

# BATTERY OFFICE BUILDING II





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# BATORY OFFICE BUILDING II

## INTRO

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- Located on Aleje Jerozolimskie 212, next to the three level intersection with Łopuszańska street, in the vicinity of two key transport hubs Salomea and Opacz.
- WKD/SKM railway stations nearby.
- Excellent connections to Warsaw Chopin International Airport, Warsaw Southern Ring Road and A2 highway.
- 7,808 sqm of offices spread over 6 floors (including ground floor).
- The property is one of the most efficient office buildings in Poland with an add-on factor of just 3.5%.
- Underground car park with 150 parking lots and 115 parking spaces outside (car parking ratio of 1/27 sqm).
- Full range of property management services provided by WeCARE company, a member of Liebrecht & wood Group.



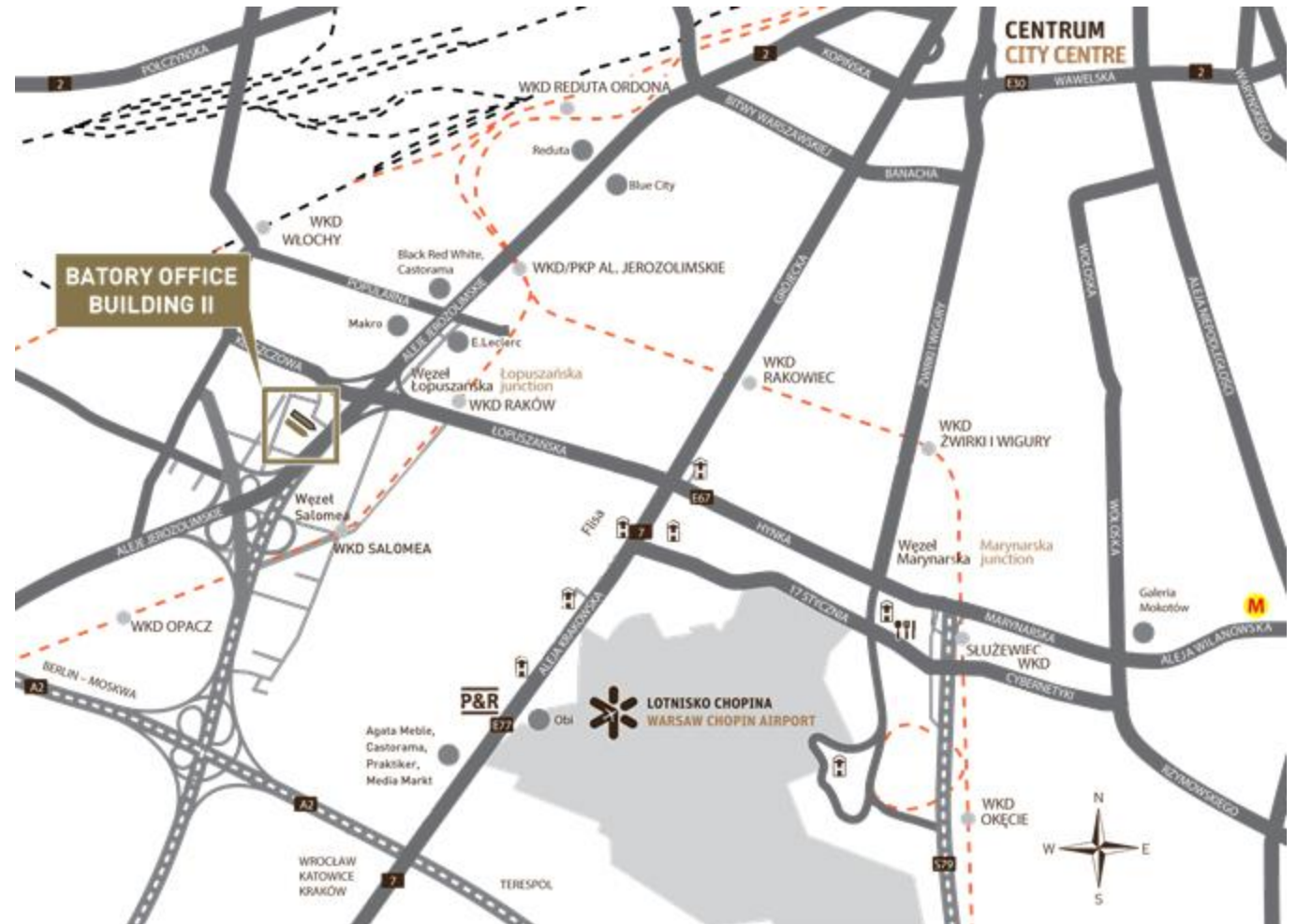
# BATORY OFFICE BUILDING II

## LOCATION

Batory Office Building II is located next to the three level intersection of Aleje Jerozolimskie and Łopuszańska street, which is a part of a major traffic route connecting all the main access roads in the southwest district of Warsaw.

