Delta 44

Description

Delta 44 is a 5-storey commercial, service and office development situated at Gen. Henryka Dąbrowskiego 44 Street, in the very centre of Wroclaw.

The facility comprises over 2,768 m² of office space and over 1,018 m² of commercial space.

The first floor will comprise both commercial and office premises, while upper storeys will be designed exclusively for offices.

Spatial Data

- **Office Building Category:** B category
- **Building Status:** Exist
- **Office Space in Total:** 3700 m²
- **Available Office Space:** Rented
- **Rentable Offices:** -
- **Min. Office Space for Rent:** -
Ground floor of the building, with its impressive entrance from Gen. Henryka Dąbrowskiego Street and a porter's lodge, will comprise smaller commercial and service premises.

**Description of Location**


- Immediate vicinity of tram and bus stops at Gen. Józefa Piłsudskiego Street.

- Immediate vicinity of the main train and bus stations (PKP and PKS).

- Easy access to any place in Wroclaw, especially the Main Square (Rynek), situated within the distance of 1.6 km (a 20-minute walk).

**Occupancy Rate:** 100%

**Financial Information**

<table>
<thead>
<tr>
<th>Financial Information</th>
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<tbody>
<tr>
<td>Office Rental Fee:</td>
<td>-</td>
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<tr>
<td>Service Charge:</td>
<td>-</td>
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<tr>
<td>Min. Rental Period:</td>
<td>3 years</td>
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<td>Financial Guarantee:</td>
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**Parking**

<table>
<thead>
<tr>
<th>Type of Parking</th>
<th>Spaces</th>
<th>Parking Fee</th>
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<tbody>
<tr>
<td>Surface Parking</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Underground</td>
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**Additional Info**

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<tbody>
<tr>
<td>Year of Construction:</td>
<td>December 1, 2011</td>
</tr>
<tr>
<td>Year of Renovation:</td>
<td>-</td>
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<tr>
<td>Tenants:</td>
<td>-</td>
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Services

- Bank
- Cashpoint (ATM)
- Flower Shop
- Pharmacy
- Bar
- Conference center
- Hair Stylist
- Travel agency
- Business Club
- Courier Services
- Parking for guests
- Wellness & Spa
- Cafe
- Fitness
- Parking nearby
- Parking included in rent

Specifications

- Alarm system
- Access control divided into zones
- Attractive design of common areas
- Air-conditioning system