

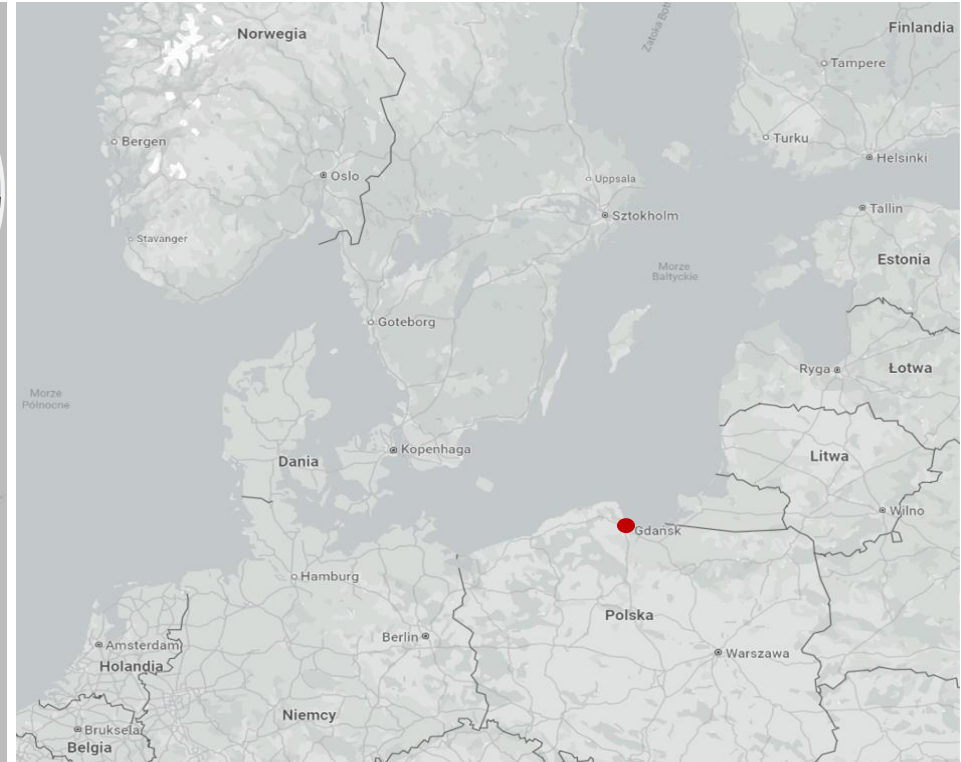
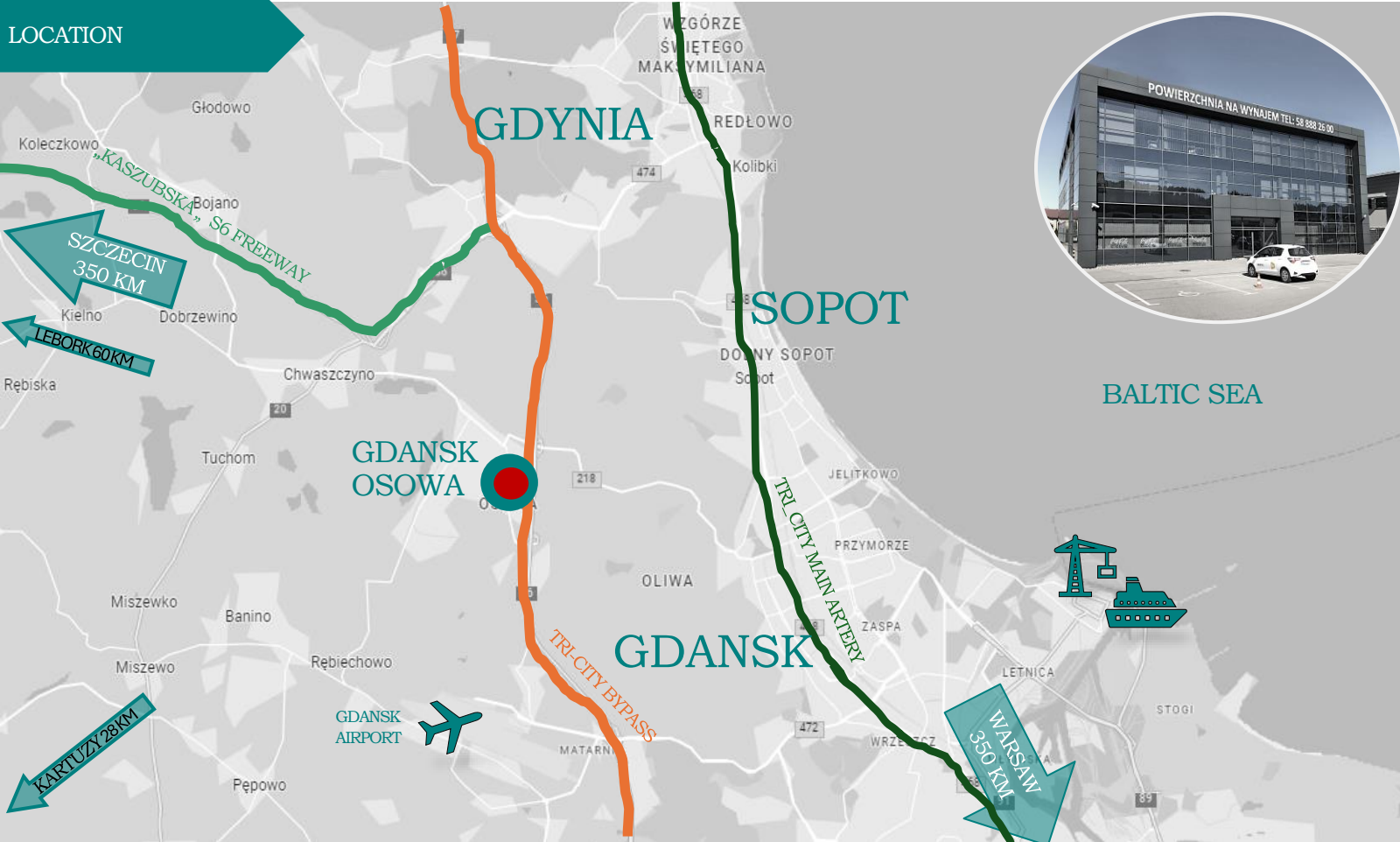


