

**BATORY
OFFICE
BUILDING II**



LIEBRECHT & WOOD

A DIFFERENT VISION ON REAL ESTATE

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BATORY OFFICE BUILDING II

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INTRO

- 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 sq m 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.

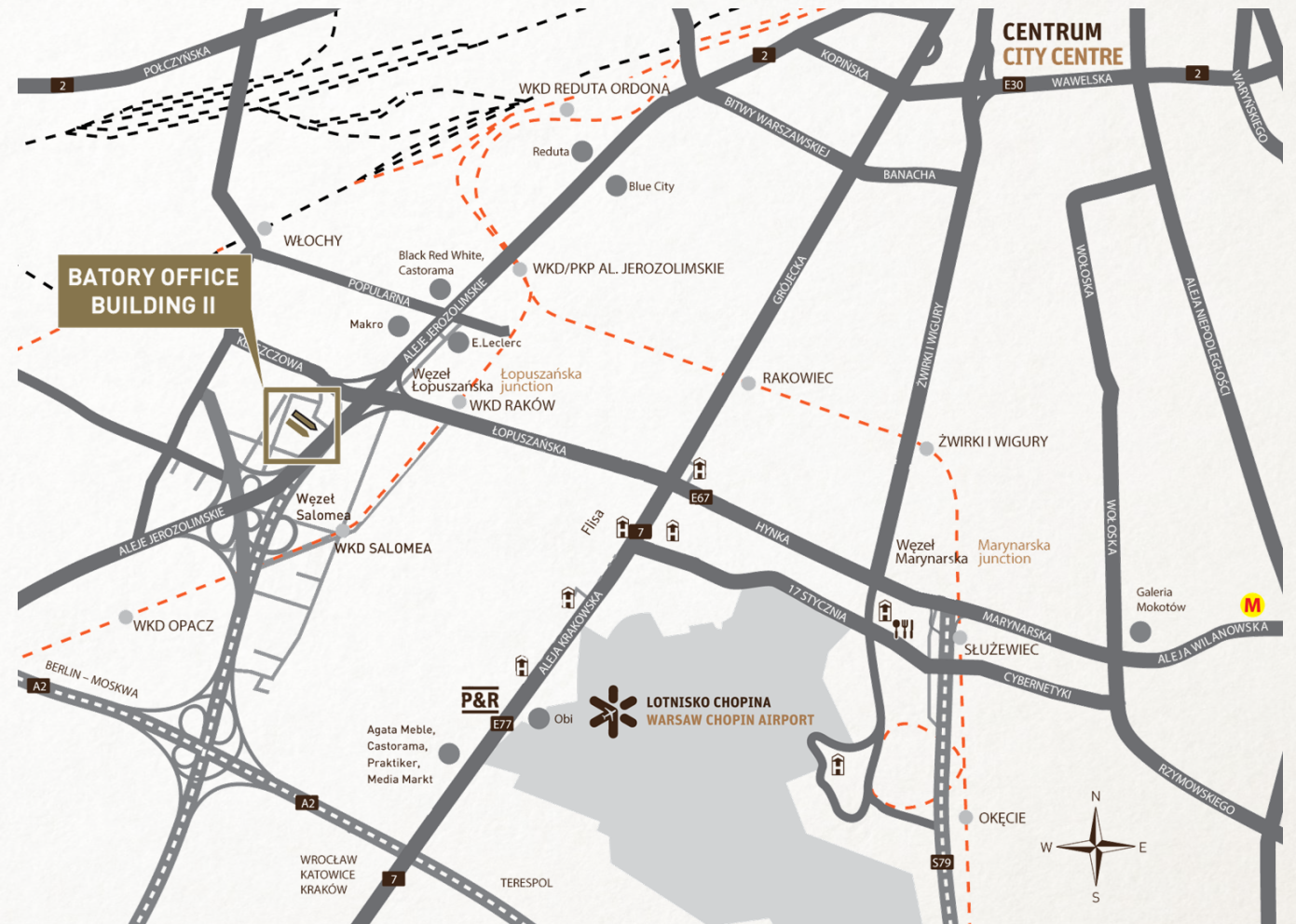


BATORY OFFICE BUILDING II

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.

