project description

Mazowiecka Project is located in Warsaw at 2/4 Mazowiecka Street.

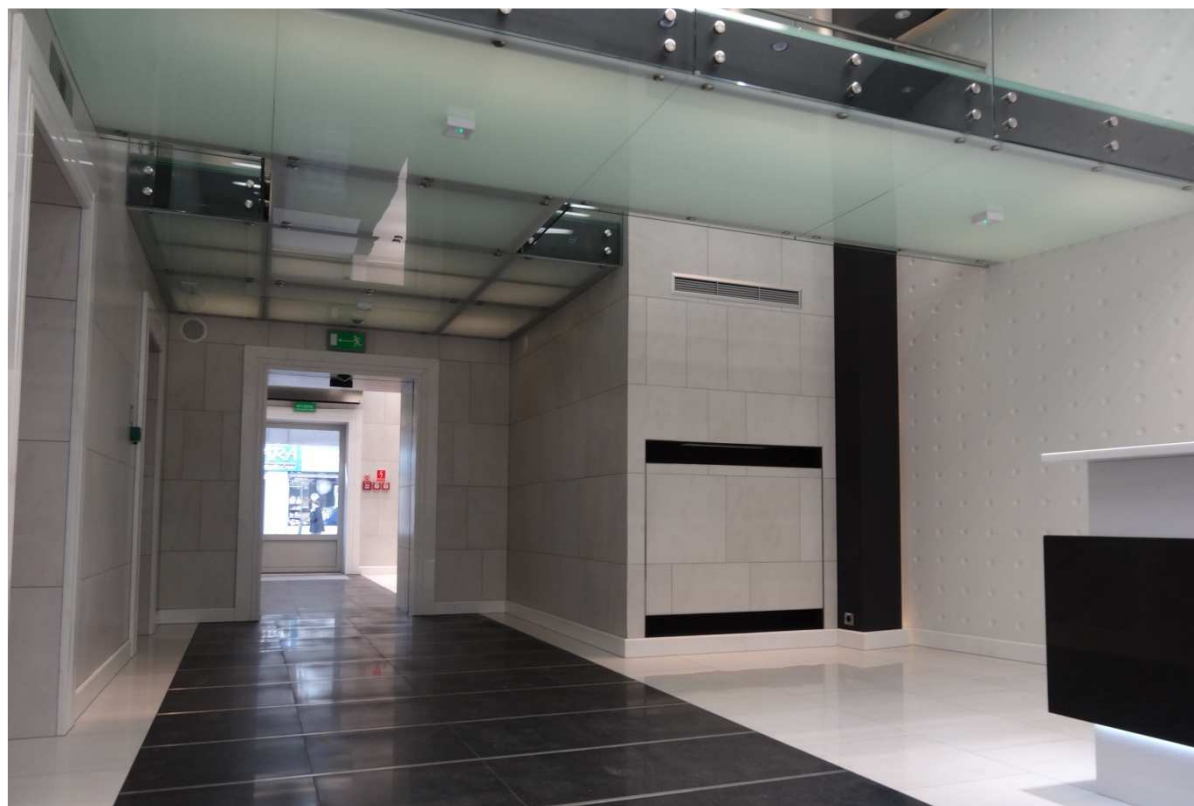
It is a five storey building with a well exposed **restaurant** / retail space on the ground floor with direct street access. The building is Located in the very centre of the capital, within a few minute walk from the Royal Route, the offices of the Ministry of Finance or the National Bank of Poland, as well as an easy access to public transportation strengthen the prestige of the building's location.

The existing building was renovated in 2014 to provide its tenants office/**restaurant**/retail space with finishes meeting the highest quality standards of technical solutions, communication infrastructure and safety systems to supplement the building's exceptional location.

