EXCEPTIONAL OFFICE IN LOFT STYLE
Krakowska 29 is a Class A office building which distinguishes itself from others with its individual character. The project combines a lofty, post-industrial style with high-quality materials and energy-saving solutions, resulting in low operating costs.

Krakowska 29 is an ideal address for companies looking for an inspiring setting, as well as for those emphasising prestige and a good location. Its remarkable façade, 3.5 metre-high offices, and modern common areas guarantee an exceptional atmosphere. Its numerous amenities, for example a green terrace, changing room with showers for cyclists, open-access canteen, and tilt windows ensure users a friendly work environment.

The building offers a surface area of 5930 m² for rent on 7 floors, with the possibility of flexible interior arrangements – an open space system or a modular office layout. Drivers will have the use of parking spaces on the ground level and in the underground car park.

**A PLACE OF DISTINCTION ON THE MAP OF WROCLAW**

Krakowska 29

**Standard**

5930

sq. meters

101

parking spaces

EXCEPTIONAL ARCHITECTURAL PROJECT

designed by AP Szczepaniak studio

HIGH-QUALITY INTERIOR FINISH

solid materials and common representative areas

FLEXIBLE AND FUNCTIONAL ARRANGEMENT

from 1 to 5 tenants on each floor

CONVENIENT LOCATION

3 minutes from the main square and less than half an hour from the airport

GREENERY INSIDE AND OUTSIDE

terrace on the top floor and green surroundings

A COMFORTABLE WORKPLACE

relaxation area, facilities for cyclists, opening windows

GROUND-LEVEL AND UNDERGROUND PARKING

101 parking spaces

SECURITY

access control system, 24-hr. security, monitoring

ENVIRONMENTALLY-FRIENDLY TECHNOLOGIES

energy-efficient air-conditioning and heating systems, Building Management System

**PLANNED DATE OF COMPLETION:**

2nd quarter of 2018
Attractive location

Krákowska 29 is situated in a dynamically growing, southern district of the city, by one of the main roads. This is an ideal address for companies looking for offices near the centre, but with easier commuting and parking. Quick access to the centre and other districts, to the international airport and to motorways is a fundamental advantage of this investment.

At a distance of 50 metres from the building there is a public transport stop, with trams and buses of the routes: 3, 5, 114, 243, 900, 903. It only takes 6 minutes to get from here to the transfer point at pl. Wróblewskiego. Krákowska 29 can be reached by bicycle from most districts without difficulties. Bicycle paths from Krzyki, Stare Miasto, Biskupin and Sępolno lead directly there.

In the investment’s surrounding area there are: public and private preschools, ‘Edukacja’ College, the Family Point shopping centre (Piotr and Paweł supermarket, Leroy Merlin, Media Expert, Black Red White, Rossmann, Fitness Academy), a petrol station and other office buildings. More residential districts are also under development in the area: Osiedle Malinowe, Krakowskie Tarasy and the exclusive Rakowiecka Apartments. The building is a short distance from Park Wschodni (Eastern Park) and Park na Niskich Łąkach (Lower Meadows Park).

In the future, access to Krakowska St. from the northern parts of the city will be made even easier due to the construction of the Wschodni bridge, which is planned for the year 2020.

According to the local development plan, Krakowska St. itself is to become one of the main, representative access roads to the centre.
An exceptional project

The investor together with the architects – AP Szczepaniak studio - set themselves the main goal of creating an exceptional point on the map of Wrocław. The project relates itself to the industrial heritage of Przedmieście Oławskie and ul. Krakowska. Steel, clinker brick and large, divided windows give the elevation a unique style. The entire project is complemented by its carefully arranged surroundings and façade lighting after dark. The area of low buildings on the one hand guarantees optimal daylight access, and on the other hand makes Krakowska 29 stand out from neighbouring properties.

Along with the unique character and care for detail in design, strong emphasis has been placed on effective interior use, making various office arrangements possible. Another important element is the use of high-quality materials and eco-friendly technology, which allows one to significantly lower operational costs.

The office building will offer a range of modern solutions: high class IT connections, an access control system and monitoring. With concern for the comfort of office workers, the offices will be well-lit, well-ventilated and air-conditioned.

The project was designed by the AP Szczepaniak studio. Szczepaniak brothers have been designing together since 1999. They have designed over 5000 apartments in Wrocław itself, nearly 60,000 m² of office space and 50,000 m² of commercial space. Their executed projects include: Arkady Wrocławskie, Nowa Papiernia, Wojdyła Business Park, currently under construction Atal Towers, and Krakowskie Tarasy. The studio is also active abroad. AP Szczepaniak has won many architectural competitions, including: the International Property Awards, Best Residential Design 2012-2015, and Building of the Year.
The representative, two-story entrance hall with reception and a comfortable waiting area stirs a positive attitude upon arrival. The loft-inspired, spacious offices guarantee the most comfortable workspaces. Large, tilt windows superbly illuminate the interior and allow the circulation of fresh air. A friendly work atmosphere is also ensured by its many amenities, functional common areas and landscaping of the surroundings. All of the washrooms have been finished using high-quality materials. Benches, pergolas and carefully designed greenery around the building and on the terrace create ideal places for less formal meetings and rest.
Flexible and functional interior arrangement

The office area will be adapted to the individual needs of tenants. The friendly and functional interior will fulfill the expectations of various types of companies. The optimal floor space, the position of constructional elements and passageways enable tenants – large, small and dynamically growing – to make effective use of the area.

