



KRÓLEWSKA



- ▶ Floor space 6,018 sqm
- ▶ Office space 5,446 sqm
- ▶ Retail 572 sqm
- ▶ Parking 44 lots

Perfect design meets eye-catching style

The exterior of the 8-storey office building is marked by a sculptural formed vertical raster facade with floor to ceiling windows. The volume of the building provides terraces and balconies from the 1st to the 6th floor. A spacious terrace on 6th floor is accessible for all tenants.

State of the art technology

The solution used in this design will be in accordance with the LEED recommendations in order to achieve the LEED GOLD CERTIFICATE.

The króLEWska office building has 44 underground parking places and storages on 3 underground floors, retail and restaurant spaces on the ground floor and offices on 8 upper floors.

Ideal atmosphere for creativity

The office premises are planned to fulfill AA class requirements for modern office standards. The first five floors have an area of approximately 800 sqm and next three floors have an average area of 400 sqm.

Each floor contains a vertical core (fire staircase and two elevators) lobby, flexible office area (suitable for working places, meeting area, kitchen, daily room) and sanitary rooms.

Rentable area

▶ 8th floor	up to 435 sqm
▶ 7th floor	up to 435 sqm
▶ 6th floor	up to 312 sqm
▶ 5th floor	up to 857 sqm
▶ 4th floor	up to 865 sqm
▶ 3rd floor	up to 865 sqm
▶ 2nd floor	up to 865 sqm
▶ 1st floor	up to 806 sqm
▶ Ground floor	571 sqm
▶ Total rentable area	6,018 sqm



KróLEWska's panorama scenery



KróLEWska is located in the center of Warsaw's office district. The best office buildings of the city can be found here. Numerous nationally and internationally well-known companies have established their headquarters here not only to profit from the surroundings, but also to take advantage of the immediate vicinity to the historic center and of the optimum transport connection.

KróLEWska may not only be reached easily by car, but it is also excellently connected to the other city districts through the numerous connections to the means of public transportation.