The building achieved  
**BREEAM Excellent Certificate.**



## Building entrance





## Lifts / Lobby



## Office space (example)





## Offices



## Offices



## Underground parking



## Inner staircase



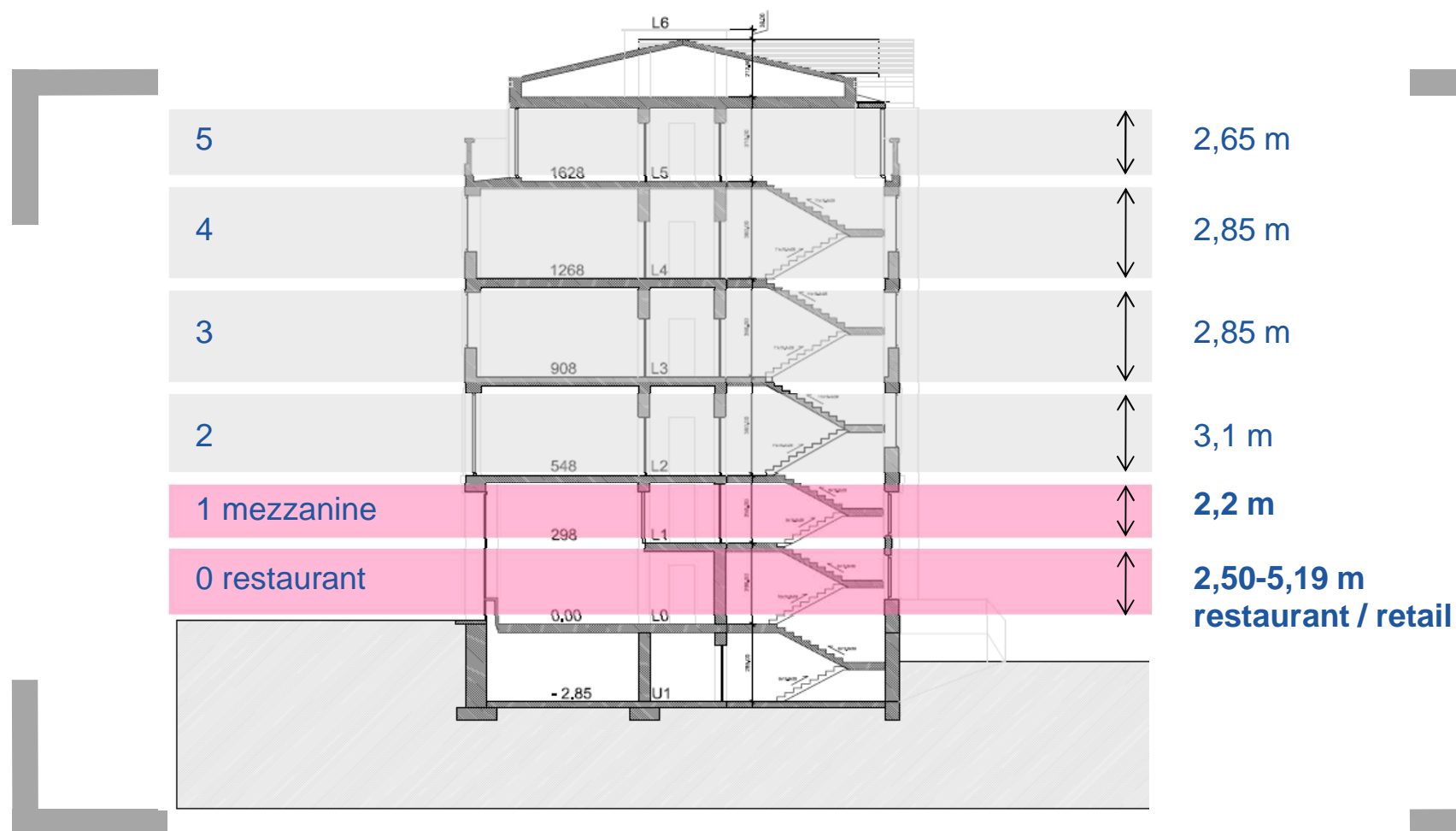


