



OFFICE AND RETAIL SPACES

All needs - one place



Retail and service passage (11 000 sqm)

Office buildings (46 642 sqm)

BUSINESS and service complex

- Prime location
- Convenient access by public transport
- 3 entrances from the main streets
- 42 stores and service outlets
- 500 parking spaces for the whole complex

FACILITIES



Underground parking,
500 parking spaces



Disabled-friendly
center



Free Wi-Fi
available at any location



Parcel and collector
machine



Parking space for bicycles
and repair station



Food-court



Notary



Dentist



Gym



Veturilo station

LOCATIONS

 Metro station

 Tram stop

 Bus stop

 Veturilo station



Government building



Restaurant / Café



Sport



Post Office



Hotel



BUILDING TECHNICAL SPECIFICATION

- Spacious lobby with 24-hours reception and security
- Integrated building management system (BMS)
- CCTV system
- Modern, energy-efficient high-speed elevator system
- Access control system integrated with elevator system and parking
- 24-hour building fireman
- Energy metering system allowing for constant monitoring of media consumption
- Fire protection system based on state-of-the-art solutions
- LED lighting in common areas





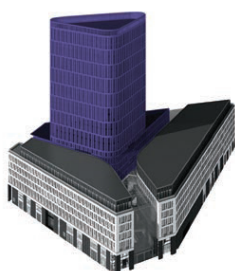
**PLAC UNII IS MORE
THAN JUST AN OFFICE
IN THE TRADITIONAL SENSE**

SUSTAINABLE DEVELOPMENT

- BREEAM In-Use Certificate
- TERS 2g system - lift brake energy regeneration and control systems
- BMS software Energy monitoring
- Optimised energy consumption
(The reduction in electricity consumption 2023 compared to 2018 - 51,49 %)
- Terraces with bird habitats
- Electric scooter charging station

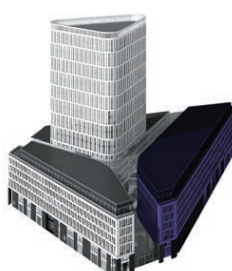
AVAILABLE AREAS FOR RENT:

BUILDING A



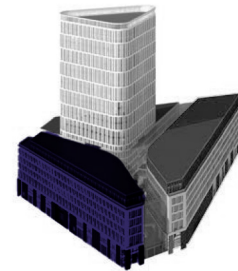
Floor	Sur. (m ²)	Availability
Level 3	1220 m ²	available now
Level 8	281 m ²	1.09.2027

BUILDING B



Floor	Sur. (m ²)	Availability
Level 3	509,18 m ²	available now

BUILDING C



Floor	Sur. (m ²)	Availability
Level 2	270,01 m ²	available now

- Minimum rental period: 5 years
- Base Rent: 18-22,50 EUR
- Service charge: 30,50 PLN/m²

- Parking ratio: 1:100
- Rent for a parking space: 220 EUR