 Underground Station - 0.5 km

 Central Station - 1.7 km

 Chopin Airport - 8.6 km

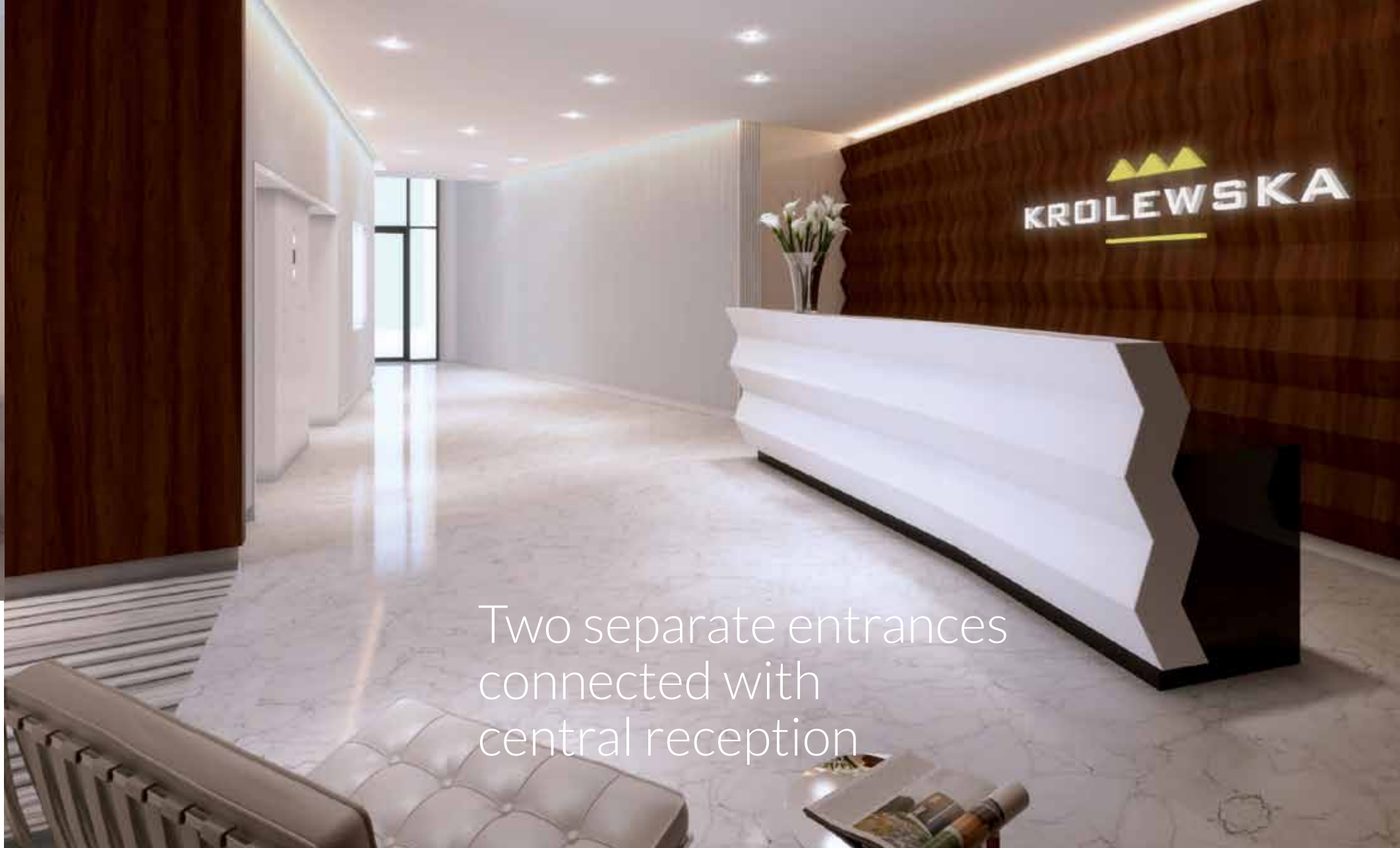
 Old Town - 1.5 km

 Saski Park - 0.5 km

 Palace of Science and Culture - 0.8 km



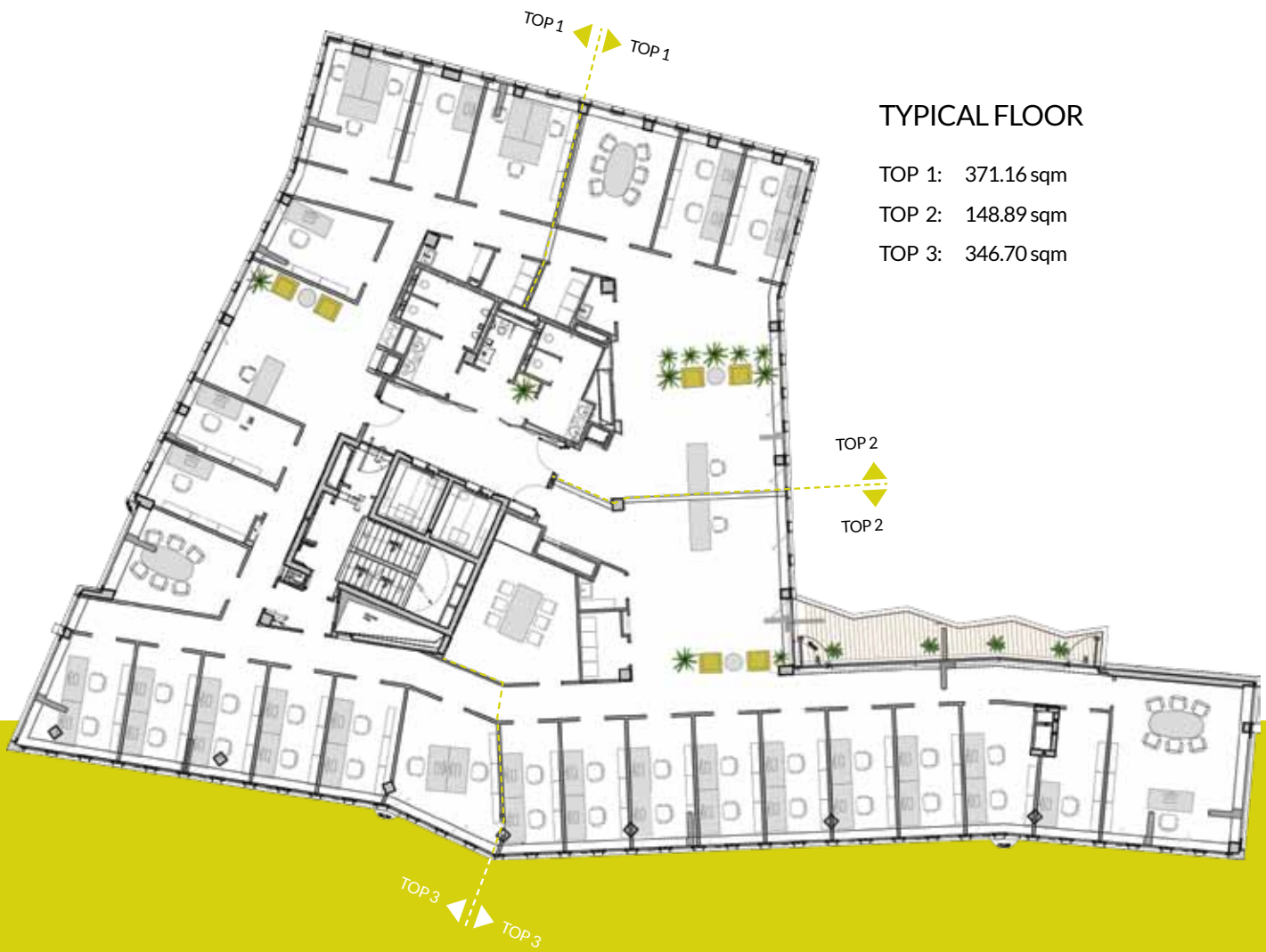
Toilets for men, women and disabled persons are located on each floor. If needed, depending on the number of employees, additional toilets can be built according to the tenant's needs and requirements inside the rental area – same like fully equipped kitchenette are already installed inside.