GALAKTYCZNA OFFICE

30a Galaktyczna Str.
Poland, Gdansk (Osowa district)

INVESTMENT OPPORTUNITY

LOCATION



Gdansk is the capital of Pomerania Voivodeship and the largest city in the northern Poland. Alongside Gdynia & Sopot, it makes up the Tri-City perceived as modern, dynamically growing agglomeration.

The city is **an important logistic hub** as being a part of the trans - european transportation corridor and proximity to the Baltic sea.

As transport hub in the Baltic Sea basin features a dense network of regular shipping connections (Baltic and North Sea ports with ocean lines to North, South and Central America and Asia).

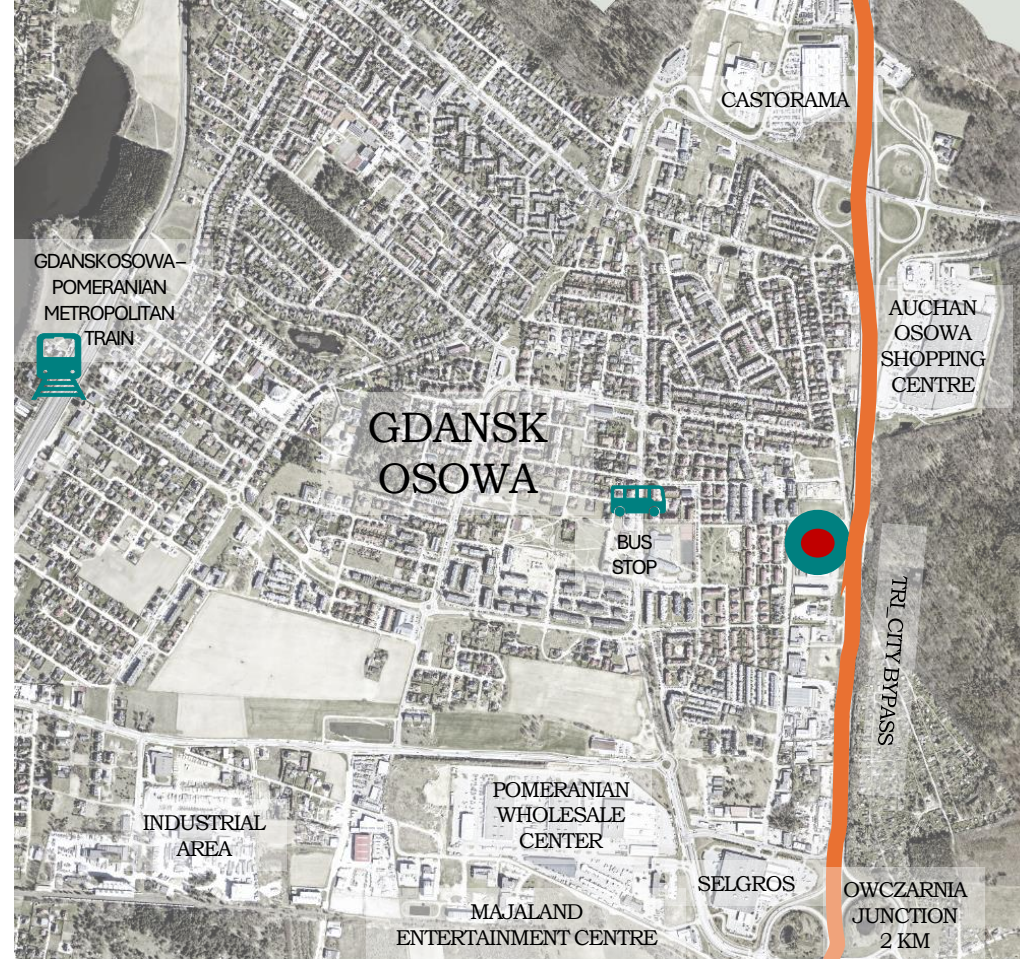
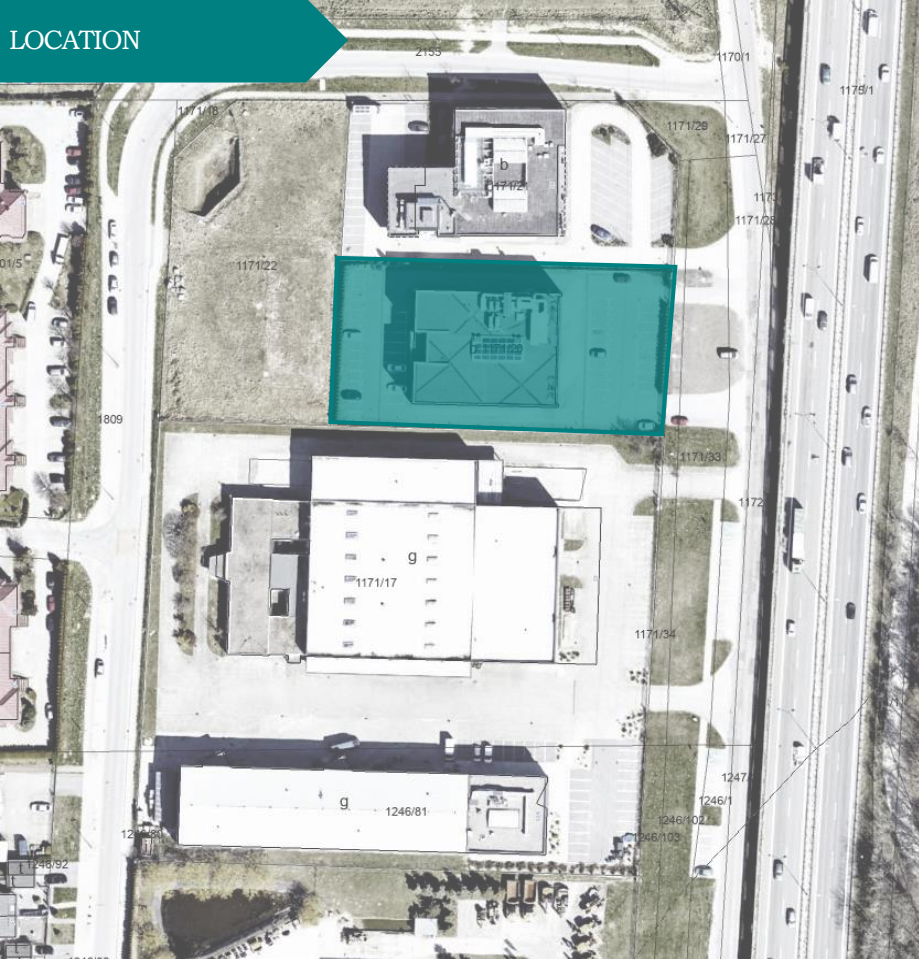
The port, shipyards & other significant investments constantly develop which influences the increase in the economy connections with other regions.

