



CHMIELNA ♦ 89
OFFICE BUILDING

COMFORT IN WARSAW'S
BUSINESS CENTER

CAVATINA GROUP IS ONE OF THE LEADERS IN THE COMMERCIAL REAL ESTATE MARKET

ABOUT US



TRICOTTY

23 800 SQ M
COMPLETED + UNDER CONSTRUCTION
23 800 SQ M
FORTHCOMING

WROCLAW

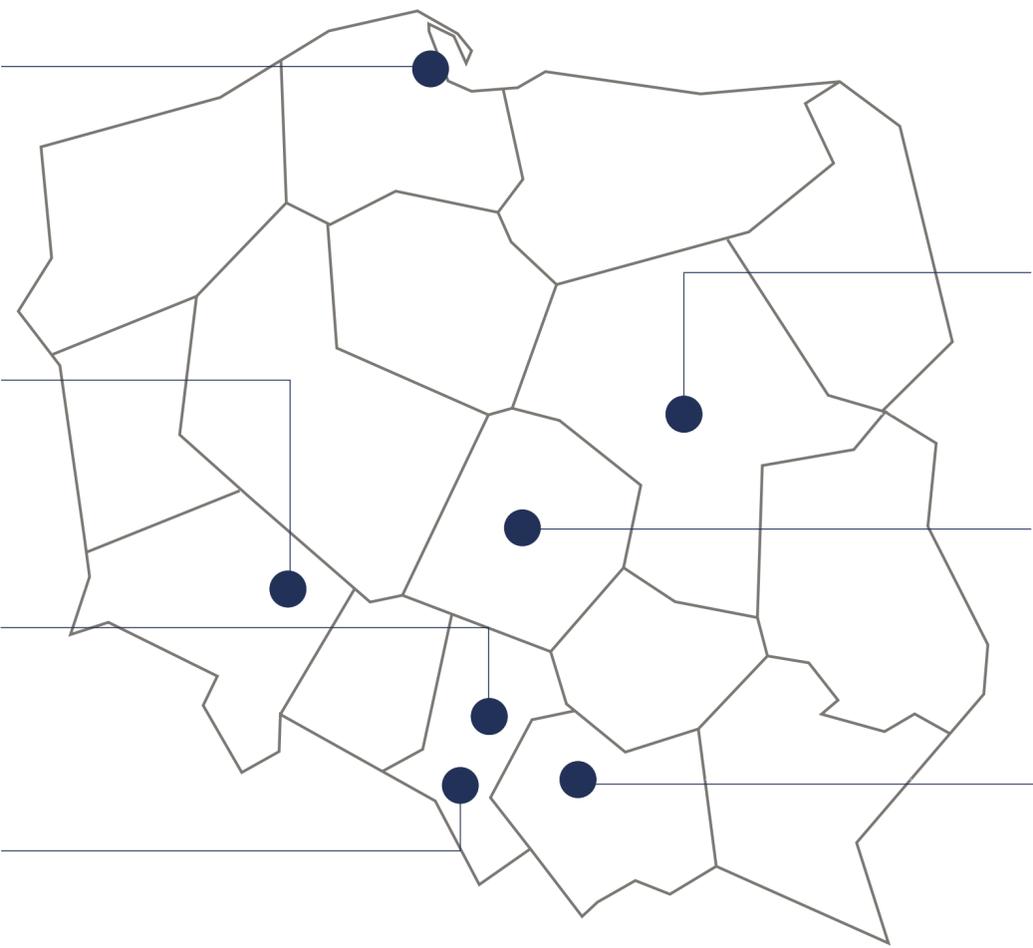
28 400 SQ M
COMPLETED + UNDER CONSTRUCTION
172 000 SQ M
FORTHCOMING

KATOWICE

30 700 SQ M
COMPLETED + UNDER CONSTRUCTION
124 400 SQ M
FORTHCOMING

BIELSKO-BIALA

11 390 SQ M
UNDER CONSTRUCTION



WARSAW

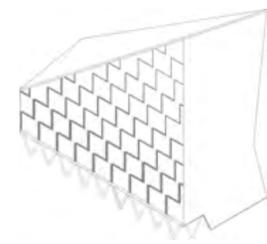
25 150 SQ M
COMPLETED + UNDER CONSTRUCTION
157 000 SQ M
FORTHCOMING

LODZ

32 000 SQ M
COMPLETED + UNDER CONSTRUCTION
23 000 SQ M
FORTHCOMING

CRACOW

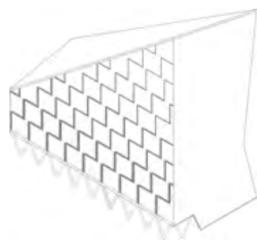
83 050 SQ M
COMPLETED + UNDER CONSTRUCTION
218 000 SQ M
FORTHCOMING



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

**GROUP
COMPETENCES**



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw



Acquisition & Leasing Department



Architecture Design Department



Fit-out & Interior Design Department



General Contracting Department



OUR MARKET ADVANTAGE



IN-HOUSE COMPETENCES



General Fit-out Department



Legal Administration Department

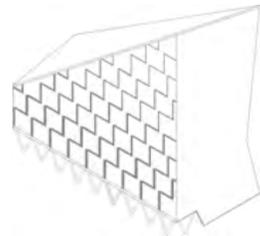


Technical Support Department



Marketing Department

AWARDS



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw



**EUROPEAN
PROPERTY
AWARDS**

**AWARD
WINNER**

2018-2019

Award
Winner
2018-2019



**EUROPEAN
PROPERTY
AWARDS**
DEVELOPMENT



BEST OFFICE
DEVELOPMENT
POLAND

Chmielna 89
by Cavatina&Partners INT

2018-2019

Best Office
Development
in Poland
2018-2019



**INTERNATIONAL
PROPERTY
AWARDS**
DEVELOPMENT

BEST OFFICE
DEVELOPMENT
EUROPE

Chmielna 89
by Cavatina&Partners INT

2018-2019

Best Office
Development
In Europe
2018-2019



**INTERNATIONAL
PROPERTY
AWARDS**

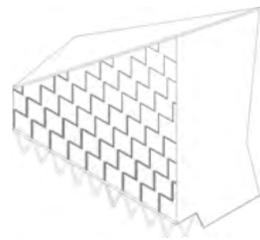
BEST INTERNATIONAL
OFFICE DEVELOPMENT

Chmielna 89
By Cavatina&Partners INT

2018-2019

Best International
Office Development
2018-2019

LOCALIZATION



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

Chmielna 89 project is located in City Center - strictly in Central Business District of Warsaw.

Project has absolutely perfect public transportation accessibility thanks to its location with easy access to both subway lines. Chmielna 89 will be just 100m far from closest station.

Project offers very good vehicular access as well (Wisłostrada, Swietokrzyski Bridge, Swietokrzyska Street). Additional plus is closeness to Warsaw Old Town and main high-streets - Nowy Swiat & Krakowskie Przedmiescie which are located in 10 minutes distance.



Chmielna 89 is located near Jerozolimskie st. – the main Warsaw's artery.
Excellent location guarantees the fastest & easiest access to main points in the city center.

Office building offers easy access to the public transportation.
All directions possible with only few steps from the entry.

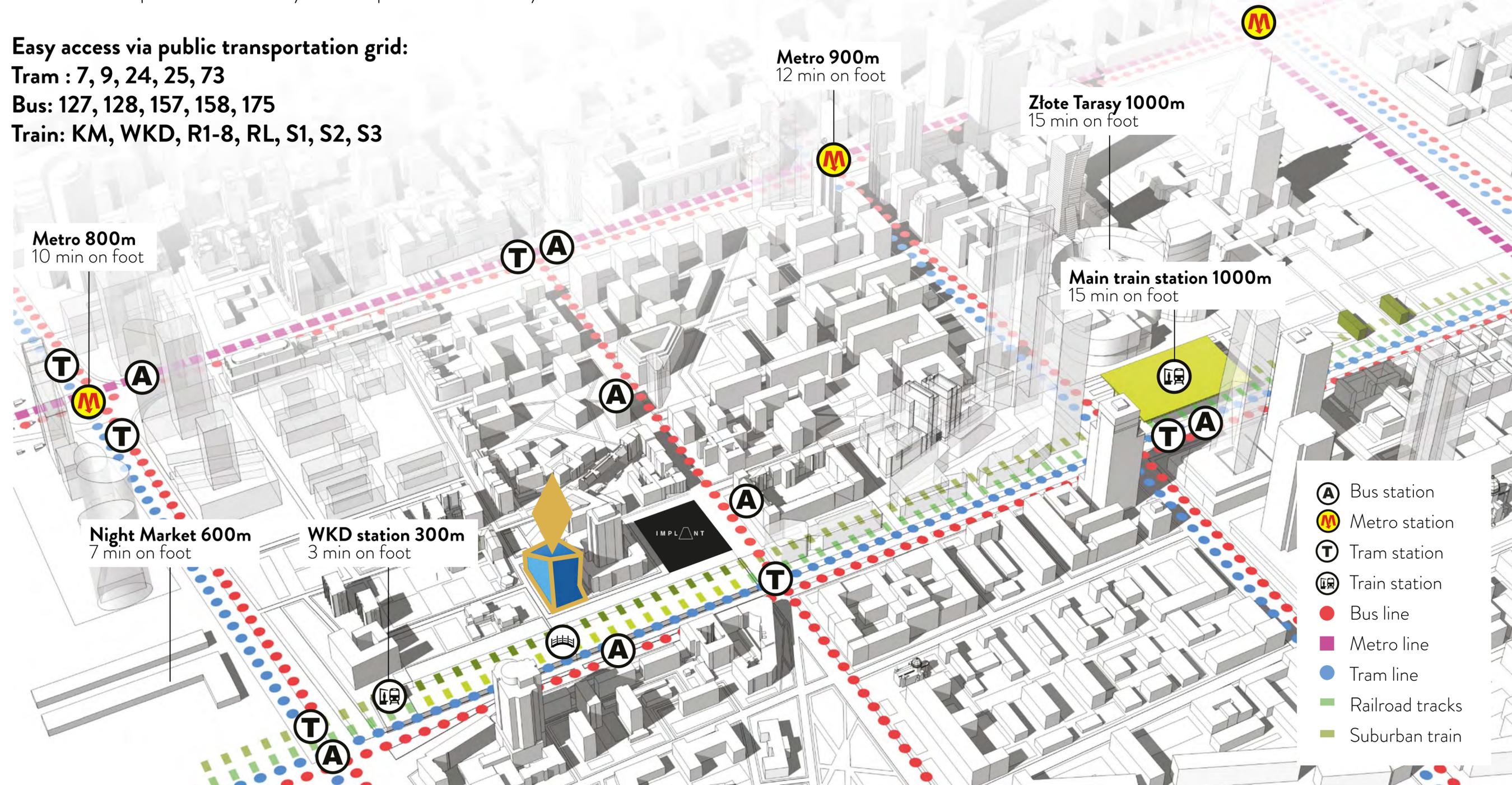
Easy access via public transportation grid:

