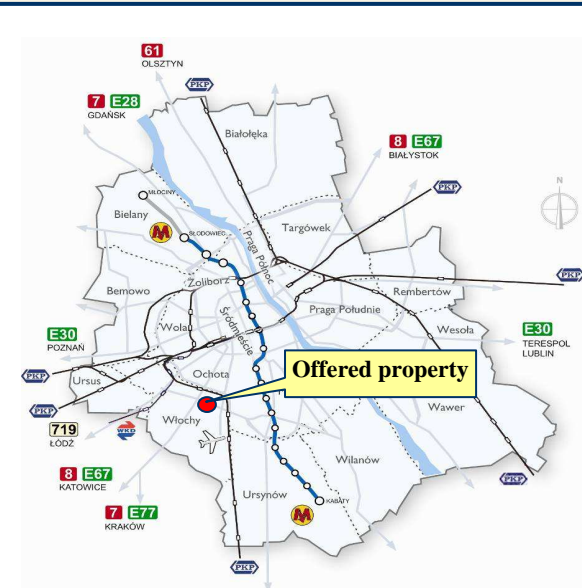
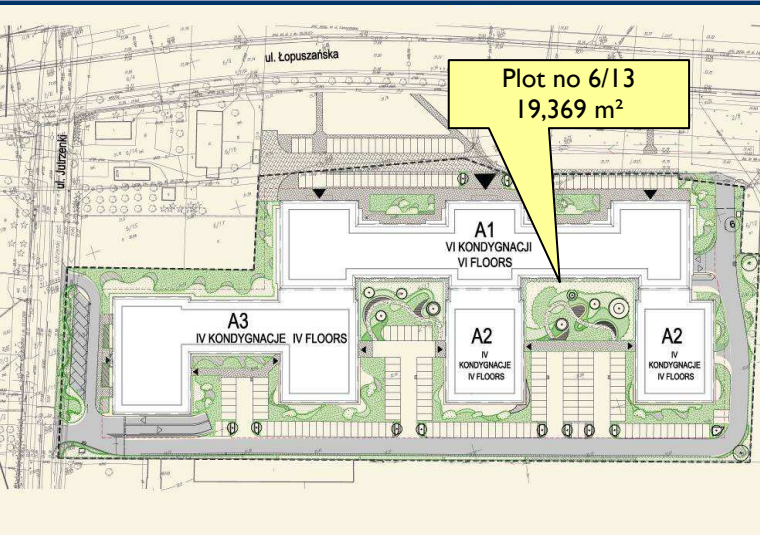


OFFICE DEVELOPMENT SITE

WARSAW ŁOPUSZAŃSKA STREET

Warsaw 19,369 sqm consists plot no. 6/13



LOCATION:

The Property is a 19,369 sqm site located at Łopuszańska / Jutrzenki Street, in the southern part of the City of Warsaw, in Włochy District and consists of plot no. 6/13 in cadastral map 2-07-02. Location offers excellent exposure and visibility along one of the most important roads in Włochy District, Łopuszańska Street and Jerozolimskie Avenue. The Włochy district is an expanding office area in Warsaw increasingly popular for potential investors and tenants.

ACCESS:

The property is situated on the corner of 95 Łopuszańska and 95 Jutrzenki Streets and benefits from excellent access from all locations within the Warsaw metropolitan area. (Buses lines 178, 184, 186, 404, 408, 414, 506, 523). In the close proximity to the property a Warszawa Raków WKD Train Station (Warsaw Commuter Railway) can be found which provides direct access to the centre. Additionally, Warszawa Al. Jerozolimskie train station is located in the vicinity – ca. 1500 meters north of the site.

INFRASTRUCTURE:

The property has access to all necessary infrastructure : water, sewage system, gas and electricity line.

