

Podwale Office Center



Office Space Lease Offer



Podwale Office Center is a modern office building offering 10,500 m² of office space for rent (13,500 m² of total space); it is situated in the immediate vicinity of the very centre of Poznań.

The building is situated in a prestigious location at Małachowski Street, near Śródka Roundabout. The close proximity to the tram loop and bus stops guarantees very good access to any point in Poznań and its surroundings.

What also makes this place attractive is a park extending in front of the entrance to the office building, shops, a restaurant inside the building, as well as around 300 parking spaces outside and inside the building.

The office building has been constructed using the highest quality materials, with the application of the latest technology. It is energy-efficient, elegant and functional. Future tenants can freely arrange the offices. The unique arrangement of floors allows one to create several-thousand large open space or modular office areas on one floor (up to 3000m² per one floor).

The investment is also characterized by care for the environment and social sensitivity. With the support of a European programme under the JESSICA initiative, the investor implements, among others, the project of creating a park with alleys, benches and a children's playground, the project of improvement and development of road infrastructure and the project of covering surrounding streets with a monitoring system.





Podwale Office Center

Podwale Office Building meets the technical requirements for **A class buildings**. Its main advantages include:

Location:

- close vicinity to the very centre of Poznań,
- proximity to the Śródka Roundabout and the 1st Ring of Poznań – one of the most important traffic routes in the city,
- excellent public transport (tram loop, bus stops),
- green areas (public park) and shops in the immediate vicinity of the building.

Quality:

- high quality of finishing materials,
- openable aluminium windows (double leaf windows with a fixed element and a second openable one) with enhanced solar factor and acoustic parameters,
- 4 high-speed elevators,
- raised floors (whole Building B and 3rd floor of Building A),
- suspended ceilings.

Innovation:

- intelligent building management system,
- energy-saving, efficient air conditioning and ventilation system (mechanical intake and exhaust with a heat recovery system),
- energy-saving lighting system,
- individual control of heating and cooling.

Flexibility:

- the possibility to create several-thousand large office areas on a single floor – up to 3000m²,
- free arrangement of open space or modular offices,
- increased carrying capacity of floor slabs – 800 kg/m²,
- average ceiling height: 3m.

Safety:

- electricity supplied by two independent suppliers: ENEA and PKP Energetyka,
- access control system,
- intrusion detection system,
- fire protection system,
- CCTV monitoring system,
- round-the-clock security.

Amenities:

- reception desk in the main hall,
- an eating place inside the office building,
- bicycle storage with sanitary,
- disabled-friendly solutions,
- around 300 underground and ground parking spaces.

Completion dates: Building B - **SEPTEMBER 2014**, Building A – **DECEMBER 2014**.

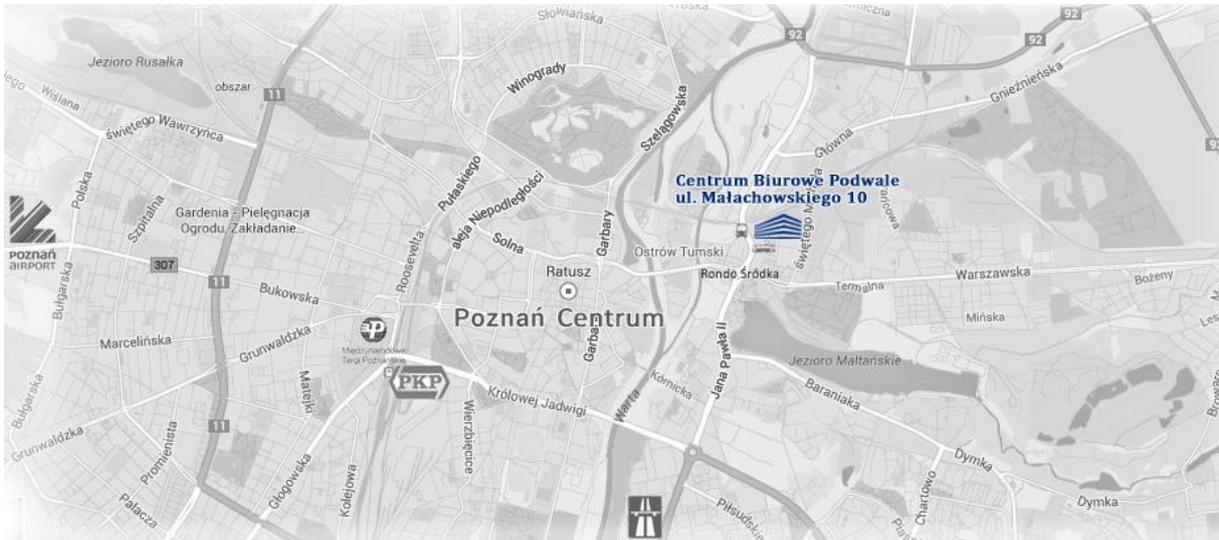




Podwale Office Center

LOCATION:

Podwale Office Center is located on the two-hectare plot at Małachowski Street, in the immediate vicinity of the very center of Poznań and recreational areas around lake Malta.



CONTACT:

We shall be pleased to provide you with all information on leasing office areas in the Podwale Office Center.

Robert Machura

Sales Director

+48 602-238-680

robert.machura@mbc.poznan.pl

www.centrumpodwale.pl

Machura Bros Corporation Sp. J.

ul. Chlebowa 4/8

61-003 Poznań

+ 48 616-529-480

sekretariat@mbc.poznan.pl

www.mbc.poznan.pl