Tram : 7, 9, 24, 25, 73

Bus: 127, 128, 157, 158, 175

Train: KM, WKD, R1-8, RL, S1, S2, S3

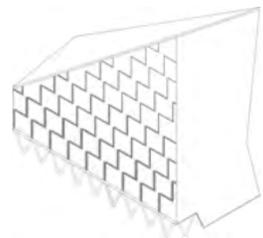
CITY TRANSPORT



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

LOCAL AREA AMENITIES



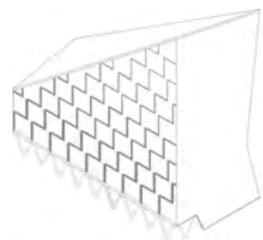
CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw



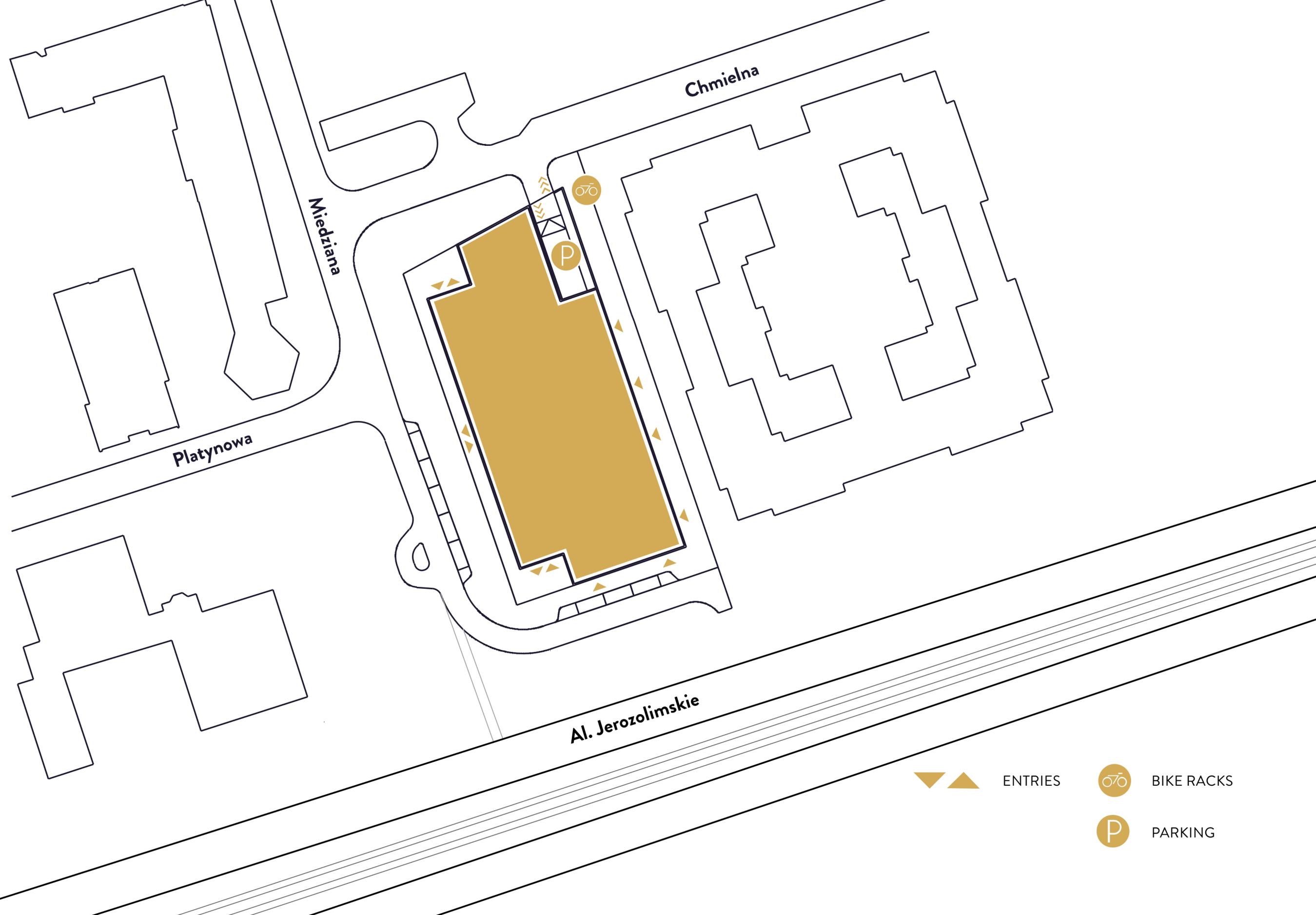
- | | | | | | |
|--|--|---|--|--|--|
|  Restaurant |  Post office |  Hotel |  ATM |  Grocery |  Public institution |
|  Foodtruck |  Museum |  Sports area |  Medical facility |  Kiosk |  Gym |
|  Bakery |  University/School |  Beauty saloon |  Pharmacy |  Relax area |  Shopping mall |

SITE PLAN



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw



ENTRIES

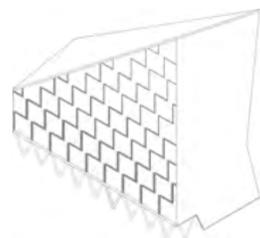


BIKE RACKS



PARKING

AMENITIES

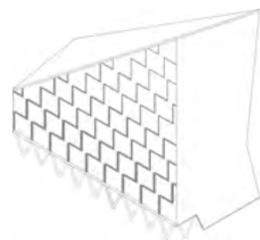


CHMIELNA 89 OFFICE BUILDING

Chmielna 89, Warsaw

- + FUTURISTIC CLASS-A OFFICE BUILDING WITH DOUBLE-SKIN FASADE TECHNOLOGY
- + MARVELOUS TERRACES WITH A CITY-VIEW AVAILABLE FOR TENANTS. TOTAL AREA: 370 M2
- + 360 DESIGN, CONSTRUCTION & AUDIT SOLUTIONS WITH FREE-OF-CHARGE ARCHITECTS SERVICES
- + COMPLETE FIT-OUT AND INTERIOR DESIGN MATCHING TENANTS IDENTIFICATION & INDIVIDUAL NEEDS, FREE-OF-CHARGE PROJECT SERVICE
- + BUILDING'S CERTIFIED WITH BREEAM ON VERY GOOD LEVEL
- + MANY AMENITIES CLOSE TO THE BUILDING: CINEMAS, GYMS, COFFEESHOPS, HOTELS, RESTAURANTS & ATMS.
- + GREEN LANDSCAPED AROUND THE BUILDING WITH THE ZONE RECREATION
- + 250 M DISTANCE FROM THE NEAREST TRAM STOP TRAM
- + 350 M DISTANCE FROM THE NEAREST METRO STATION
- + DEDICATED BIKE RACKS, SHOWERS & LOCKERS FOR BIKERS
- + RESTAURANT & CANTEEN IN THE BUILDING AVAILABLE FOR TENANTS
- + 400 M DISTANCE FROM THE FASHIONABLE PLACES „NIGHT MARKET” AND „STARY DWORZEC”
- + EMERGENCY POWER SUPPLY FOR PERMANENT SUPPLY IN ELECTRICITY
- + DOUBLE-LEVEL RECEPTION WITH 24/7 SERVICE & SECURITY
- + DIRECT ACCESS TO SERVICES LOCATED AROUND: CINEMAS, GYMS, CAFES, RESTAURANTS, HOTELS AND ATMS
- + 10 MINUTES FROM THE S8 EXPRESSWAY WITH CONNECTIONS IN ALL IMPORTANT DIRECTIONS
- + 15 MIN DISTANCE FROM INTERNATIONAL AIRPORT
- + 7 MINUT WALK TO SHOPING MALL - ZŁOTE TARASY
- + 10 MINUT WALK TO PKIN IN WARSAW
- + 3 MINUTY WALK TO NEAREST BUS STOP

TECHNICAL SPECIFICATIONS



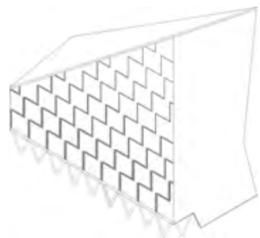
CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

