



MORA 37

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Mora 37 Outline Lease Terms

(for information/subject to change)

Lease Agreement Object

- Available space: **Ground Floor - 168 sq.m, 1st Floor - 281 sq.m**
- Totals: **450 sq.m** of net leasable area of office space
- **Floors rentable separately or together**
- Additional terraces at Ground Floor: **55 sq.m**
- Parking lots: **6 available for rent** in the two underground levels
- Additional parking: **6 to 8 parking lots** in front of the building

Other Key Contract Terms

- 5-year term, with extension options, unbreakable
- No termination without cause
- Market condition terms applicable to triple A office space

Financial Terms

- Asking Office Space Rent: **19,5 Euro/sq.m /month**
- Asking terms. Terrace: **8 Euro/sq.m/month**, Storage: **6 Euro/sq.m/month**, and Parking: **125 Euro/lot/month**.
- Annual Indexation on consumer price index basis
- Service charge: Calculated on an open-book basis and subject to annual audit. The estimated monthly average for 2026 is approx. **5 Euro/sq.m/month**. Utilities are charged separately at cost, based on actual consumption
- 3-month rent & service charge deposit; 3-month rent and service charge proviso paid in advance; rent and service charge payable quarterly

Availability

April 2027