Another transportation hub located in the vicinity - Salomea - provides tenants of Batory Office Buildings with convenient access to, among others, Warsaw's Southern Ring Road and the S8 express highway.

Warsaw Chopin International Airport is just 5 km away.



# BATORY OFFICE BUILDING II

## ACCESS

### By foot

- 1 min to the nearest bus stop (Salomea 02)
- 11 min to stops of 7 public buses (Łopuszańska)
- dedicated shuttle bus between Batory Office Buildings and Al. Jerozolimskie/Łopuszańska junction

### By car

- 9 min to Warsaw Chopin International Airport
- 1 min to Salomea junction, connecting Aleje Jerozolimskie with route S7/8
- 4 min to Opacz junction, intersection of the A2 highway and route S7/8
- 12 min to the city centre

### By public transport

- 10 min to WKD Raków (Śródmieście-Grodzisk Mazowiecki route)
- 20 min to Park & Ride at Krakowska Ave.
- 30 min to the city centre





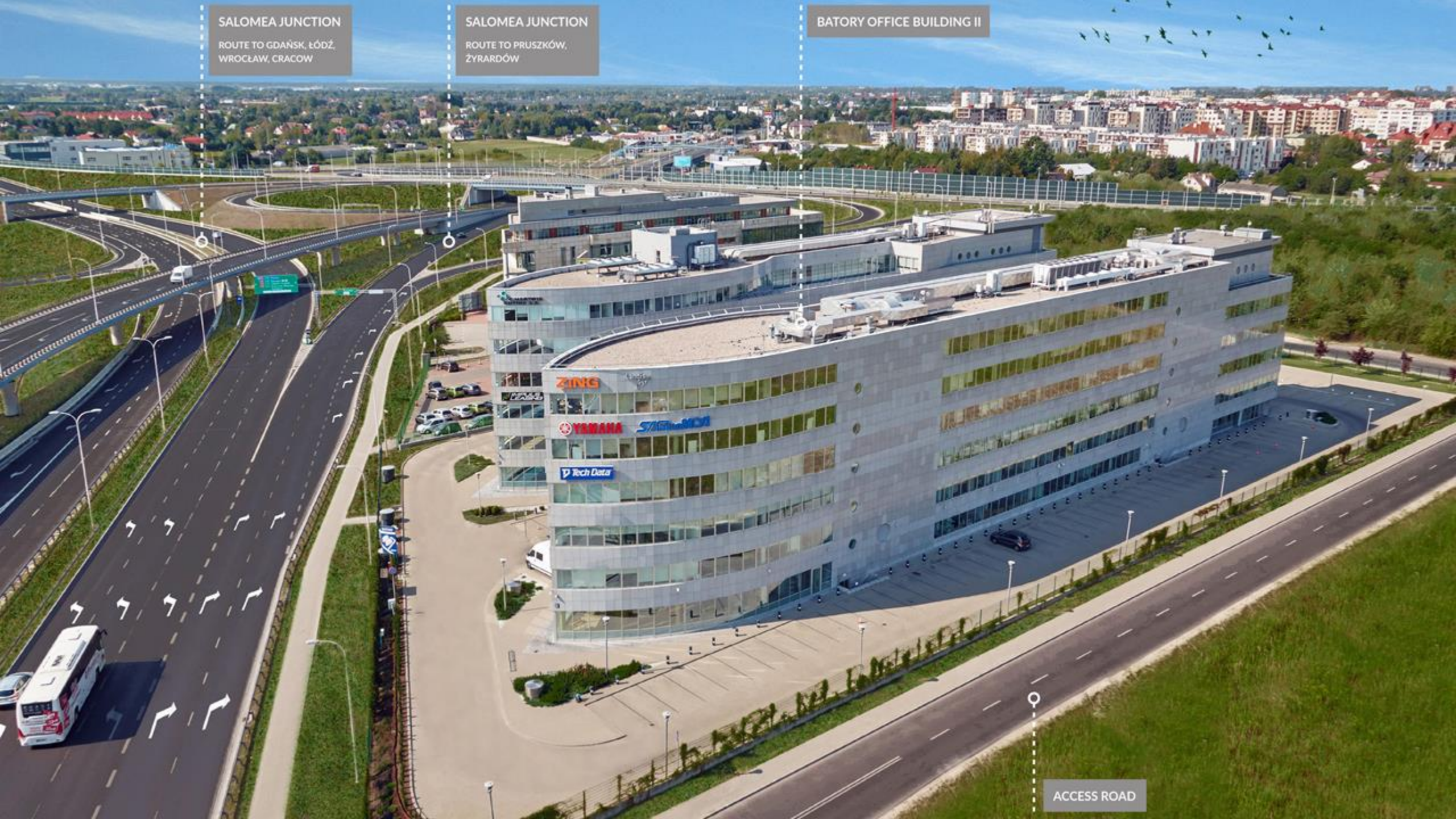
SALOMEA JUNCTION

ROUTE TO GDAŃSK, ŁÓDŹ,  
WROCŁAW, CRACÓW

SALOMEA JUNCTION

ROUTE TO PRUSZKÓW,  
ZYRARDÓW

BATORY OFFICE BUILDING II

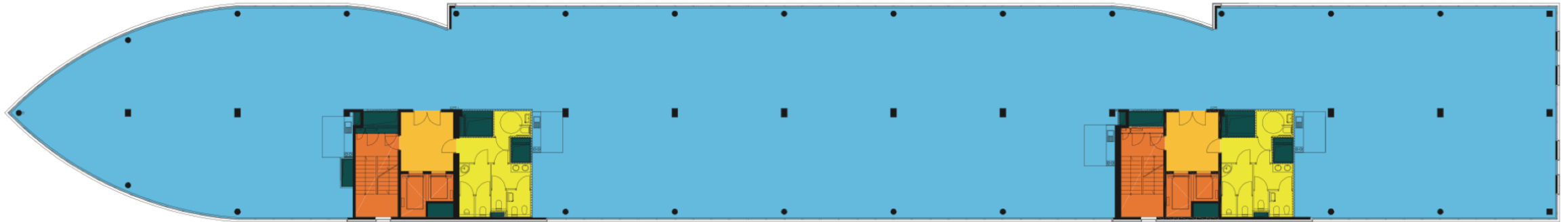


ACCESS ROAD




# BATORY OFFICE BUILDING II

## TYPICAL FLOOR PLAN



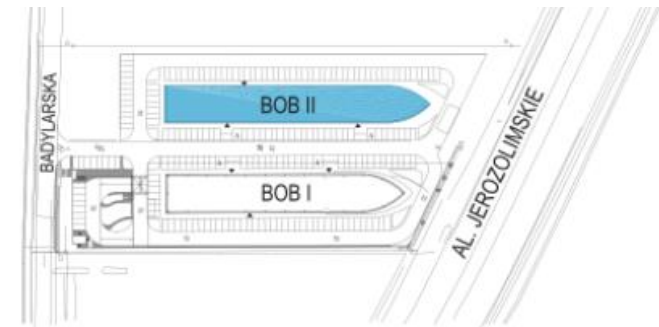
 DOSTĘPNA POWIERZCHNIA NETTO  
NET LETTABLE AREA

 TOALETY  
WASHROOMS

 POWIERZCHNIE WSPÓLNE  
COMMON HALL AREA

 KOMUNIKACJA PIONOWA  
VERTICAL COMMUNICATION

 SZACHTY  
SHAFTS



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# BATTERY OFFICE BUILDING II

## OFFICE STANDARD

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- Suspended ceiling with built-in modern lighting.
- High-quality carpet flooring.
- Complete IT network.
- Modern air conditioning and ventilation system with heating and cooling ceiling and local temperature control.
- Fire protection systems with smoke detectors.
- Fully equipped kitchens and toilets.



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## TECHNICAL SPECIFICATION OF THE BUILDING

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- The building was erected in a reinforced concrete slab-pile structure.
- Openable windows.
- Height of office space: 2,60 m to suspended ceiling.
- Fresh air per person: 50 m<sup>3</sup>/h.
- The building is equipped with a video camera and access control. Systems operated from the security premises. 24-hour security staff service.
- Access to the building is by two separate entrances.





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# BATORY OFFICE BUILDING II

## CONTACT

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