Two separate entrances connected with central reception

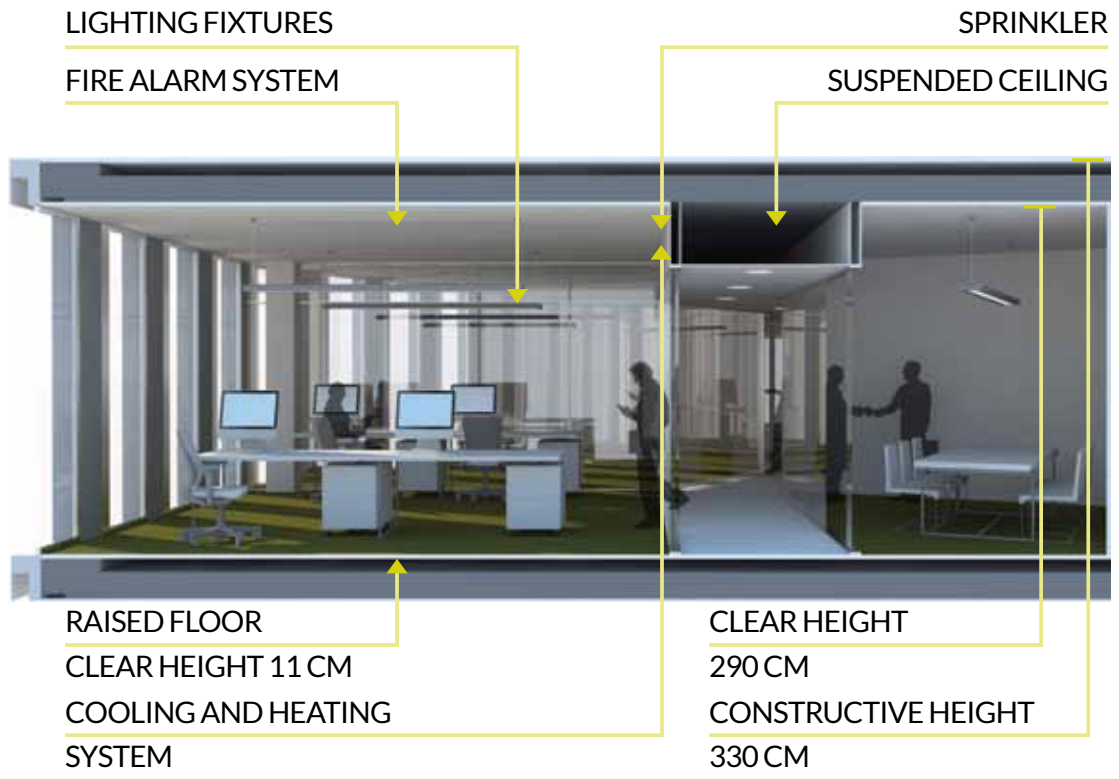


This place transforms
work to pleasure!



TYPICAL FLOOR

- TOP 1: 371.16 sqm
- TOP 2: 148.89 sqm
- TOP 3: 346.70 sqm



LIGHTING FIXTURES
FIRE ALARM SYSTEM

SPRINKLER
SUSPENDED CEILING

RAISED FLOOR
CLEAR HEIGHT 11 CM
COOLING AND HEATING
SYSTEM

CLEAR HEIGHT
290 CM
CONSTRUCTIVE HEIGHT
330 CM

Open space office, single office units or mixed use offices - króLEWska offers its tenants a maximum of flexibility.



Inside the key

- ▶ KróLEWska movie
- ▶ Building presentation
- ▶ Technical information





www.krolewska.com
Królewska 18, Warsaw