

LEASE OFFER
FOR NEWLY-ERECTED
COMMERCIAL PROPERTY
in the Banking and Financing Center „Nowy Świat” S.A.

The Management Board of the Banking and Financing Center „Nowy Świat” S.A. is proud to launch the lease proceedings for new commercial property spaces which are to be created by developing two arcades of the building along the Jerozolimskie Avenue façade of the building.

The building of the CBF „Nowy Świat” is located along the Royal Route, which is one of the Best and most prestigious commercial locations in Warsaw. Perfect transportation connections with All the districts of the city as well as public parking lots located along Nowy Świat St. And Jerozolimskie Av. make the commercial properties located here easily-accessible for potential customers.



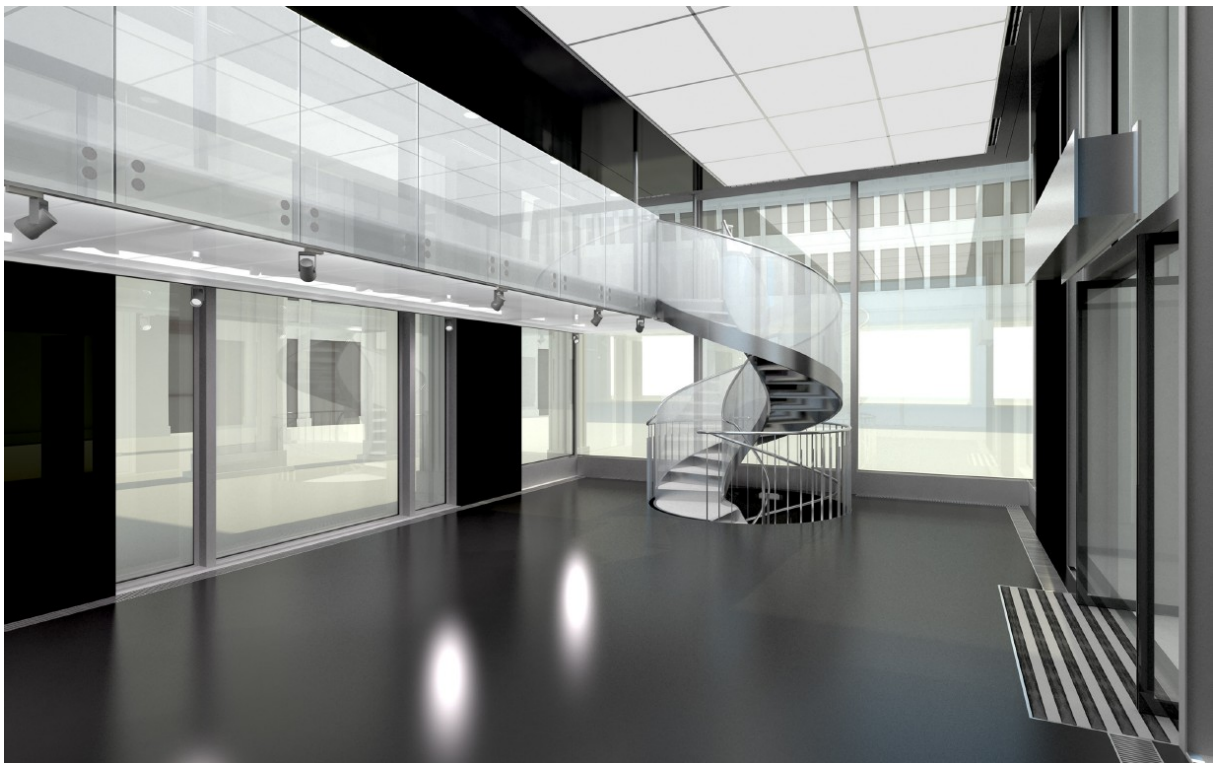
The state of the art development project for the arcades, drafted by a well-known design studio, as well as top standard of the spaces' interior design allow the offered property to fulfill the expectations of the most prestigious brands. These two locations fit perfectly into the row of luxurious stores to be found along the Nowy Świat St.



We are preparing to develop two arcades located along the Jerozolimskie Av. Each of the designer spaces is a fully glass-paneled detached cuboid, independent of the existing building, with an entrance on the longer side located in front of the main staircases of the main hall.