-  Average window module height: 2.80m
-  Unit height: 2,80 m
-  Optimal workspace per person 7,5m²
-  Suspended ceiling with integrated lighting
-  Raised technical floors
-  Openable windows
-  IT facilities and higher capacity floors
-  Air-conditioning control
-  Pomieszczenia archiwalne/magazynowe
-  Air-conditioning control
-  Modern reception
-  24h security and monitoring systems
-  BMS & Control systems
-  Lockers & showers available for bike users
-  2 optical fibers with independent power supplies



LOBBY DESIGN

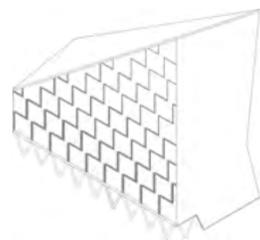


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OFFICE BUILDING

Chmielna 89, Warsaw



LOBBY DESIGN

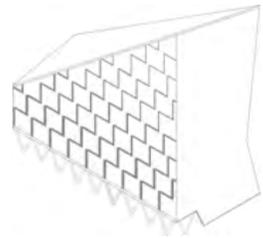


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Chmielna 89, Warsaw



TERRACES



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Chmielna 89, Warsaw

The complex has several terraces

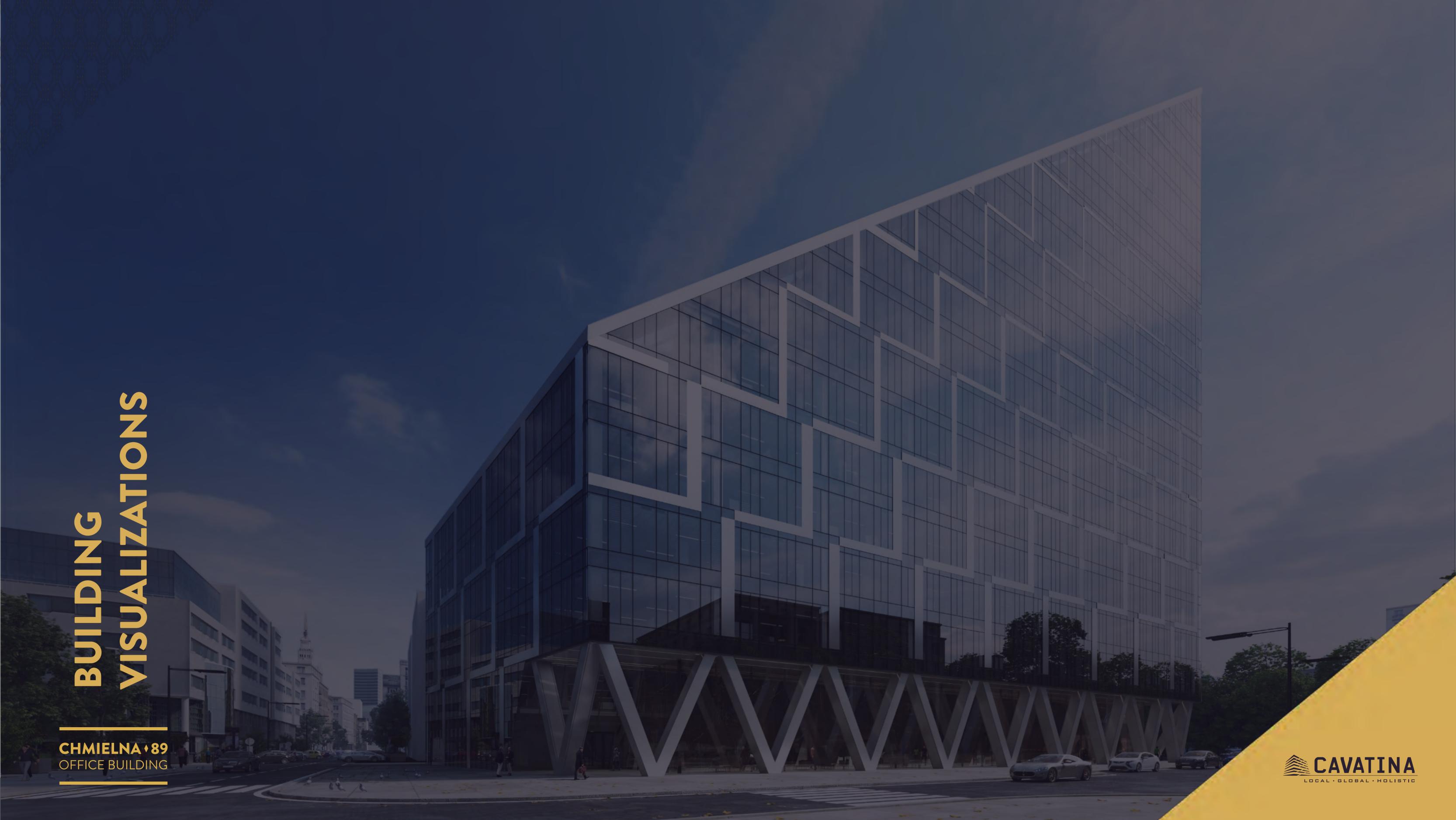
Total terraces area:

370 m²



BUILDING VISUALIZATIONS

CHMIELNA + 89
OFFICE BUILDING





CHMIELNA 89
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CHMIELNA +89
OFFICE BUILDING

NEIGHBOURHOOD
EXTRA AMENITIES

IMPLANT

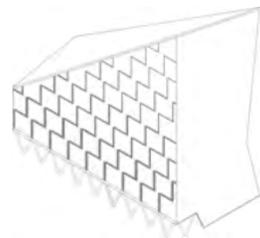
CHMIELNA + 89
OFFICE BUILDING

CAVATINA
LOCAL • GLOBAL • HOLISTIC

ABOUT IMPLANT

IMPLANT is a temporary plot development project located at Chmielna Street in Warsaw, on the corner of Chmielna and Żelazna streets – in close neighbourhood with Chmielna 89 office building.

The goal of IMPLANT is to create a space revitalizing this part of Wola: made of construction containers, the buildings would create and set the height of the streets Chmielna and Żelazna at the same time, offering local residents and employees as well as broadly understood Warsaw residents green courtyard surrounded by service functions, which consist of bars and restaurants (on the ground floor with mezzanines), craftsmen and designers (upstairs), but also Pop-up Museum for Children and a multi-functional room.

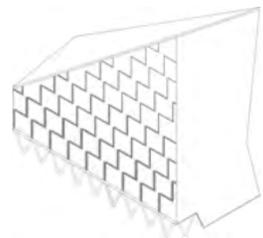


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OFFICE BUILDING

Chmielna 89, Warsaw



IMPLANT SITE PLAN

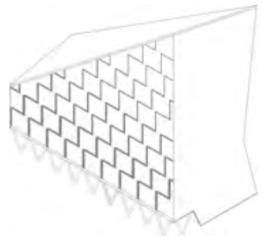


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OFFICE BUILDING

Chmielna 89, Warsaw



VISUALIZATION



CHMIELNA 89
OFFICE BUILDING

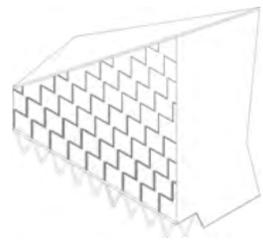
Chmielna 89, Warsaw



FLOOR PLANS & SAMPLE ARRANGEMENTS

CHMIELNA 89
OFFICE BUILDING

FLOOR PLANS



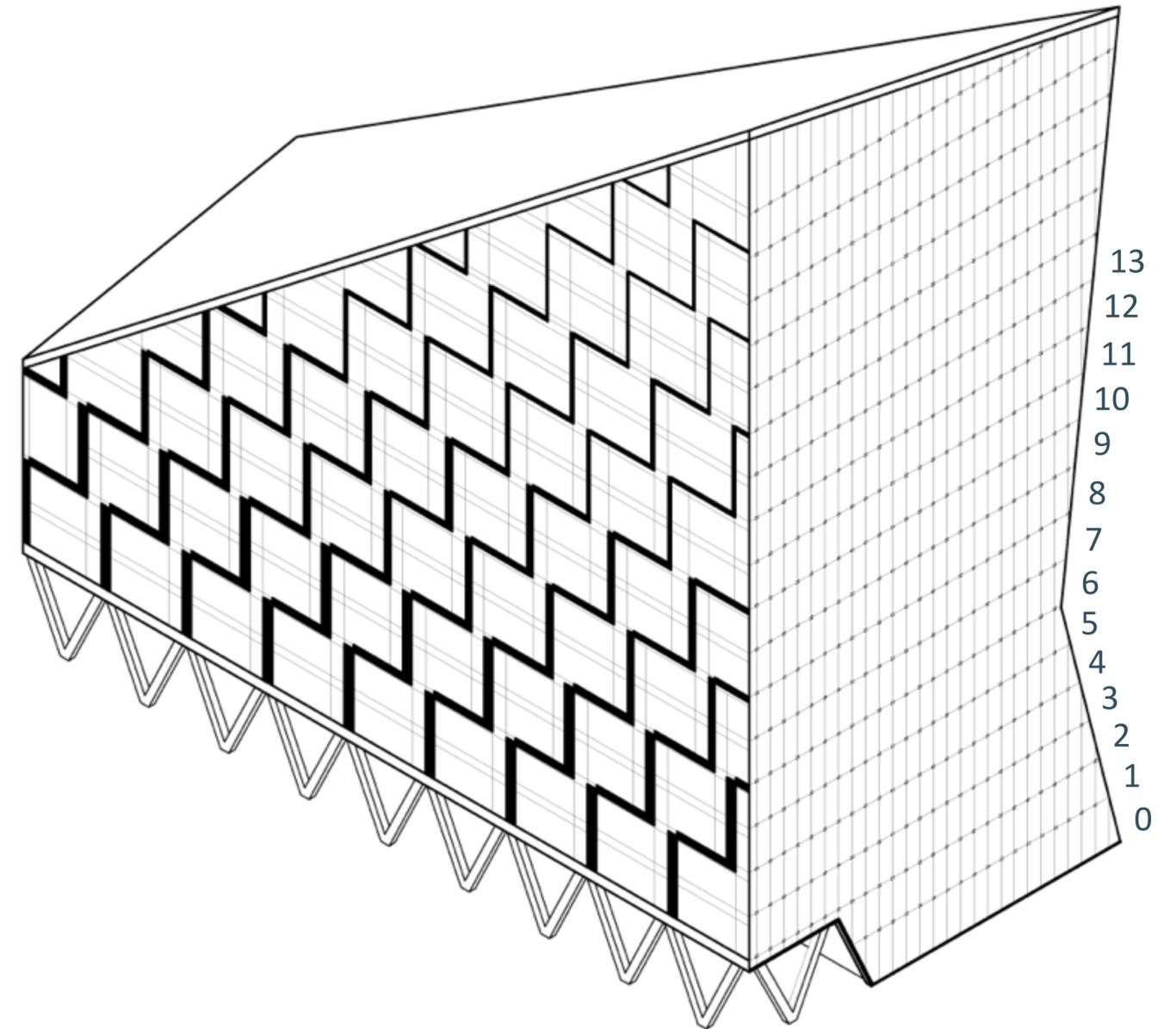
CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