Macro Location & Accessibility

Gdansk is accessible by **A1 highway** (Warsaw – 350 km), by **S6 freeway** (Szczecin – 350 km, Berlin - 500 km), **high speed train „Pendolino”** (Warsaw – 2.5 h). Moreover **Gdansk Airport** embraces a network of close to 90 scheduled air services of both domestic and international flights.

The Property is favourably located just next to the **Tri-City bypass (Owczarnia junction)** providing the excellent access to Gdansk Airport, entire Tri-City as well as suburban cities located within interior Cassubia region.

LOCATION



DISTANCES

-  • A1 high way (north-south Poland)
-  • S6 express way (Gdansk-Szczecin-Berlin)
-  • Tri-City bypass (Owczarnia junction)
-  • Part of transeuropean routes: E28, E75, E77
-  • Gdansk Główny train station – 20 km
-  • Fast train connection - Warsaw (2,5h)
-  • Pomeranian Metropolitan Train (Gdansk Osowa station - 3 km)
-  • Port of Gdansk (incl. Deepwater Container Terminal) -20 km
-  • Port of Gdynia -20 km
-  • Gdansk Airport– 8 km
-  • International & domestic flights
-  • Bus stop – 15 min walk
-  • Gdansk transportation system
-  • 3 lines, connections with Gdansk City Centre & Oliwa district
-  • Large car park (surface & underground) 64 places
-  • Car park ratio 1 place per sq m 26 sq m

Micro Location & Accessibility

The Property located at **Gdansk Osowa** district provides excellent communication possibilities thanks to situation **next to the Tri-City bypass**. The immediate surroundings include production, warehouse, service buildings & housing estate. An additional advantage of the location is the proximity of many shops and services' companies, including the Pomeranian Wholesale Center.

There is a **bus stop** in the vicinity of the office building, providing easy access to the building by public transport (3 lines).

