# General Information

<table>
<thead>
<tr>
<th>Floor</th>
<th>Surface total (sqm)</th>
<th>Net rentable area (sqm)</th>
<th>Function</th>
</tr>
</thead>
<tbody>
<tr>
<td>-3</td>
<td>3128</td>
<td>-</td>
<td>Parking + Technical Rooms</td>
</tr>
<tr>
<td>-2</td>
<td>3128</td>
<td>-</td>
<td>Parking + Technical Rooms</td>
</tr>
<tr>
<td>-1</td>
<td>3128</td>
<td>-</td>
<td>Parking + Technical Rooms</td>
</tr>
<tr>
<td>Total</td>
<td>9384</td>
<td>1,395,0 (252 parking places)</td>
<td>Underground</td>
</tr>
<tr>
<td>Ground floor</td>
<td>2159</td>
<td>1503</td>
<td>Entrance Hall, Services, Food Court</td>
</tr>
<tr>
<td>+ 1</td>
<td>2239</td>
<td>2033</td>
<td>Offices</td>
</tr>
<tr>
<td>+ 2</td>
<td>2239</td>
<td>2033</td>
<td>Offices</td>
</tr>
<tr>
<td>+ 3</td>
<td>2239</td>
<td>2033</td>
<td>Offices</td>
</tr>
<tr>
<td>+ 4</td>
<td>2239</td>
<td>2033</td>
<td>Offices</td>
</tr>
<tr>
<td>+ 5</td>
<td>2239</td>
<td>2033</td>
<td>Offices</td>
</tr>
<tr>
<td>+ 6</td>
<td>2239</td>
<td>2033</td>
<td>Offices</td>
</tr>
<tr>
<td>+7</td>
<td></td>
<td></td>
<td>Technical rooms on the roof</td>
</tr>
<tr>
<td>Sum</td>
<td>15593</td>
<td>13700</td>
<td>Floors above ground</td>
</tr>
<tr>
<td>Total</td>
<td>24977</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Add–on factor</td>
<td></td>
<td>6% - 822 m²</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>14,522</td>
<td></td>
</tr>
</tbody>
</table>

Concept was prepared by Andrzej Wyszyński from mhw architekci and is based in conditions of outline planning decision.
Dor Plaza was designed by Architect Andrzej Wyszyński from MHW Architekci in accordance with the “conditions of outline planning decision” (WZiZT) issued by the City of Warsaw in decision no 217/WŁO/05 from 07.07.2005. The building is planned as an irregular polygon adapted to the contour of the plot, similar in shape to the letter "Z", with rounded corners. Special attention was provided in order to preserve the old trees on the southern façade of the building.

Other features of Dor Plaza:

• Full frontage to the new highway S2 and railway.
• Prestigious entrance halls, main lobby and reception
• Possibility of the divide building to the two independent vertical sectors, with separate entrances and vertical communication.
• Building consists of ground level + 6 office floors, each of about 2000 sqm net leasable area.
• Underground parking for 252 cars
• Shops and restaurant on the ground floor.
• Modern high speed elevators
• The layout allows easy division of the surface for 1 to 8 tenants per floor.
• Ecological solutions and energy-saving systems including intelligent building management system, energy efficient cooling system, energy saving lighting.
Dor Plaza Building is located at the junction of August 1 and Ilżecki str in Warsaw 5 minutes (3 km) from the Chopin International Airport and 7 minutes (6 km) from downtown Warsaw.
One of the best location for office building in Warsaw. Easy access through:
- Żwirki Wigury street — main road connecting city center to the airport
- Railway station of the new fast urban railway linking the airport with Warsaw central station within walking distance,
- 7 bus lines
Marynarska junction (no 1) is located about 1.6 km from Dor Plaza (no 2). This junction is the exit from freeway S2 – part of motorway A2 to Berlin meeting the A1 motorway in Łódź. A1 and A2 are the most important motorways in Poland connecting Warsaw to Poznań and Germany, Gdańsk, Katowice and Czech Republic. 

Expected completion time – III Quarter 2012
7 minutes is the time to get from city center to Dor Plaza. Railway station "Wigury Street" serving the new line linking the Chopin airport to the center of Warsaw is located approximately 500m in a straight line from Dor Plaza – within walking distance. According to the latest timetable the railway will be ready in I quarter 2012 – completely new trains, frequent departures every 15 minutes.
Our Neighborhood

– PEKAO S.A. headquarter (39,000 sqm)
– IBM Polska
– ABN Amro Bank (Polska)
– The Royal Bank Of Scotland N.V. S.A.
– Lafarge Cement S.A.
– AT&T
– British American Tobacco Polska S.A.
– Carlsberg Polska S.A.
– Johnson & Johnson Poland Sp. z o.o.
– Mazda Motor Logistics Europe Sp. z o.o
– Schneider Electric Polska Sp. z o.o.
– Tetra Pak Sp. z o.o.
– AXA Ubezpieczenia
– Regus Wiśniowy Sp. z o.o.
– Novotel Hotel
Ground floor:

- Pc - total floor area - 2159 sqm
- Pu - net rentable area - 1503 sqm
Ex. Floor A

Typical floor:
Pu - net rentable area - 2033 sqm,
Pc - total floor area - 2239 sqm

Variant A
Typical floor variant B

Pu - net rentable area - 2029 sqm
Pc - total floor area - 2239 sqm

Variant B
SEE YOU SOON..