Total leasable area

BOMA GLA: 25 165 m²

LEVEL:	GLA:	TERRACE:
Groud Floor	1 054 m ²	
Floor 1	1 706 m ²	
Floor 2	2 489 m ²	
Floor 3	2 448 m ²	
Floor 4	2 423 m ²	
Floor 5	2 410 m ²	
Floor 6	2 404 m ²	
Floor 7	1 903 m ²	153 m ²
Floor 8	1 822 m ²	
Floor 9	1 500 m ²	56+39 m ²
Floor 10	1 513 m ²	
Floor 11	1 222 m ²	122 m ²
Floor 12	1 229 m ²	
Floor 13	1 042m ²	

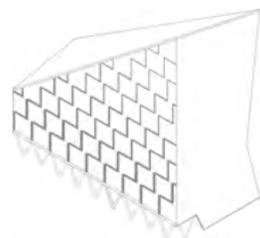
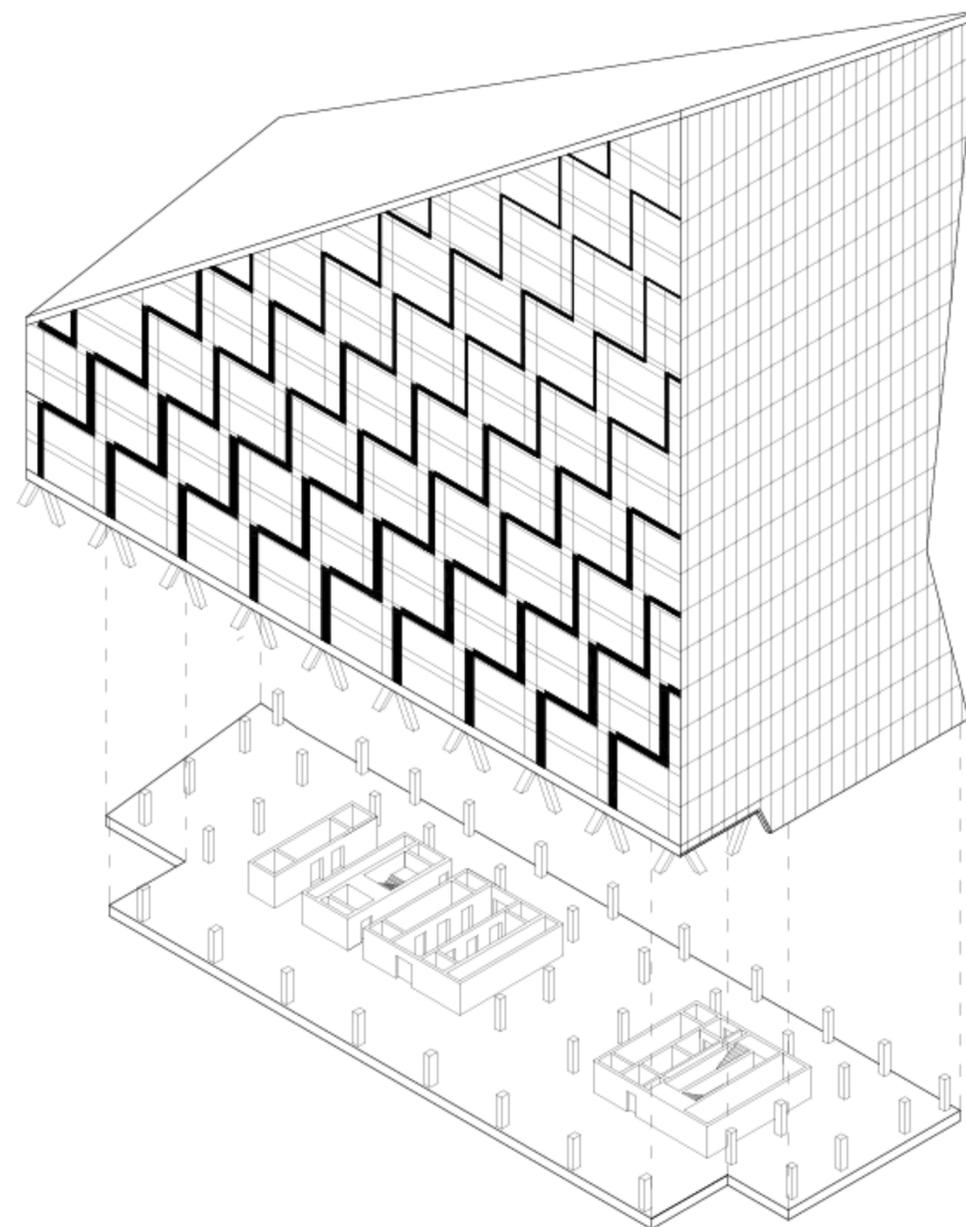


FLOOR PLANS

GROUND FLOOR

BOMA GLA:

1054 m²



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OFFICE BUILDING

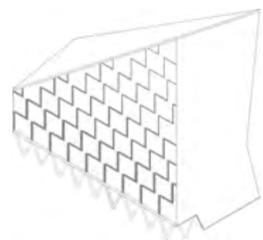
Chmielna 89, Warsaw

FLOOR PLANS

LEVEL 1

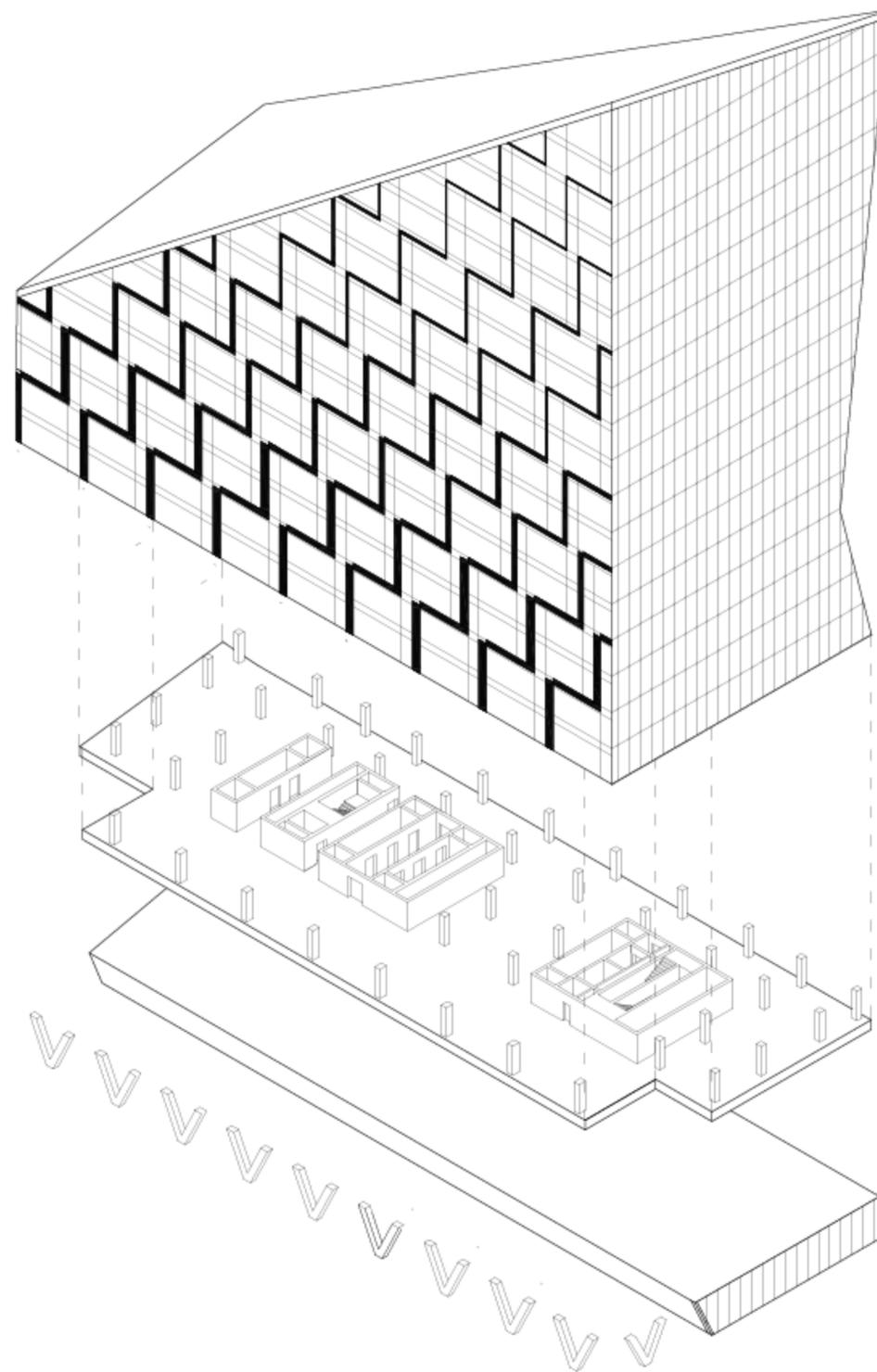
BOMA GLA:

