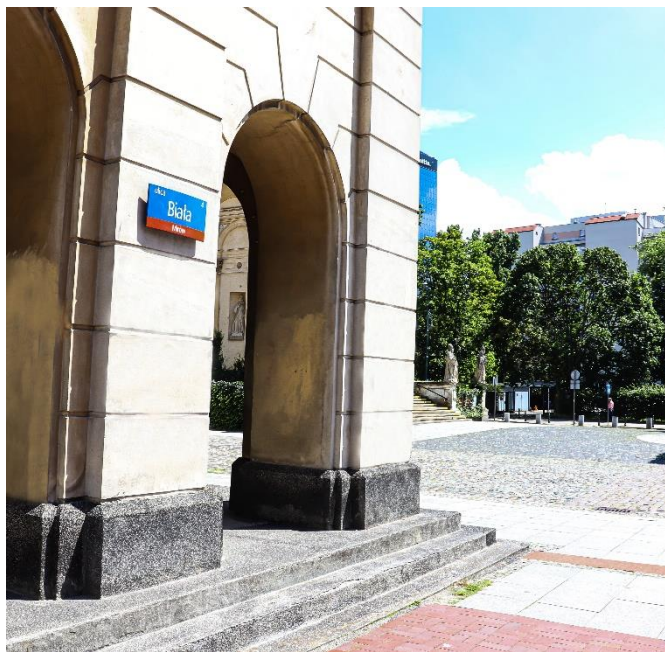


**BIAŁA 4**

**OFFICE SPACE  
FOR RENT**



## UNIQUE LOCATION



Office building in the shape of a rectangle, situated at the front along Biała Street. Located near the two main arteries of the capital: Jana Pawła II Avenue and Solidarności Avenue.



Easy access to public transport, close proximity to the main railway station and the airport only 20 minutes away by car make the building an interesting alternative to modern office buildings.



Proximity of the promenade in Elektoralna Street (street closed to car traffic) with numerous restaurants.





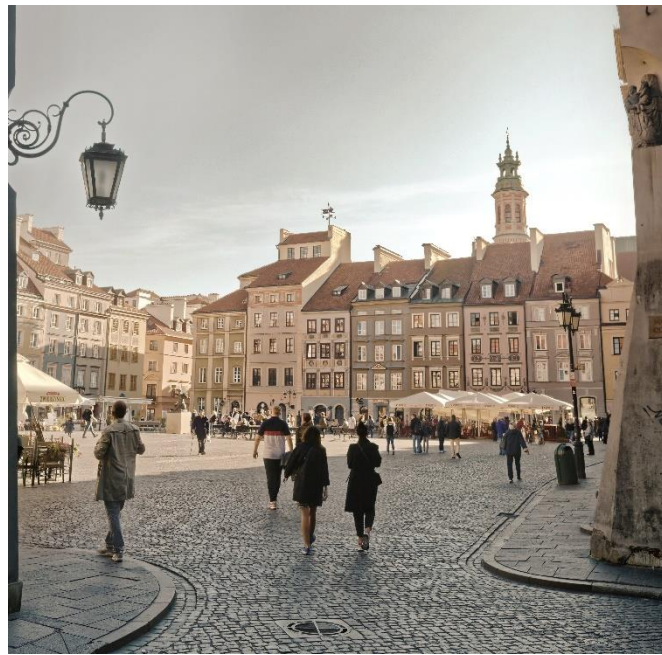
# CENTRAL LOCATION, QUIET NEIGHBOR- HOOD

The location combines the advantages of a central location in relation to the key spots of Warsaw and a quiet, peaceful area of the older parts of the city. The building is located in close proximity to Warsaw's business centre.



- 350 m- Keret's House
- 400 m – tram stop
- 400 m – District Court in Warsaw
- 650 m – Hala Gwardii (restaurants)
- 700 m – Westin hotel

- 1,0 km – Rondo ONZ (business center)
- 1,5 km – Pałac Kultury i Nauki
- 1,7 km – Museum of Polish Jews Polin
- 1,7 km - Central Railway Station
- 8,4 km – Chopin Airport



## BUILDING HISTORY

The building was Russian designed and built in the 1950s on Biala Street, whose name comes from the whiteness of the wood from which houses were built there since the mid-17th century.

In the years 1940-1942 Biała Street, leading from the south to the court building in Leszno, was one of the main links between the Warsaw Ghetto and the other part of the city. Nearby, at the intersection of Elektoralna and Chłodna Streets, at the end of Biała in its former course, there is one of the monuments to the Warsaw Ghetto borders.

Biała 4 is a place where history meets the present, monuments contrast with modernity, and culture mixes with business.











## BUILDING DIMENSIONS

From the east side  
extension of two storeys  
with dimensions of **23.13 x 2.00 m**  
permanently connected to the main  
building.

Dimensions of the building:  
**58 x 14.34 m**, height 15.50 m above  
ground level.

The building has a functional  
corridor layout with rooms on both  
sides of the corridor.  
Vertical communication is provided  
by two staircases, no lift.

4 overground storeys, 1 basement  
storey.

The height of rooms in the  
basements: 2,98 m. The height of the  
first, second and third floors is: 2,98  
m.





# MAIN ATTRIBUTES OF THE BUILDING



Prestigious location, in the center of Warsaw with wide access to public transport.



Historical value that can positively influence its alternative use, e.g. as a hotel, conference center or high standard and prestigious office space.



The absorption analysis explores extension/overbuilding, which would increase the area from 2 500 m<sup>2</sup> to even 6 250 m<sup>2</sup>.



Parking spaces in the vicinity of the building and concept of extension with a multi-storey underground garage.



Potential opportunity to obtain subsidies and support from local government units and the State Treasury as part of revitalization and monument protection programs.





## CA Property Services Sp. z o.o.

Hrubieszowska 2

01-209 Warsaw, Poland

+48 22 295 33 00

[www.caspoland.eu](http://www.caspoland.eu)

Copyright © 2022 CA Property Services Sp. z o.o.

CA Property Services Sp. z o.o. is the owner or licensee of all copyrights to the text, images, photographs, graphics and layout of this publication, to the full extent provided by the copyright laws of Poland and other countries. No part of this publication may be mechanically duplicated, photocopied or otherwise reproduced or transmitted in any form or by any means without prior written consent of CA Property Services Sp. z o.o.

### IMPORTANT NOTICE

CA Property Services Sp. z o.o. gives notice that:

1. These particulars do not constitute an offer or contract or part thereof.
2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective buyer must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise.
3. CA Property Services Sp. z o.o. does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the seller.
4. CA Property Services Sp. z o.o. does not accept responsibility for any expenses or other costs incurred by prospective purchasers in inspecting property which have been sold, let or withdrawn (including this property).
5. If there is anything of particular importance to you, please contact our office.
6. Neither CA Property Services Sp. z o.o. nor any representative thereof shall be liable for any damages incurred as a result of the use of this publication.

Particulars prepared April 2022.