PLOT

High Voltage Line **LWN**

Plot number	1117/20, precint 0001 Osowa
Real Estate Register	GD1G/00112396/3
Area (plot/footprint)	3,200 sq m / 967.9 sq m
Land title	Freehold (land & developments)
Use of land	BI – other built-up areas
Master Plan	Resolution no. XLIV/1248/09 of the Gdansk City Council of 30.12.2009 on the adoption of Master Plan for „Osowa – the area of Homera Street in the city of Gdansk”
Designation (acc. to Master Plan)	<p>002-P/U41 – industrial & services developments</p> <ul style="list-style-type: none"> Max. build up area – 80% of land area Min. Biologically active area - 10% of land area Built intensity - 0.2 Max. high – 15 m
Road access	Access to the Property from road plots no. 1170/1, 2149, 2155 (freehold of Municipal) takes place through the area of neighbouring plots 1171/34, 1171/33 (freehold of Municipal) and then 1171/28 (freehold of the State Treasury), 1171/27 (freehold of Municipal). In addition, in section I-sp of the Real Estate Register, there is a right of free ride and passage through 40 m wide strip located on plot no. 1171/19 to a public road for the benefit of each owner of plot No. 1171/20.
Developments	The fenced plot is developed with a standalone 3 overground storey office building . The Property benefits from two kinds of car park (underground & surface).
Utilities' infrastructure	<p>The area is fully equipped in utilities' infrastructure.</p> <ul style="list-style-type: none"> Electricity: 220V & 380V Municipal water & sewage supply network Optical fiber connection Municipal gas network

Plot development possibilities & Master Plan

Fenced plot of 3,200 sq m developed by 3 overground storey office building with underground & surface car park. Access to the plot through the public roads.

The area is covered by **valid Master Plan** (industrial/services designation).



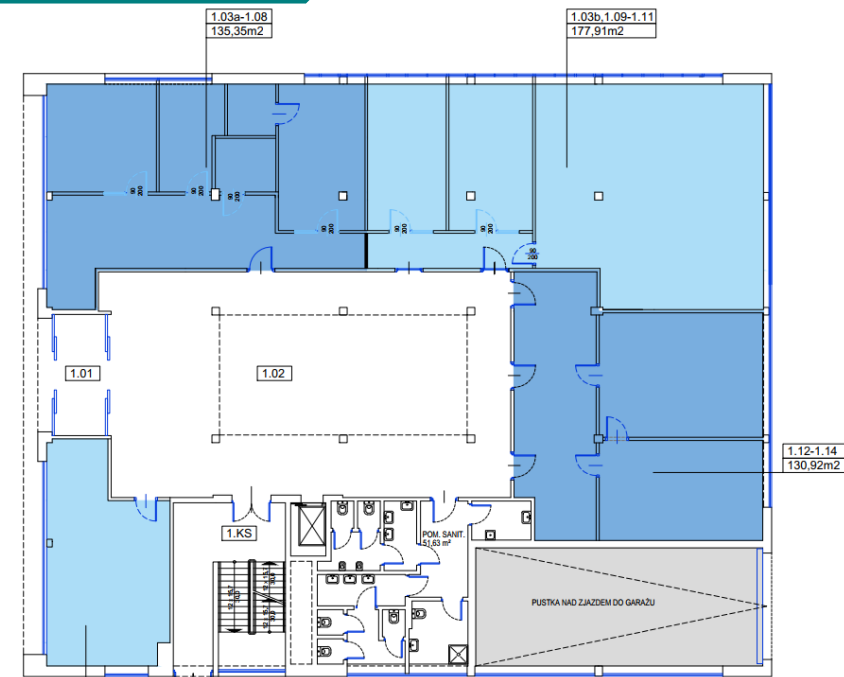
Type of the building	Office building
Completion date	2009 (redeveloped in 2012)
Number of storeys	3 overground & 1 underground
Dimensions	28.16 m x 35.2 m, height 12 m
Total building area	3,181.11 sq m
Total usable/office area	2,358,18 sq m/ 1,700 sq m
Floor plate	Typical floor plate of ca. 800 sq m usable area Separated office premises (minimum unit of ca. 50 sq m)
Car-park	64 places (22-underground, 42-surface)
Utilities in the building	<ul style="list-style-type: none"> ▪Electrical connection to the building: 220V & 380V ▪Water & Sewage municipal network ▪Gas boiler room (heating & warm water) ▪Underfloor heating ▪Air conditioning & ventilation installation (mechanical ventilation with recuperation) ▪Lightning protection system ▪ICT structural network, optical fiber & telephone connection ▪CCTV, Burglar alarm ▪Lift
Construction & Premises fit-out	<ul style="list-style-type: none"> ▪Walls: reinforced concrete frame construction system with Silik block filling, walls covered with external plaster, painted, tiles, photo wallpapers, wallpapers, wall panels ▪Floors: (mainly grey tiles 60x60) ▪Doors & windows: mainly aluminium ▪Garage door: steel ▪Stairs & galery railings: stainless steel, filled with tempered glass