## Backyard / Outdoor parking / Loading and unloading access



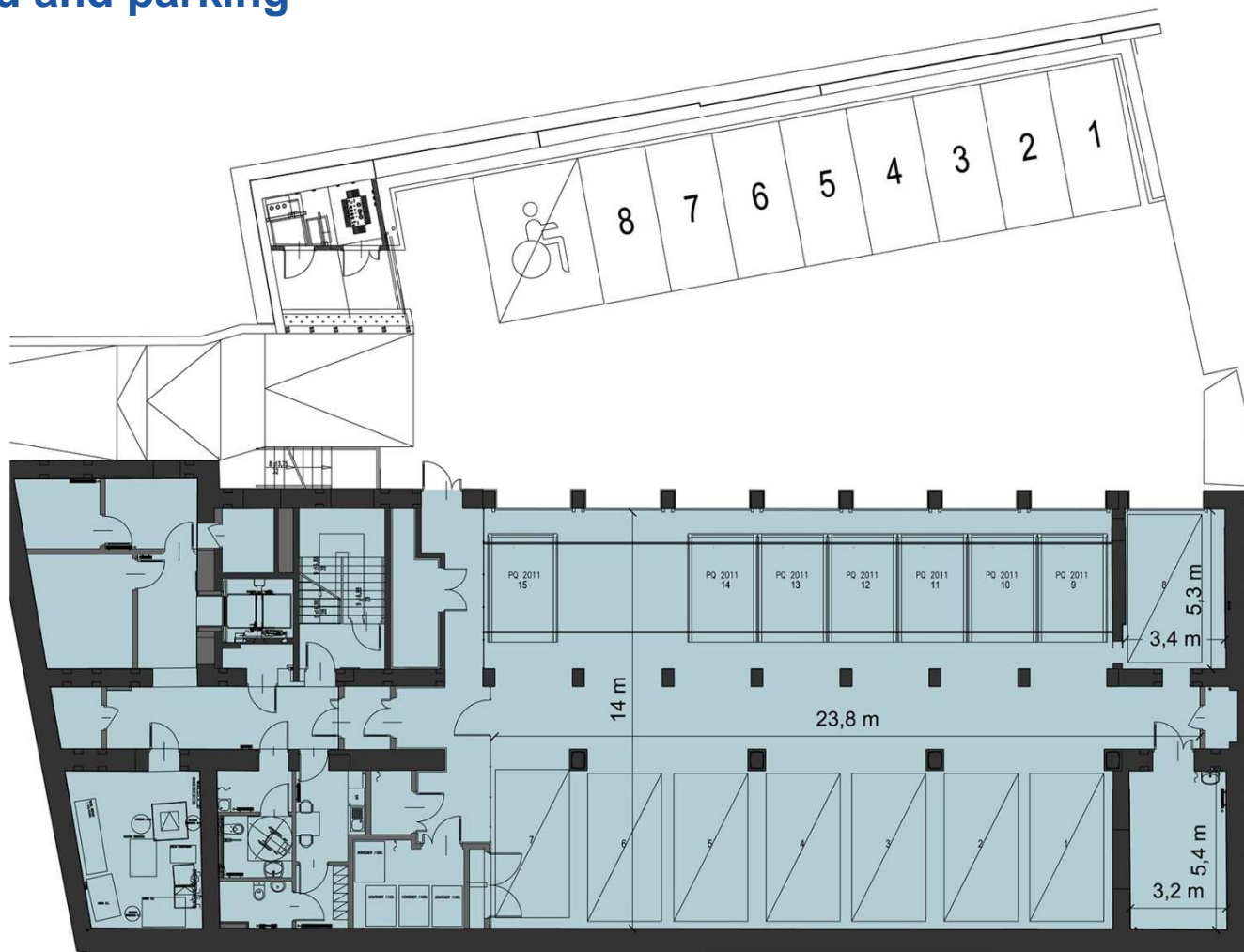


## Cross section of the building



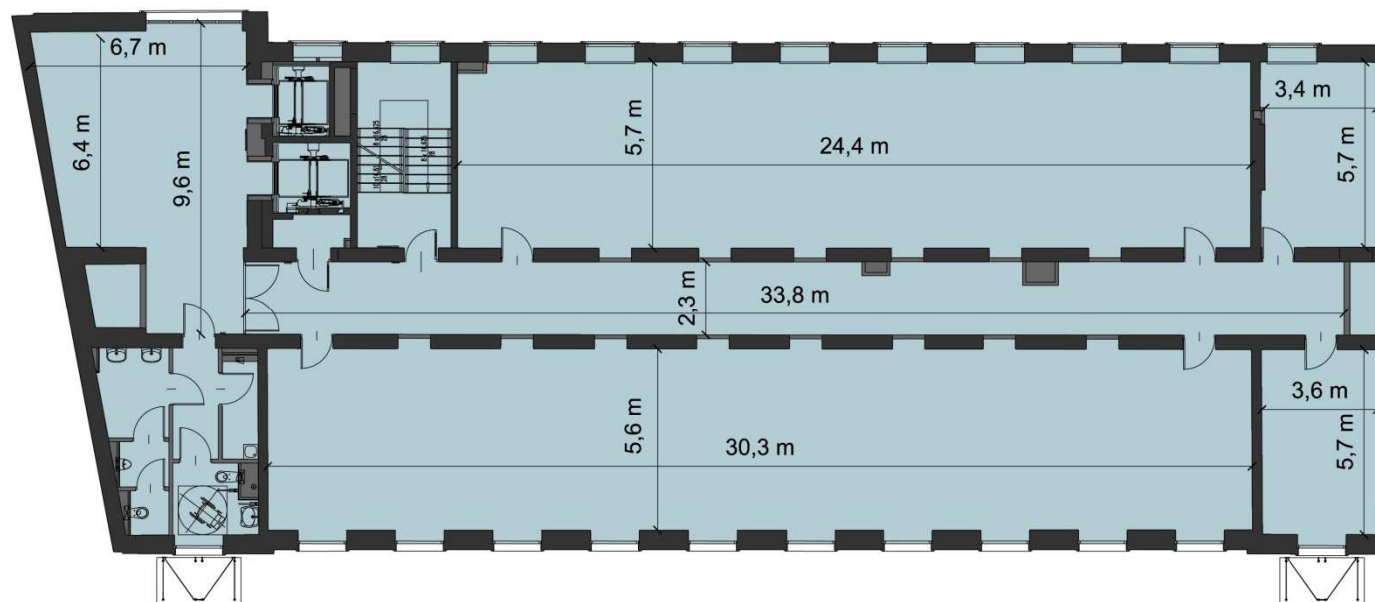
\* Presented image is a concept and it may be subject to change.