ASKING PRICE:

7 500 000 EUR

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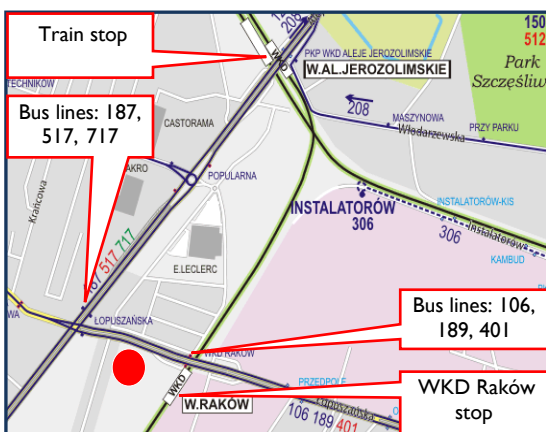
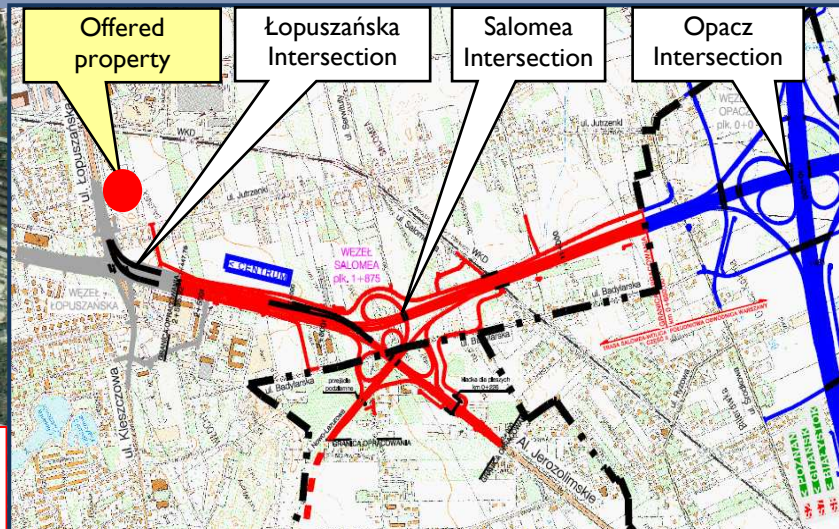
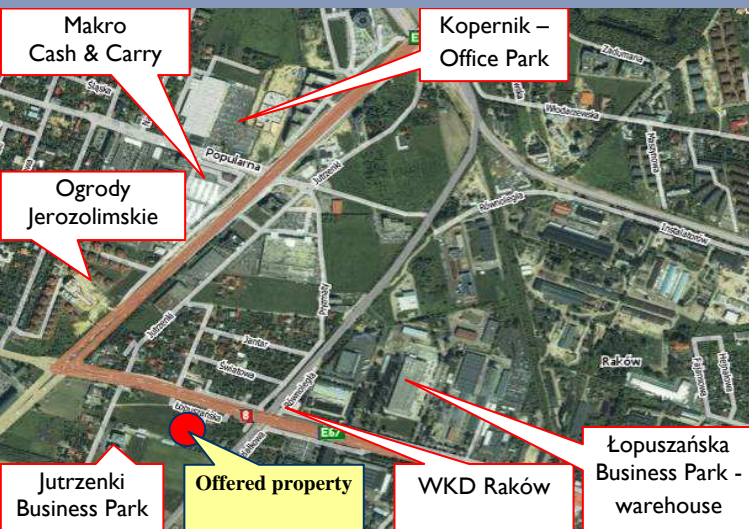
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OFFICE DEVELOPMENT SITE WARSAW ŁOPUSZAŃSKA STREET

Warsaw 19,369 sqm consists plot no. 6/13



VICINITY:

The neighbourhood surrounding Łopuszańska Office Development is of mixed use nature, with office, industrial, residential and recreational complexes in the vicinity.

In the direct environs of the plot, on the west site Raków WKD Train Station can be found. Directly, to the west, Jutrzenki Business Park office buildings are located and north of the plot, next to Makro Cash and Carry – supermarket, such office developments as Kopernik Office Park are situated. To the west of the plot, across Łopuszańska Street stands Łopuszańska Business Park - Warehouse.

Further from the plot, in a radius of 3 km one can find Zachodni Bus Station, Zachodni Railway Station or Szczęśliwicki Park. Close to the site, with good road access, Blue City and Reduta Commercial Centers are placed (both to the north of the plot).

ZONING:

The site has the legally binding Development Conditions (“the WZ”), which allow for construction of office buildings (six and four storey’s). They were issued by the President of the City of Warsaw on 02.04.2008. The decision above determines the maximum height of the buildings along Łopuszańska Street and buildings behind, which amount to respectively 23,6 m and 15,8 m. Additionally, it is necessary to provide 25-30 parking places per 1000 sqm of office area, and 30-60 parking spaces per 1000 sqm of commercial area.

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