The **boutique office building** consists of 3 overground storeys & 1 underground. Property of 1,700 sq m might be comfortably divided into smaller office units of ca. 50 sq m minimum.

Office building

The Property is equipped in the large number of car park spaces resulting in the **excellent car park ratio** (1: 26)

The fully glazed façade of the building and **representative open lobby** with the skylight roof provide access to the natural light.

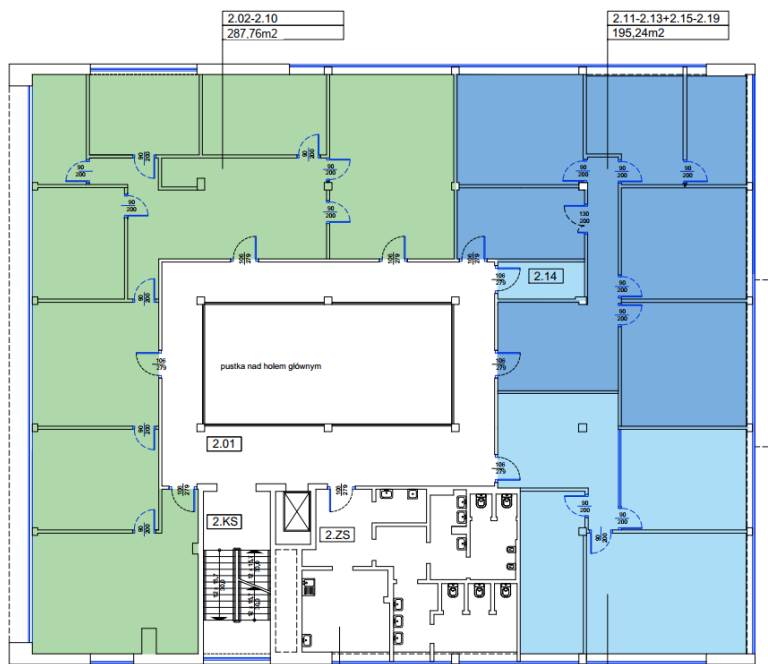


PARTER - WYKAZ POMIESZCZEŃ

NR	FUNKCJA	POW. m ²
1.01	PRZEDSIÓNEK	13,68
1.02	HOL GŁÓWNY	199,83
1.03a-1.08	BIURO	135,35
1.03b, 1.09-1.11	BIURO	177,91
1.12-1.14	BIURO	130,92
1.15	BIURO	52,74
1.ZS	ZESPÓŁ POMIESZCZEŃ SANITARNYCH	51,63
1.KS	KŁATKA SCHODOWA	40,09
RAZEM:		802,15

wysokość w świetle wszystkich pomieszczeń biurowych w stanie wykończonym = 3,00 m