The 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 Chopin International Airport
- 1 min to Salomea junction, connecting Aleje Jerozolimskie with route S7/8
- 4 min to Opacz junction, intersection of the A2 motorway 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



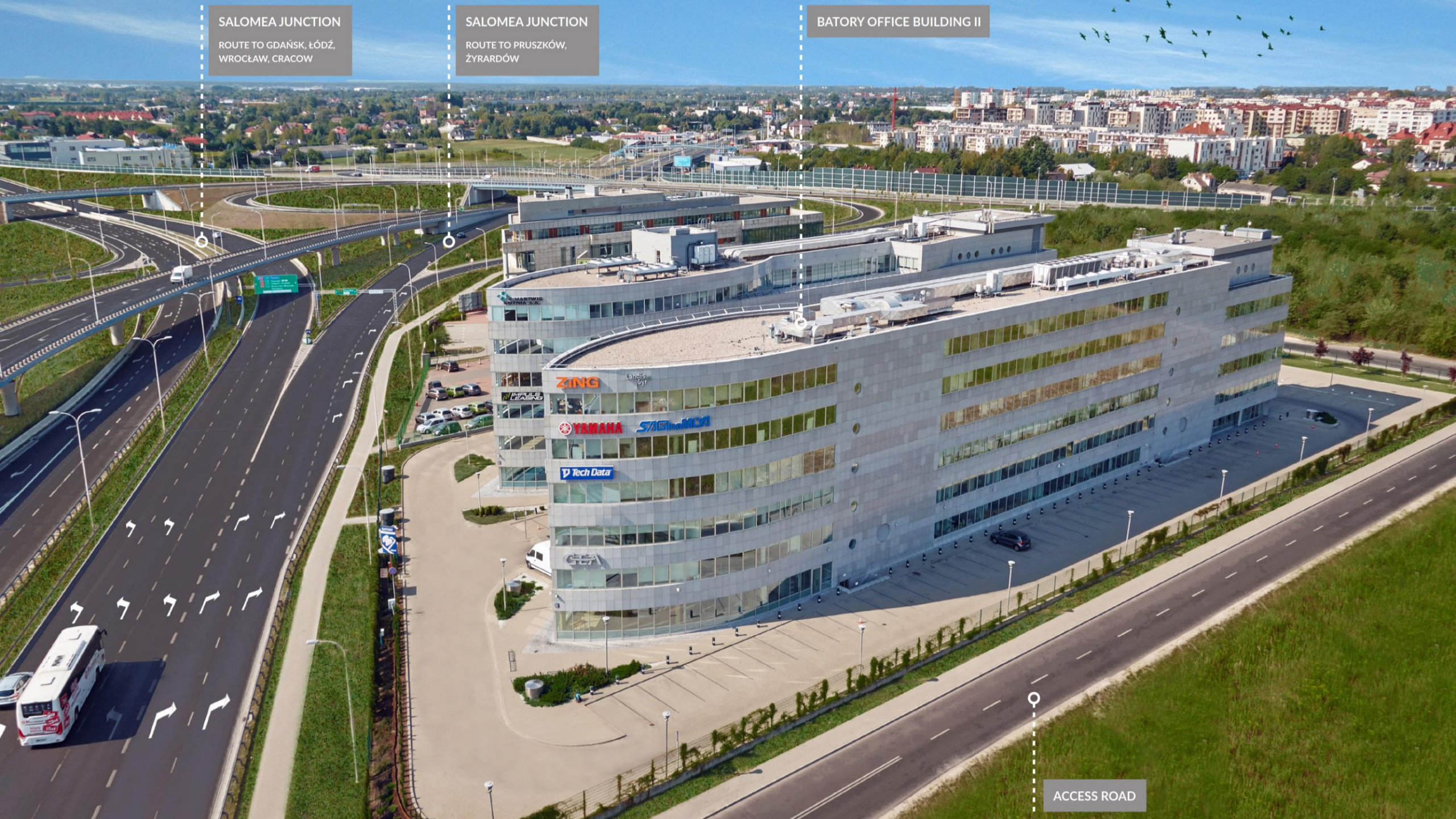
SALOMEA JUNCTION

ROUTE TO GDAŃSK, ŁÓDŹ,
WROCŁAW, CRACOW

SALOMEA JUNCTION

ROUTE TO PRUSZKÓW,
ŻYRARDÓW

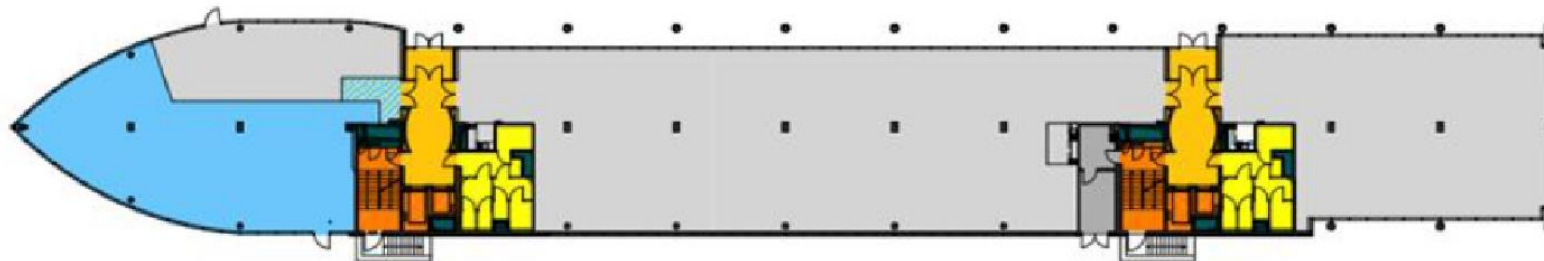
BATORY OFFICE BUILDING II



ACCESS ROAD

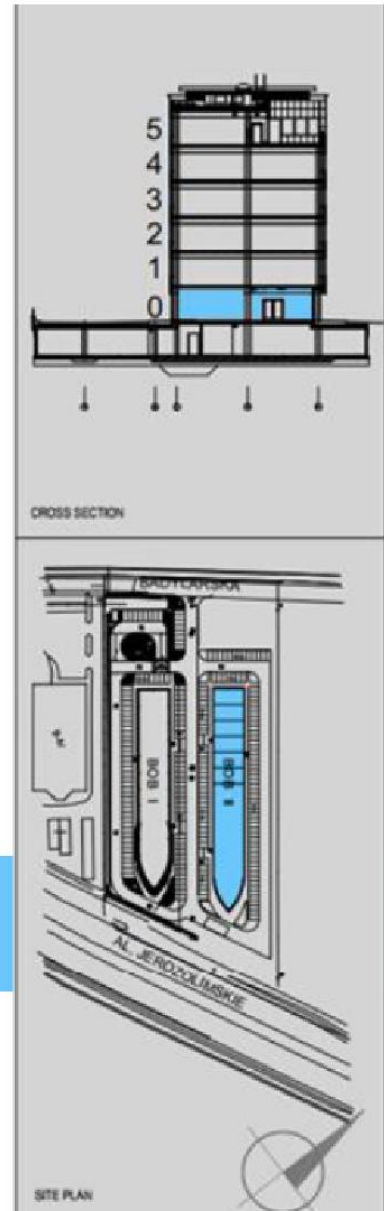
