

Q22

Warsaw, Al. Jana Pawła 22

Property description

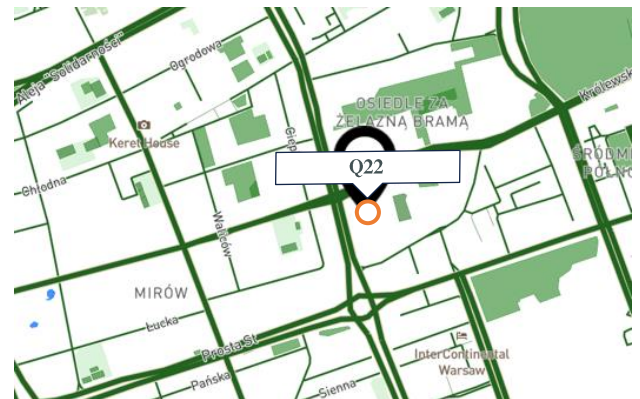
The Q22 building is located in the very centre of Warsaw at the intersection of Jana Pawła II Avenue and Grzybowska Street. The ground and first floors contain space for retail, service and F&B amenities. Tenants can benefit from the internal gym and conference center. Three minutes on foot, at the ONZ Roundabout, where is a station of the second metro line. Users of the Q22 office building have 348 parking spaces available in the underground garage, including charging stations for electric vehicles.



Rental conditions

Total office space	53 807 sqm
Available office space	1 095,95 sqm
Minimum rental period	5 years
Rent	24,00 - 25,00 EUR/sqm
Service charge	30,60 PLN/sqm
Add-on factor	4,64 %
Underground parking space rent	240 EUR / parking space

Location



Certificates



BREEAM
OUTSTANDING
certification



WiredScore PLATINIUM
certification



SmartScore GOLD
certification

Amenities



Excellent public transport: trams, buses,
underground Rondo ONZ



InPost



Building Mobile App and
Apple Wallet access cards



F&B amenities



Electric car charging stations



Bike paths in the area, bicycle
parking spaces, showers



Conference center and Fitness
club for the Tenants

Available office space

Floor number	Office area	Available from
14	756,33 sqm gross / 646,46 sqm net	Immediately
5	512,44 sqm gross / 449,49 sqm net	Immediately

5th floor - 512,44 sqm gross / 449,49 sqm net – example of layout



Technical specification

- + Access control
- + Fibre optic link
- + Fog sprinklers
- + 24-hour security
- + Raised floor
- + Gas fire extinguishing (server room)
- + BMS
- + Suspended ceilings
- + High standard of surface finish
- + Smoke and heat detectors
- + Lining
- + Glazing
- + Air conditioning
- + Tele-IT cabling

Contact



Karol Muszyński
 +48 694 448 085
 karol.muszynski@cbre.com