Technical specifications

Positioning on the plot

Vertical cross-section

Office surface area

Typical floor plan

- 5th floor: 778.44 m²
- 4th floor: 1117.70 m²
- 3rd floor: 1117.97 m²
- 2nd floor: 1116.86 m²
- 1st floor: 1022.79 m²
- Ground floor: 707.92 m²
- Level-1: 2150.87 m²
Modern and eco-friendly solutions

**KRAKOWSKA 29 IN NUMBERS**

<table>
<thead>
<tr>
<th>Specification</th>
<th>Value</th>
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<tbody>
<tr>
<td>Building surface area (net)</td>
<td>5930 m²</td>
</tr>
<tr>
<td>Rental office surface area (net)</td>
<td>5330 m²</td>
</tr>
<tr>
<td>Rental area of typical floor (net)</td>
<td>1100 m²</td>
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<tr>
<td>Surface area of service providers (net)</td>
<td>330 m²</td>
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<tr>
<td>Number of parking spaces underground</td>
<td>62</td>
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<tr>
<td>Number of parking spaces on ground level</td>
<td>39</td>
</tr>
<tr>
<td>Number of bicycle stands outside</td>
<td>30</td>
</tr>
<tr>
<td>Number of bicycle stands inside</td>
<td>30</td>
</tr>
</tbody>
</table>

**TECHNICAL SPECIFICATIONS**

- **Ceiling carrying capacity:** offices from 3.5 kN/m² with possible local reinforcement at client’s wish
- **Room height:** 346 cm
- **Flexible surface arrangement:** open space or modular office layout
- **Ceilings:** suspended ceilings with integrated lighting, light intensity 500 LUX
- **Floors:** raised floors, floor boxes with electric cable systems
- **Lifts/Elevators:** 2 passenger lifts (each for 13 people), possible coded access of lifts to determined floors
- **Air-conditioning, ventilation and heating:** air-conditioning system based on four-pipe fan coil units, individual temperature control and air ventilation, possible equipping of server room with separate air-conditioning, cooling ventilation placed in the ceiling
- **Windows:** open-tilt
- **Modern telecommunications system:** fibre-optic internet connections
- **Security:** access control system, 24-hour security monitoring (CCTV)
- **Building management:** BMS
- **Electrical energy consumption meters:** individual for each tenant

The building is under construction; therefore, given values may be slightly changed.
This brochure does not constitute an offer in legal terms and is solely for informational purposes.
Modular office lay-out, open space or mixed

Users may freely decide on the planning of functions, division of space and density of workplace arrangement. Open space lay-outs may be easily redesigned into individual office arrangements and vice versa.

Krakowska 29 is also an ideal location for increasingly popular ‘innovative office’ arrangements, according to which mobile workers do not have a permanent workplace, and those coming to the office make use of free places in various, creatively furnished zones.

Industrial style or classical elegance

Cooperation with a create team of architects offers a range of possibilities for office individualisation. Interiors may be given a unique lofty style by, for example, exposing the carefully executed reinforced concrete elements and exposed installations; or a more traditional character while making use of modern finishing solutions.
**TYPICAL FLOOR 1 TENANT**

- Rental surface area
  - 1022 m²

**TYPICAL FLOOR 2 TENANTS**

- Rental surface area
  - 604 m²
- Rental surface area
  - 395 m²
Since 1996, this company is successfully realising building projects which become an integral part of many Polish cities. It specialises in the realisation of large commercial and infrastructural projects. HOCHTIEF Poland is one of the divisions of HOCHTIEF, which has been conducting its activities for over 140 years and is one of the world’s leading construction companies. As a general contractor, HOCHTIEF Poland has completed, among others: Warsaw office projects - Rondo 1, Business Garden Warsaw, Adgar Plaza; apartment buildings - Cosmopolitan Twarda 2/4, Platinum Towers in Warsaw; shopping and entertainment complexes - Galeria Malta and the Stary Browar Shopping, Arts and Business Centre in Poznań, and Galeria Bałtycka in Gdańsk. In Wrocław the company has built, among others: the new passenger terminal of Wrocław airport, a didactic–workshop building for the E. Geppert Academy of Fine Arts, the Globis office building, and Galeria Dominińska.