BATORY OFFICE BUILDING II

GROUND FLOOR



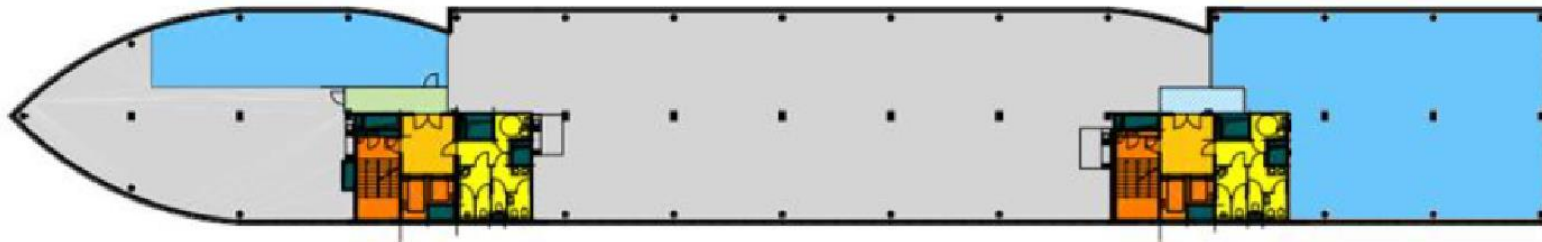
- LETTABLE AREA ■
- COMMON HALL AREA ■ GLA
- WASHROOMS ■
- VERTICAL COMMUNICATION ■
- SHAFTS ■

FLOOR	FLOOR GLA FOR RENT
5	-
4	-
3	-
2	-
1	445
0	225
Total	670



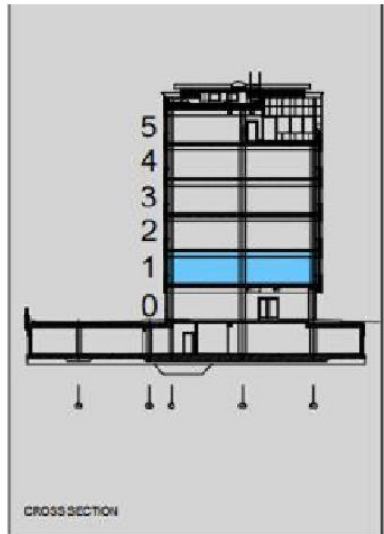
BATORY OFFICE BUILDING II

FLOOR 1 / 115 m² and 330 m²

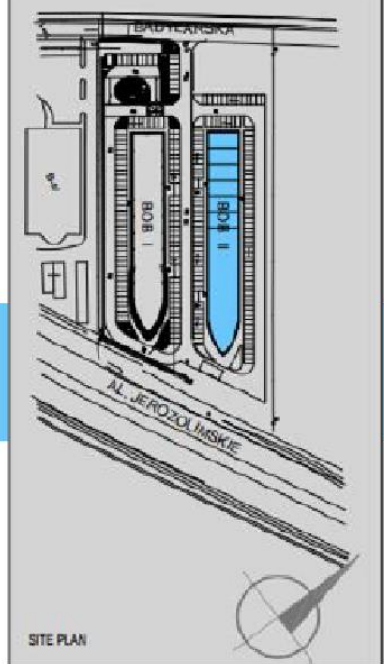


- LETTABLE AREA
 - COMMON HALL AREA
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 - VERTICAL COMMUNICATION
 - SHAFTS
- } GLA

FLOOR	FLOOR GLA FOR RENT
5	-
4	-
3	-
2	-
1	445
0	225
Total	670



CROSS SECTION



SITE PLAN

BATORY OFFICE BUILDING II

OFFICE STANDARD

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



BATTERY OFFICE BUILDING II

TECHNICAL SPECIFICATION OF THE BUILDING

- The building was erected in a reinforced concrete slab-pile structure.
- Openable windows.
- Height of office space: 2,60 m.
- Fresh air per person: 50 m³/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.



BATORY OFFICE BUILDING II

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