GROUND FLOOR

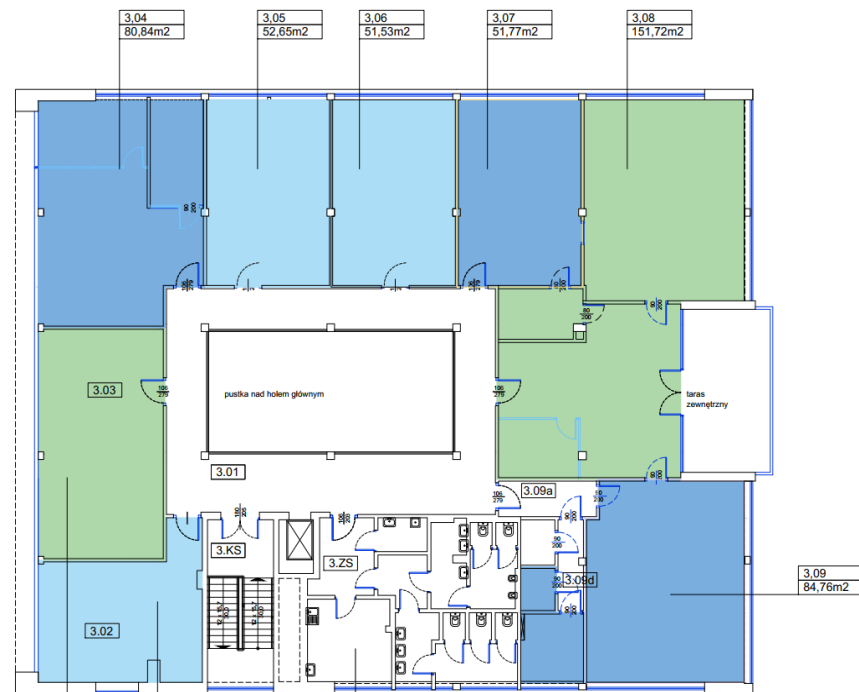


I PIĘTRO - WYKAZ POMIESZCZEŃ

NR	FUNKCJA	POW. m ²
2.01	GALERIA - KOMUNIKACJA OGÓLNA	98,84
2.02-2.10	BIURO	287,76
2.11-2.13 +2.15-2.19	BIURO	195,24
2.14	BIURO	134,36
+2.20-2.22		
2.ZS	ZESPÓŁ POMIESZCZEŃ SANITARNYCH	69,68
2.KS	KŁATKA SCHODOWA	24,71
RAZEM:		810,59

wysokość w świetle wszystkich pomieszczeń biurowych w stanie wykończonym = 3,00 m

FIRST FLOOR



II PIĘTRO - WYKAZ POMIESZCZEŃ LOKALU

NR	FUNKCJA	POW. m ²
3.01	GALERIA - KOMUNIKACJA OGÓLNA	98,84
3.02	BIURO	46,86
3.03	BIURO	63,92
3.04	BIURO	80,84
3.05	BIURO	52,65
3.06	BIURO	51,53
3.07	BIURO	51,77
3.08	BIURO	151,72
3.09	BIURO	84,76
3.09a		8,87
3.09d		8,89
3.ZS	ZESPÓŁ POMIESZCZEŃ SANITARNYCH	67,13
3.KS	KŁATKA SCHODOWA	24,71
RAZEM:		792,49

wysokość w świetle wszystkich pomieszczeń biurowych w stanie wykończonym = 3,00 m

SECOND FLOOR

Office premises floor plans & Occupancy status

The typical floor plate usable area amounts to ca. 800 sq m with toilets situated on each floor and common kitchens at 1st&2nd floor. Lift is serving all floors.

The Property is currently occupied by several tenants – more details regarding the lease expiry profile and income generated on demand (after signing the non-disclosure agreement)



CONTACT



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This proposal is not an offer within the meaning of the Civil Code, a sales contract or any other form of binding agreement. The term of validity of the proposal means the period during which the company identified in this proposal as the Owner guarantees the non-alteration of the commercial terms and conditions contained in this proposal. The Owner declares that the subject of this proposal may also be proposed to other potential acquisitions during the period of validity of the proposal, and in the event of the decision on the will to conclude the purchase agreement by such a third party to the Owner, it will have priority in concluding such an agreement, and this proposal will lose its validity. Neither Party shall be obligated contractually or otherwise until the Parties have formally entered into a sales agreement and neither Party shall be obligated to enter into such an agreement. The owner will not be liable for damages or otherwise for not concluding the agreement, in a situation where the real estate sale agreement is concluded with another entity to which the purchase proposal has also been submitted.