In the project, three levels of commercial space are envisaged:

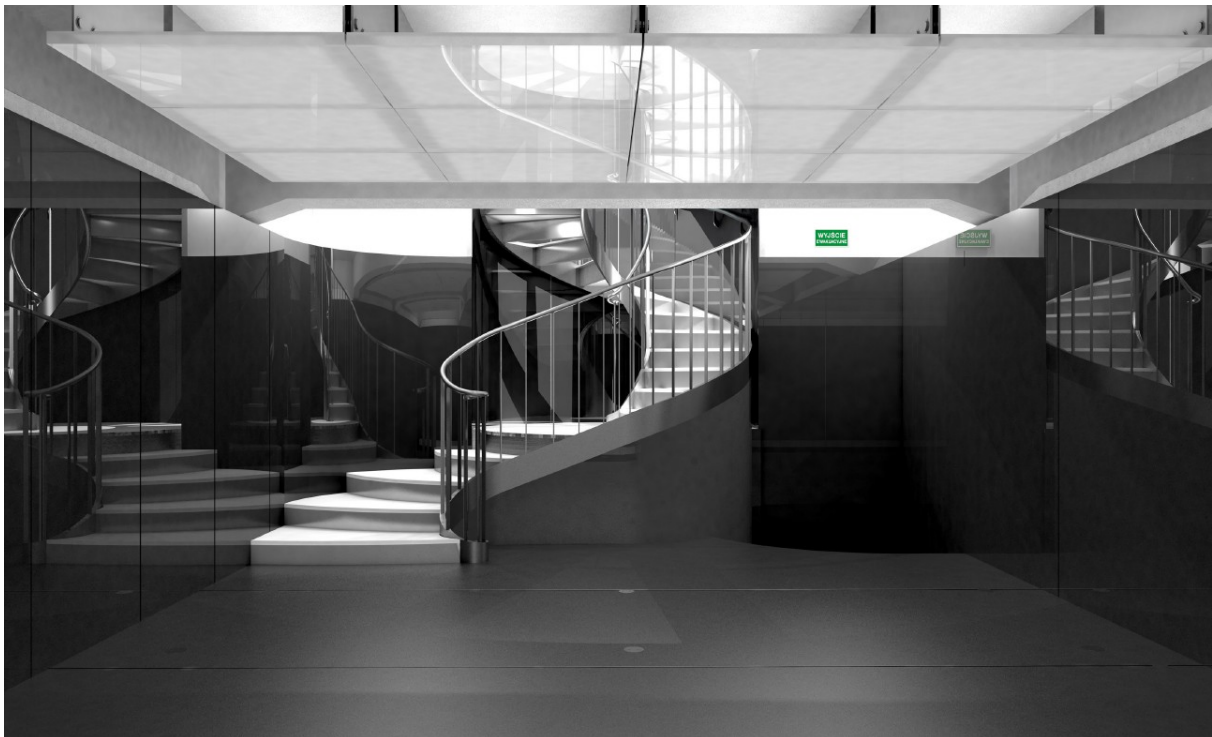
- the ground level with the main display space;



- the mezzanine level provides additional commercial space, connected with the ground level by spiral staircase;



- on the basement level, we offer commercial space as well as staff-only room, including a wardrobe and a cleaning closet, a bathroom with a toilet and a sink with an expandable faucet spout, and a storage room.



From the space arrangement point of view, locating the back rooms of the whole shop on the basement level allows full transparency on the ground level and mezzanine, as well as limits the former rooms nuisance for the customers and allows for better organization of deliveries and Staff maneuvering from the basement level, making the location even more attractive.

The two locations in the arcades have provisionally been marked as room A and room B, with A located closer to the Nowy Świat St., and B closer to the National Museum in Warsaw.

Total space in location A:

space	square meters
commercial – ground level	68,70
commercial - mezzanine	25,30
commercial - basement	50,20
vestibule	4,10
staff room	5,50
toilet	1,80
TOTAL	155,60

Total space in location B:

space	square meters
commercial – ground level	68,70
commercial - mezzanine	25,30
commercial - basement	50,20
vestibule	4,10
staff room	4,10
toilet	1,80
TOTAL	154,30

The lease rate will be estimated by negotiating with the future tenants of the locations. There are additional charges for maintenance costs: 17.00 PLN per sq. m monthly plus tax on goods and services.

If you are interested in our offer, please do not hesitate to contact us:

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