

RETAIL AND SERVICE SPACE RENTAL OFFER

CENTRUM BIUROWE



Renter:

Centrum Biurowe G21

ul. Grzegórzecka 21, 31 - 532 Kraków,
District Court for Krakow Śródmieście,
XI Commercial Division of the National
Court Register under KRS no.: 0000892642
VAT No.: 677-23-36-996

Renter's contact details:

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The **G21 Office Centre** offers 2,300 m² of modern office space, 600 m² of service and retail space with pedestrian access and 500 m² of technical space. Upon the completion of extensive modernisation and rearrangement, the G21 Office Centre reappeared on the market in 2016 as a facility offering Class A office space. All areas have been designed in a way that allows the separation and arrangement of the rental space to meet the expectations of even the most demanding customers.

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phone +48 12 62 80 400, faks +48 12 62 80 499 Court Register under KRS no.: 0000892642
<http://www.g21.com.pl> VAT No.: 677-23-36-996

Office space

G21 Office Centre

Rental area, the second floor: 478.40 m²

Description of the Premises: Office space with ready functional divisions separated by gypsum plasterboards: The area includes fully-equipped sanitary facilities and social rooms as well as a space for ICT equipment in the server room.

Start of rental: to be agreed

Rental period: to be agreed

Rental purpose: to be used as an office premises by the tenant

Handover conditions: fulfilment of the guarantee deposit conditions, handover report

Rent: rate: PLN 55.00/m²/month + VAT

Service charge: PLN 15.00/m²/month + VAT

The service charge covers the costs of:

- 24/7 security for the facility and information at the reception desk,
- keeping the common areas inside the building clean and the area around the facility tidy,
- provision of the public areas, including sanitary facilities, with hygienic cleaning supplies,
- conservation, inspection, maintenance and repair of the common areas,
- keeping the property's greenery in good condition,
- servicing passenger lifts,
- maintenance of the fibre optic control room including the installation inside the building,
- maintenance, inspection and repair of various systems (e.g. water and sewage system, central heating system, hot domestic water system, ventilation and air-conditioning equipment, electrical systems, telecommunication systems, etc.) and keeping them operational,
- maintenance and inspections of the fire alarm, voice evacuation and emergency lighting systems,
- extension and maintenance of the monitoring and access control system,
- maintenance of the facility's Management Board and the technical inspection staff,
- maintenance of lighting points in public areas

Operating costs:

- cleaning of rental premises,
- tenant's visual signage on the building's façade,
- cost of electricity,
- maintenance fee for teletechnical equipment - 10% of electricity re invoicing,
- cost of water supply, sewage and waste disposal,
- cost of thermal energy, air-conditioning and ventilation.

Parking places:

parking spaces within the premises PLN 250.00 + VAT per month / number of places to be agreed.

Paid car park:

public parking spaces in front of the building and in the G21 car park for PLN 5 gross per hour

Standard room finish:

The standard room finish includes a functional layout:

- anti-static flooring laid from a roll on the concrete underlayment; fibre weight: min. 400 g/m², flooring suitable for high operating loads, durable colours,
- walls painted white,
- all walls made in compliance with the applicable sound absorption and fire resistance standards,
- internal doors in the partitions are in the wooden carpentry colour,
- bathroom: paper towel holder, soap dispenser, toilet paper hanger, mirror
- kitchen: kitchen furniture (standing and hanging), fibreboard top covered with artificial veneer, trim strips, two-compartment sink, paper towel holder, soap dispenser, toilet paper hanger, waste bin, tables and chairs
- air-conditioning
- mechanical supply and exhaust ventilation,
- concrete-coloured ceiling in a raw state with light fixtures,
- suspended ceiling-mounted light fixtures in toilets,
- evacuation emergency lighting required by Polish regulations,
- office lighting in accordance with the requirements of Polish regulations,
- facility adapted for disabled people

Technical infrastructure systems made available to the tenant	<ul style="list-style-type: none">• Heating, ventilation and air-conditioning regulation, adjustment and control system,• Anti-burglary systems:<ul style="list-style-type: none">– access control system;– CCTV system;– intrusion alarm;• Fibre optic cable from Orange and 3S supplied to the building (server room in the basement),• Floorboxes including wiring,• Fire hazard detection and elimination systems,• Access control with card readers in the lifts and at the entrance to the office space from the staircase, <p>Electricity and heat consumption meters for the entire floor.</p>
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Rental security:	Deposit or Bank Guarantee in the amount of: Three monthly rents + three monthly Service Charges
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View of the rental area - current layout of rooms

First floor

Rental area – 478,40 m2