## Back yard and parking



\* Presented image is a concept and it may be subject to change.

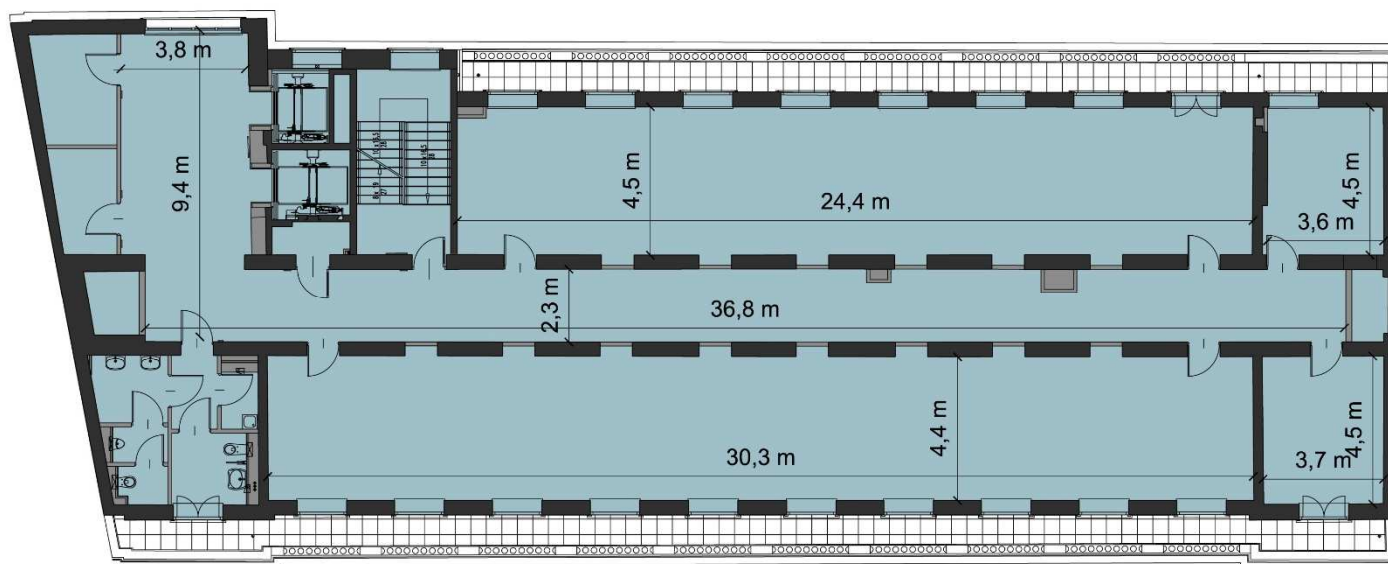
## Office floors +2,+3, +4



\* Presented image is a concept and it may be subject to change.



## Office floor +5



\* Presented image is a concept and it may be subject to change.



## Areas

Level	Type	Area
-1/0	Parking	24 spaces*
0	Restaurant	454 sq m
1	Retail (mezzanine)	306 sq m
<u>Total Retail</u>		<u>760 sq m</u>
2	Office	582 sq m
3	Office	587 sq m
4	Office	587 sq m
5	Office	504 sq m
<u>Office Total</u>		<u>2260 sq m</u>

\* Total number of spaces in underground (15) and surface parking (9).



## Lease Terms

<b>Rent rate:</b>	On request
<b>Parking spaces:</b>	150-200 EUR /space/month
<b>Lease term:</b>	min. 5 years
<b>Service charge:</b>	23,00 PLN /sq m/month
<b>Add-on factor:</b>	app. 6,44 %

All payments are specified net of VAT which shall be added to the amounts due at the relevant rate.  
This presentation does not constitute an offer in the meaning of art. 66 and following of Civil Code.  
Some of stated data and images may be subject to change.

# THANK YOU !

