

## Commercial Unit/Apartment for Business Use

Price  
**5 500 zł**  
47 zł/m<sup>2</sup>



**KRAKÓW**

Longinusa Podbięty



For rent: a residential/commercial unit adapted for business use, located in a new building on Longinusa Podbięty Street, in the first building line with excellent street exposure – perfect for visibility.

Two rental options available:

- 116.35 m<sup>2</sup> – ground floor + 1st floor (duplex layout)
- 177.01 m<sup>2</sup> – entire building (ground + 1st + 2nd floor, with access via shared staircase)

Currently in developer standard – the landlord offers to finish the space based on the tenant's needs and expectations. Finish time and standard to be agreed individually. In case of higher standard, tenant participation in costs may apply.

Main entrance through a large aluminum storefront window – ideal for showcasing the business.

Individual gas heating system.

### Lokalizacja:

Situated on Longinusa Podbięty Street, in the first line of buildings, directly on a main road – ensuring great visibility for passing traffic.

- 6 minutes to S7 bypass
- 7 minutes to M1 Shopping Center
- developing area with strong business and residential potential

Easily accessible from all parts of Kraków, convenient for both clients and staff.

### Cena:

- Option 1 (116.35 m<sup>2</sup>) – 5500 PLN net/month
- Option 2 (177.01 m<sup>2</sup>) – 8000 PLN net/month
- Plus: utilities (billed per usage) + administrative rent
- One-time agency fee

Flexible lease terms. Premises to be custom-finished to tenant specifications.

### Dane agenta:

Oskar Olszański



733688225



oskar.olszanski@mintproperty.pl

Size	Rooms	Bedrooms	Bathrooms	Floor
116.35 m <sup>2</sup>	2	0	0	parter