1706 m²



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

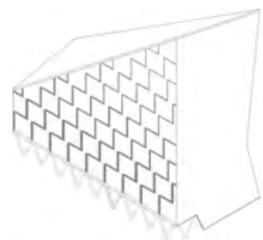


FLOOR PLANS

LEVEL 2

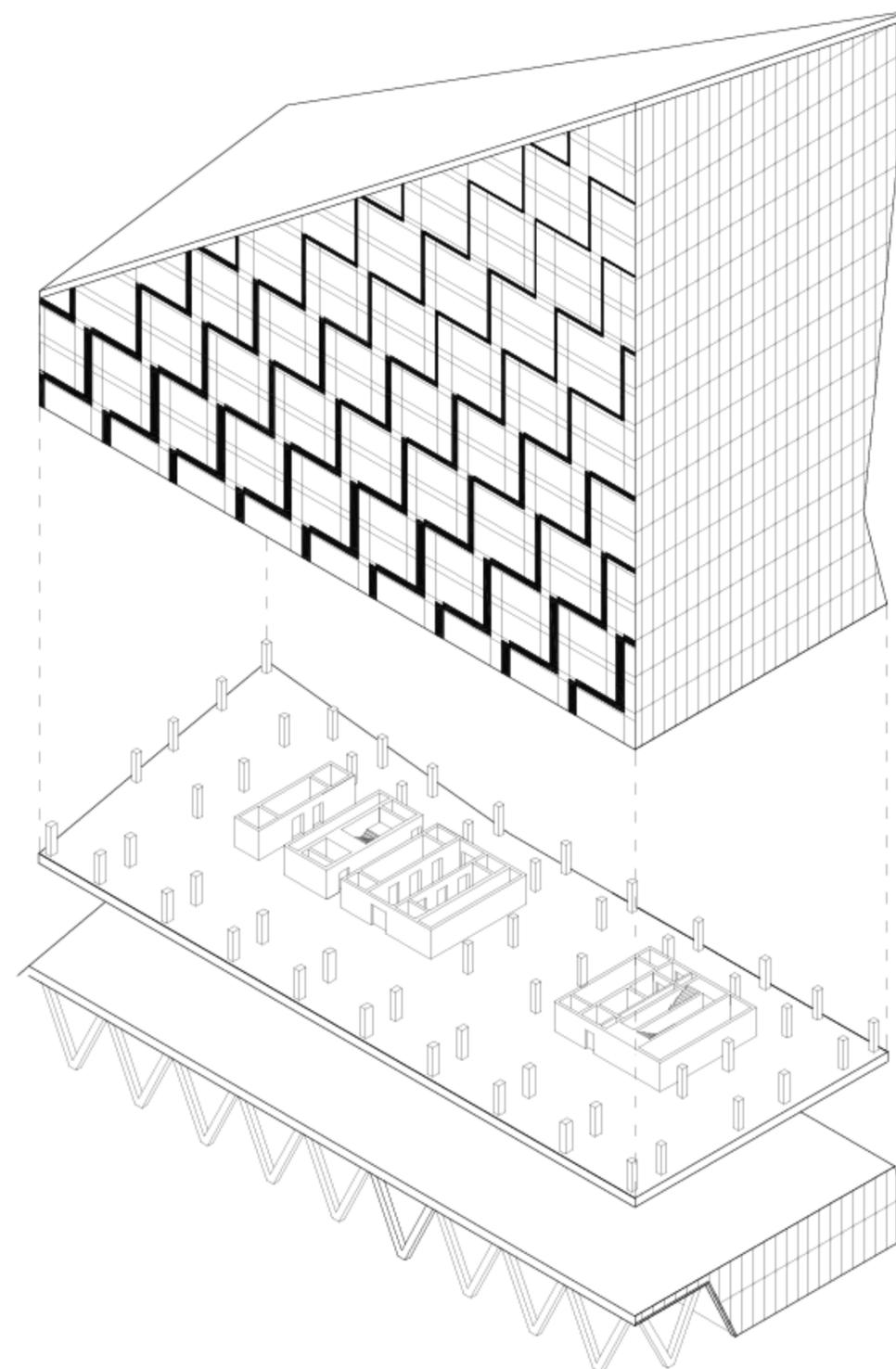
BOMA GLA:

2489 m²



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

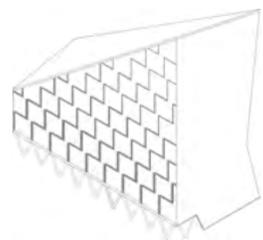


FLOOR PLANS

LEVEL 3

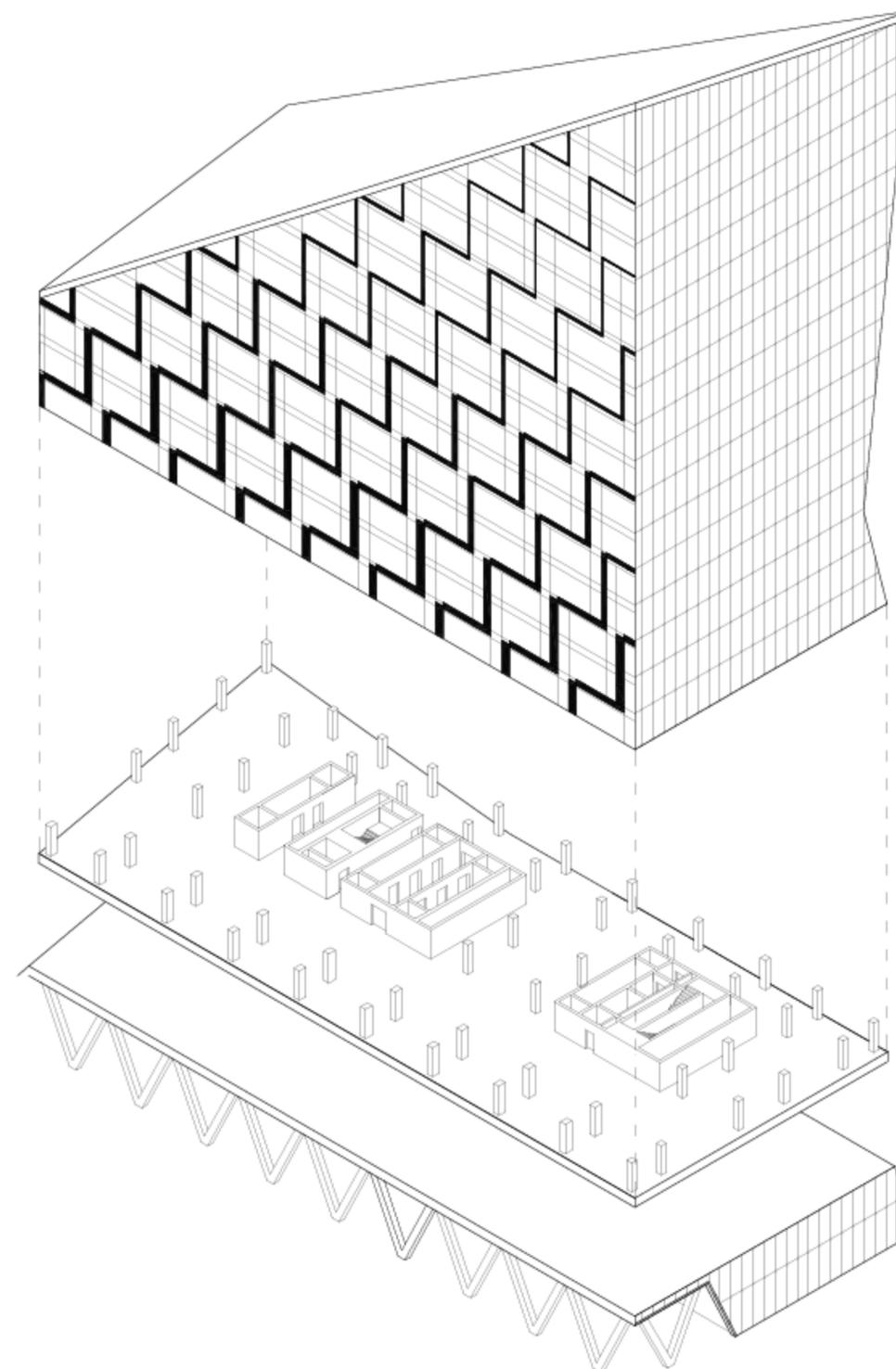
BOMA GLA:

2448 m²



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

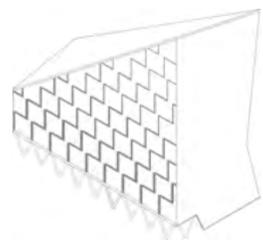


FLOOR PLANS

LEVEL 4

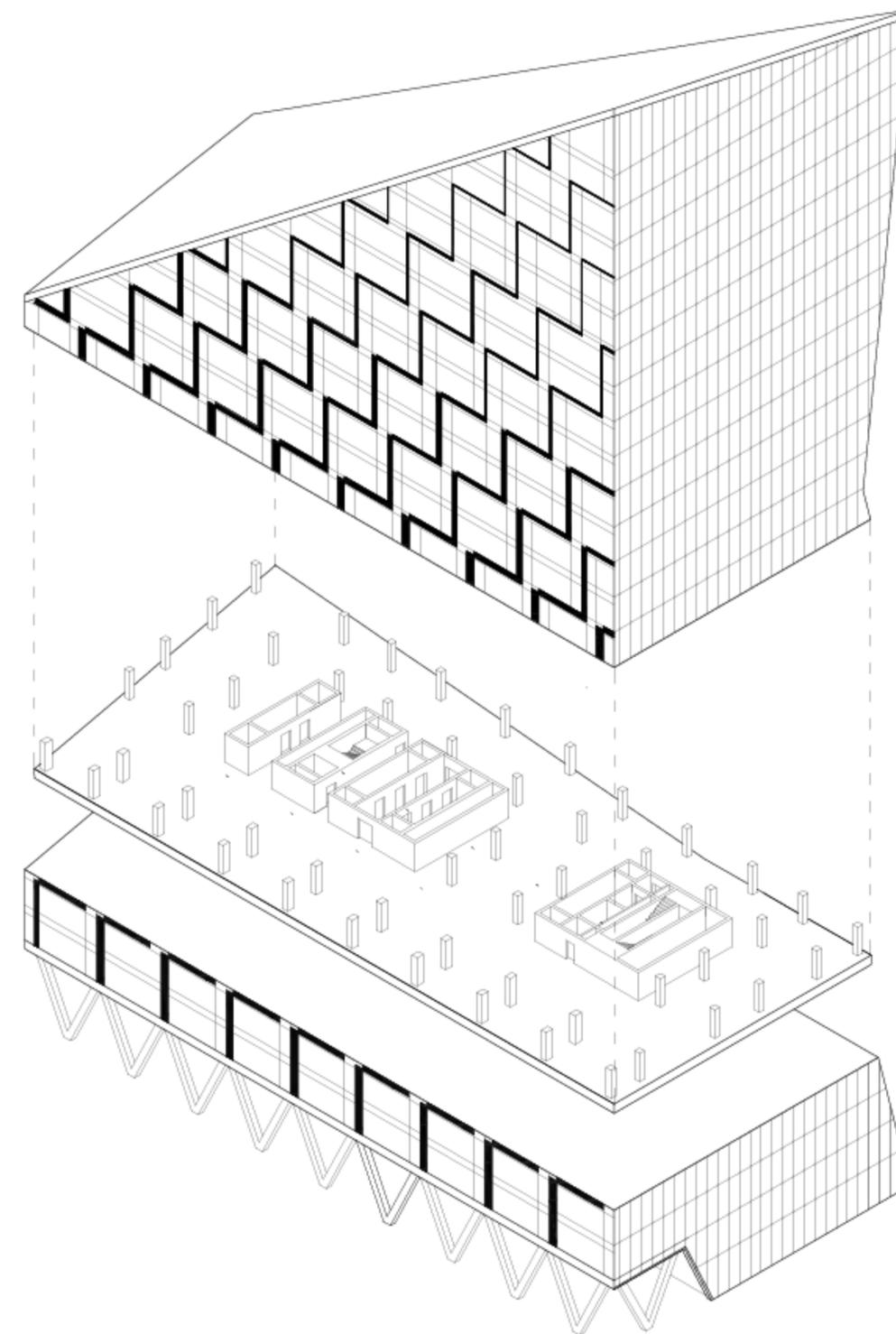
BOMA GLA:

2423 m²



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

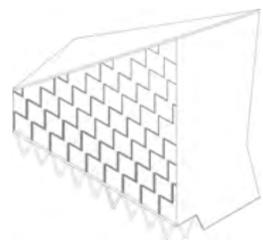


FLOOR PLANS

LEVEL 5

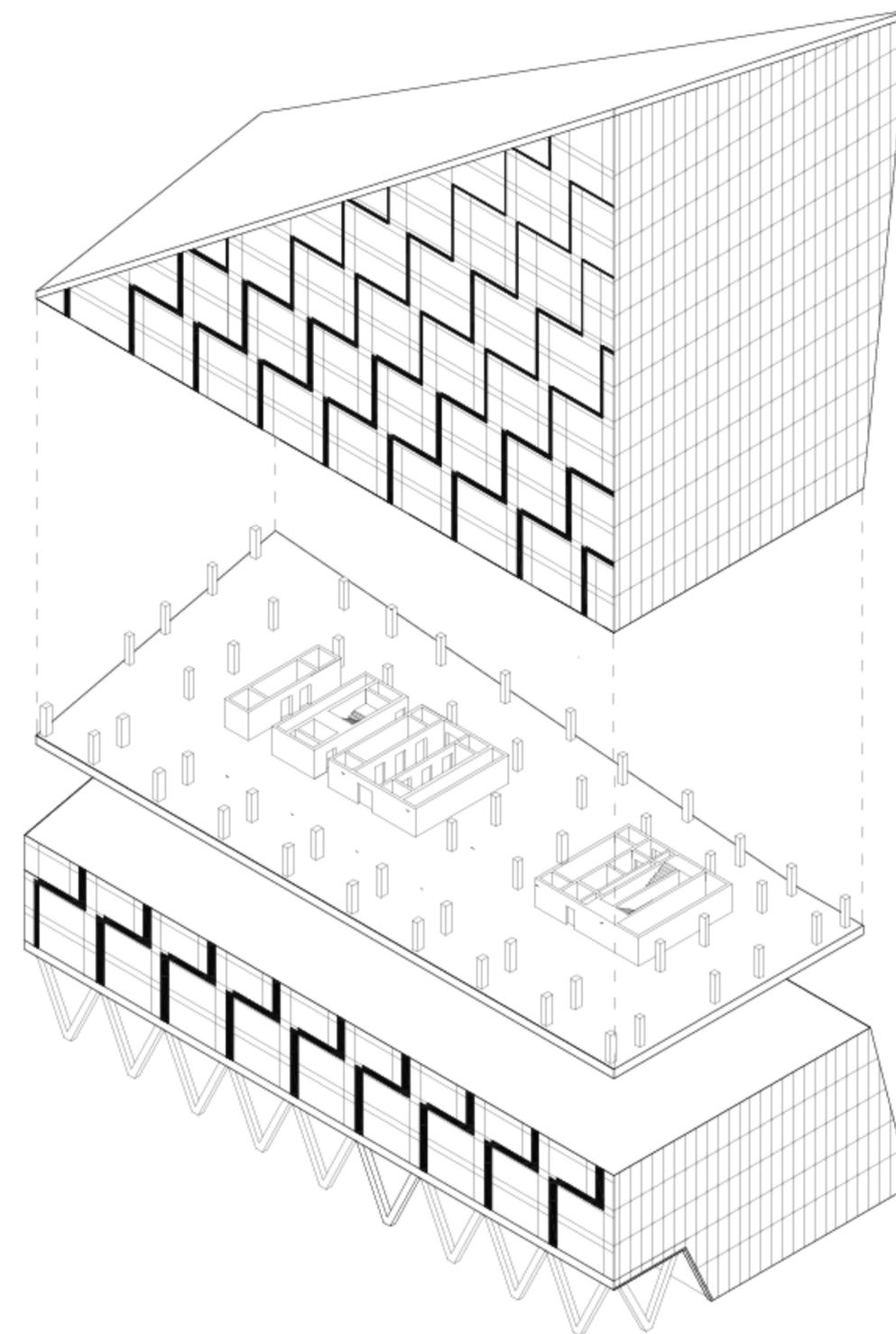
BOMA GLA:

2410 m²



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

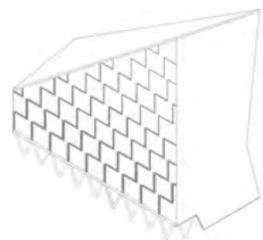


FLOOR PLANS

LEVEL 6

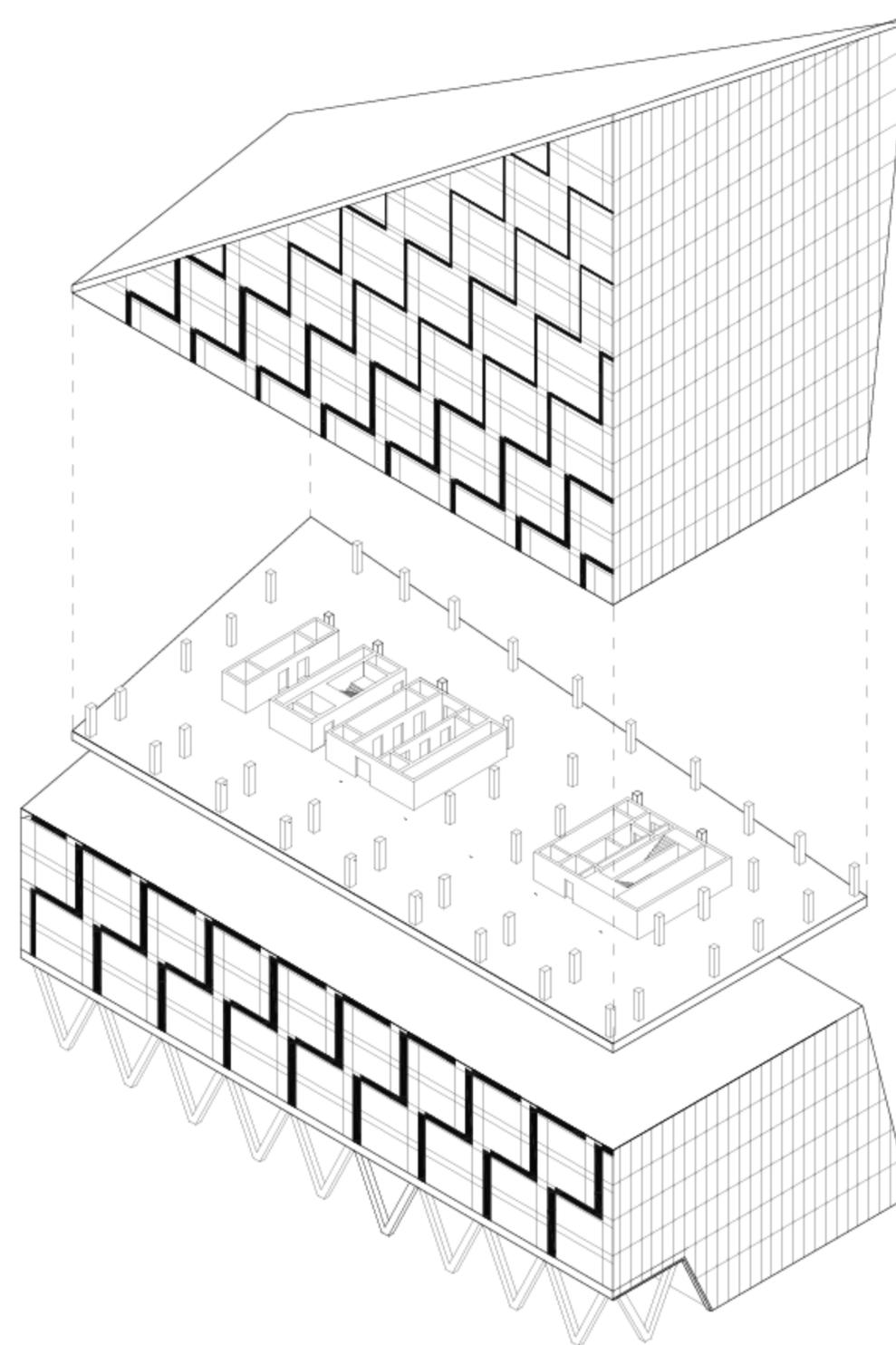
BOMA GLA:

2404 m²



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OFFICE BUILDING

Chmielna 89, Warsaw

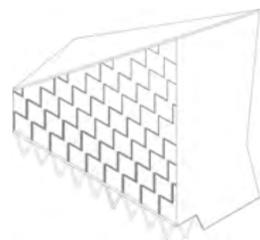


FLOOR PLANS

LEVEL 7

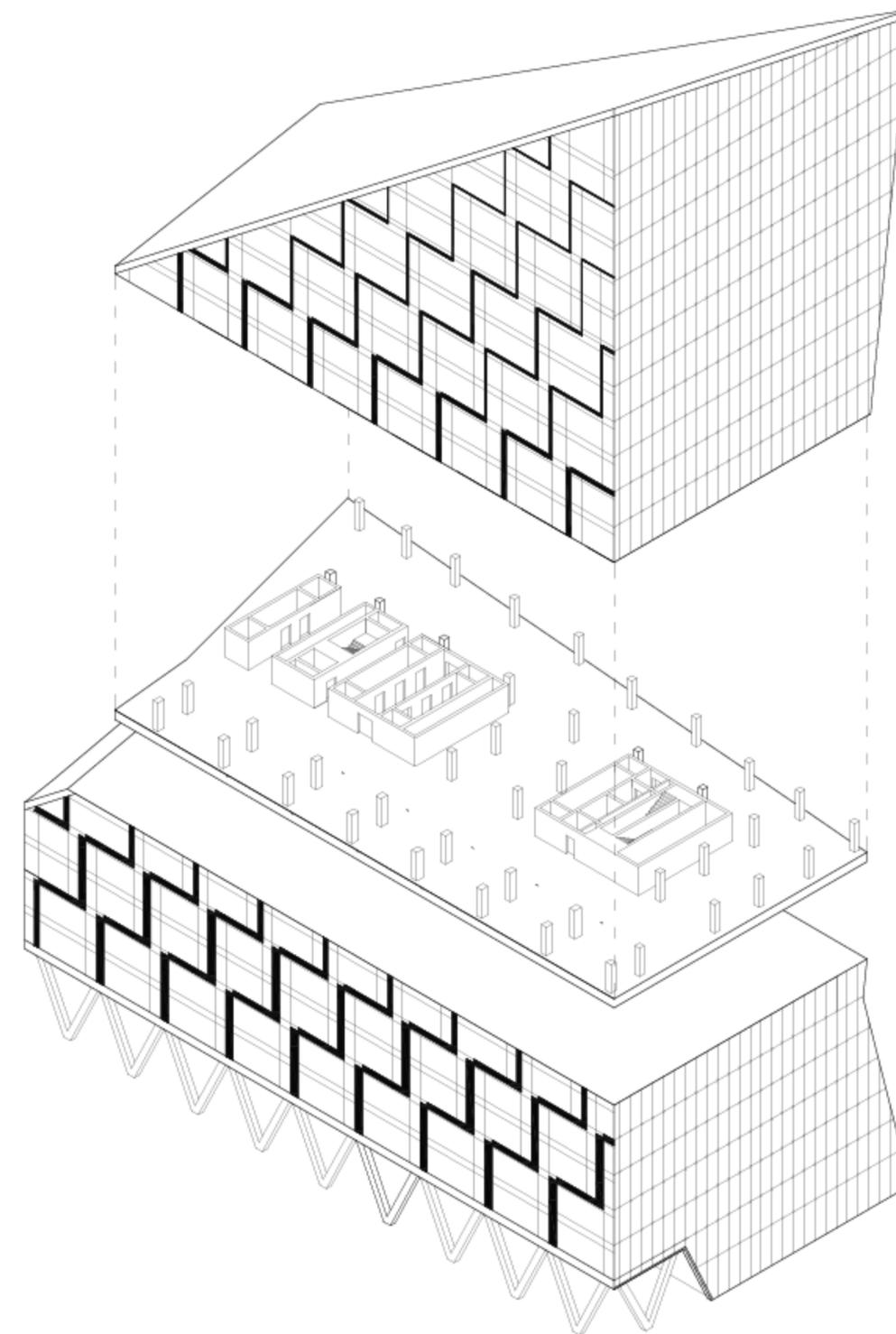
BOMA GLA:

1903 m² + 153 m² terrace



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OFFICE BUILDING

Chmielna 89, Warsaw

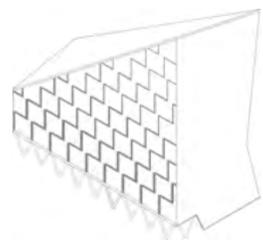


FLOOR PLANS

LEVEL 8

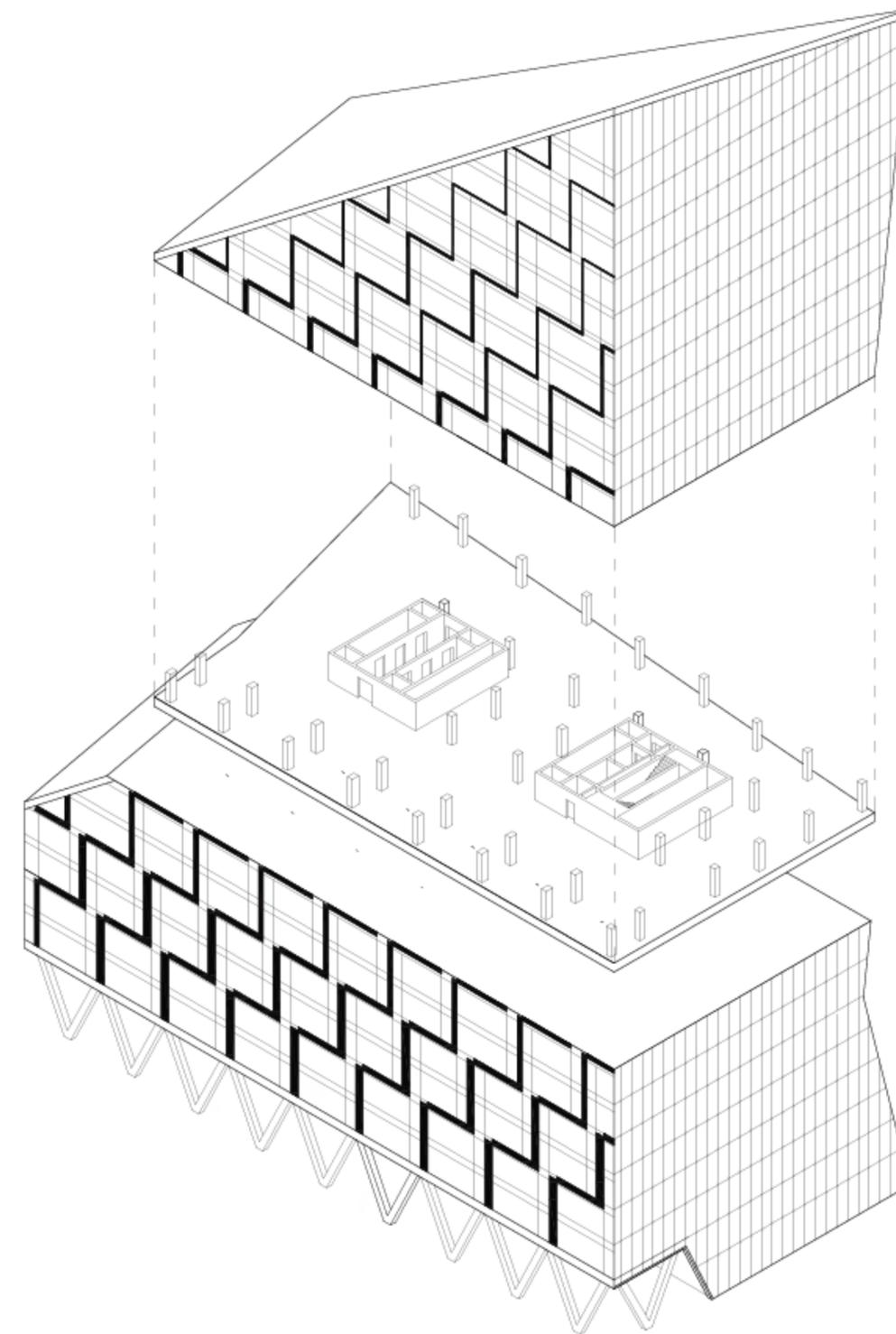
BOMA GLA:

1822 m²



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Chmielna 89, Warsaw

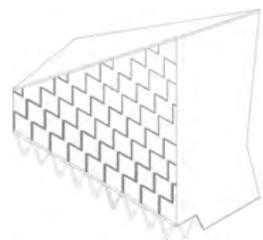


FLOOR PLANS

LEVEL 9

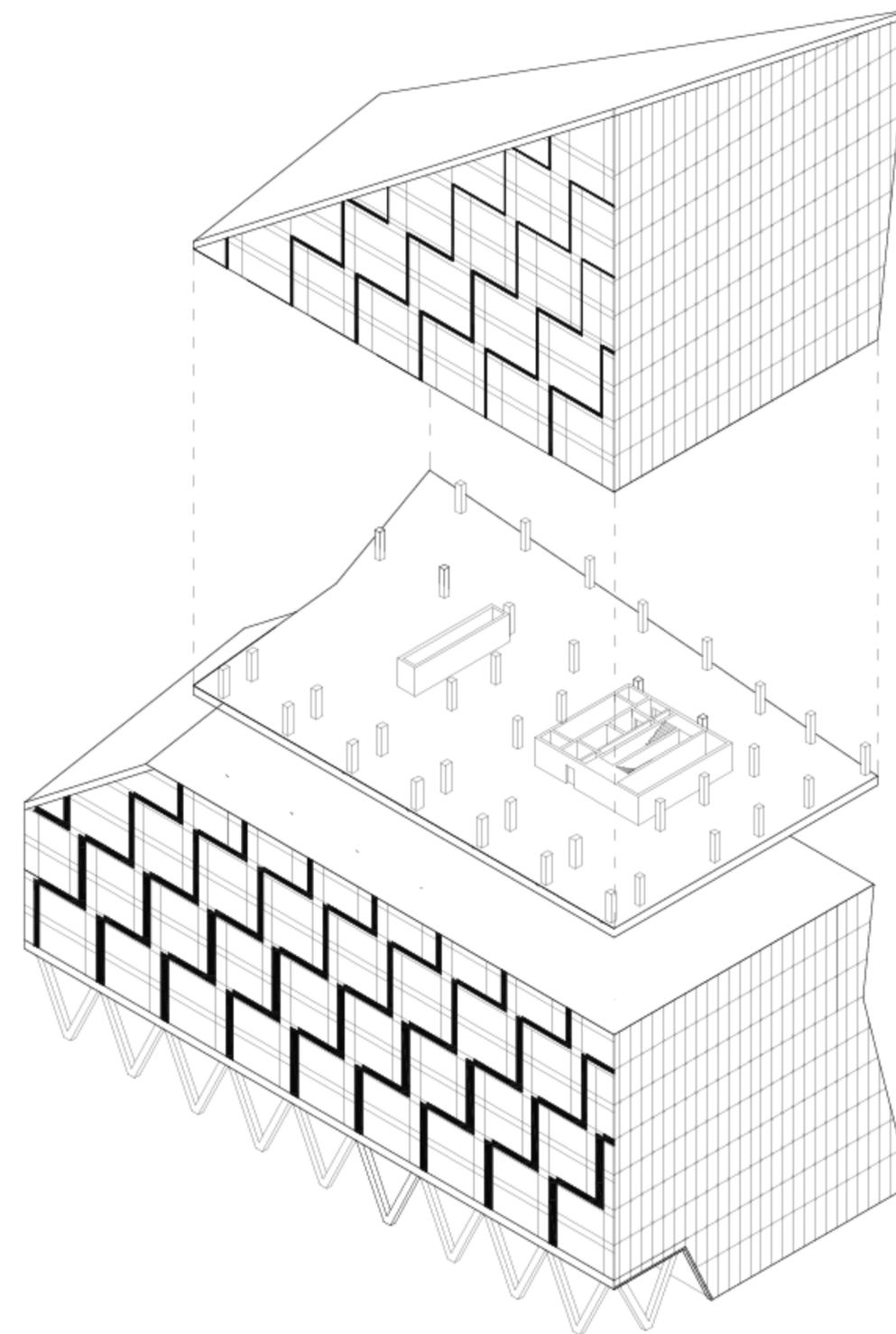
BOMA GLA:

1500 m² + 56 + 39 m² terrace



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Chmielna 89, Warsaw

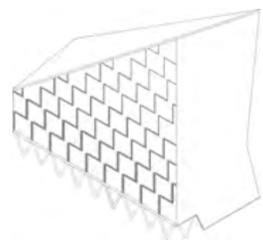


FLOOR PLANS

LEVEL 10

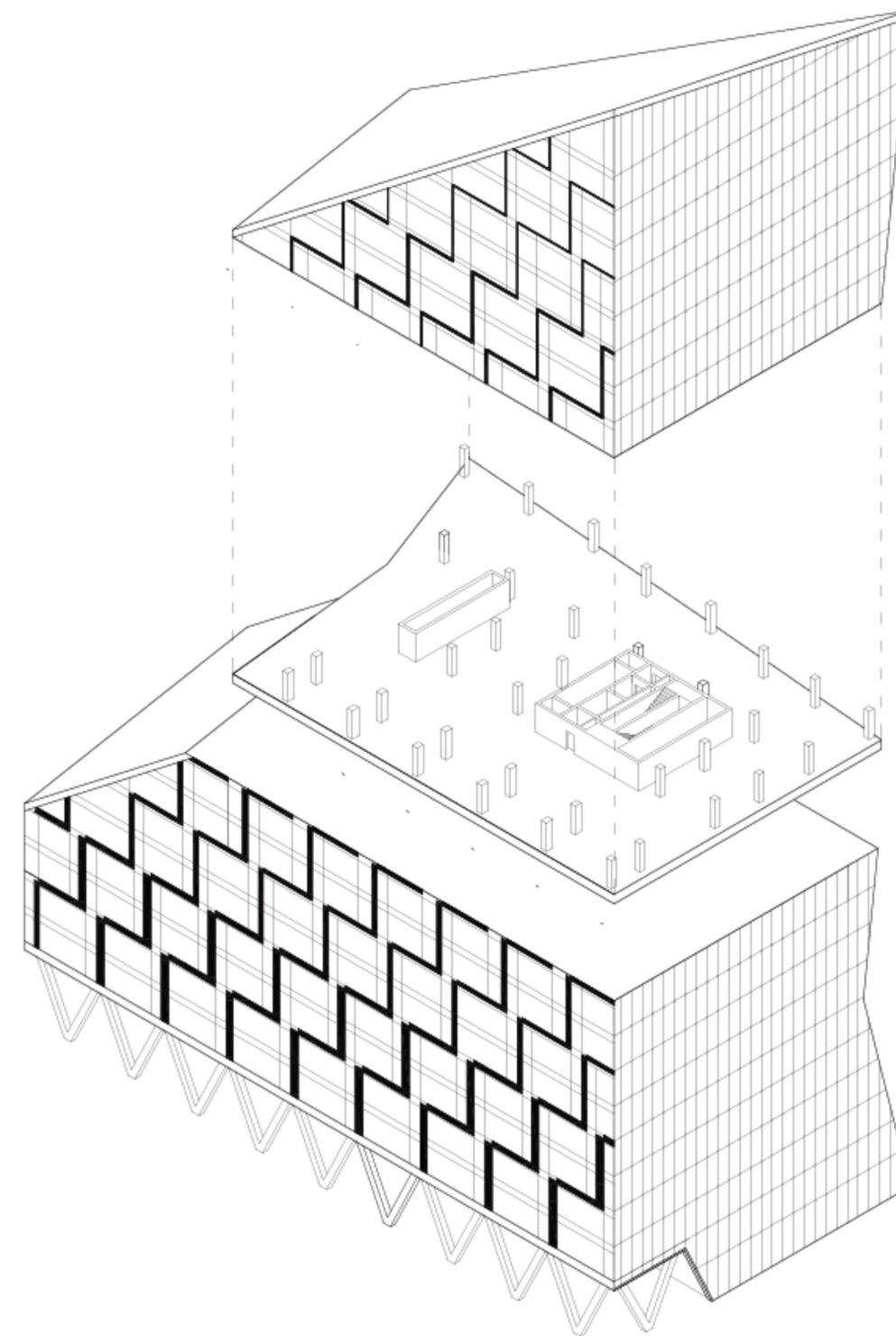
BOMA GLA:

1513 m²



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OFFICE BUILDING

Chmielna 89, Warsaw

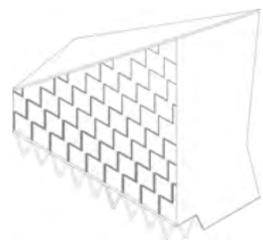


FLOOR PLANS

LEVEL 11

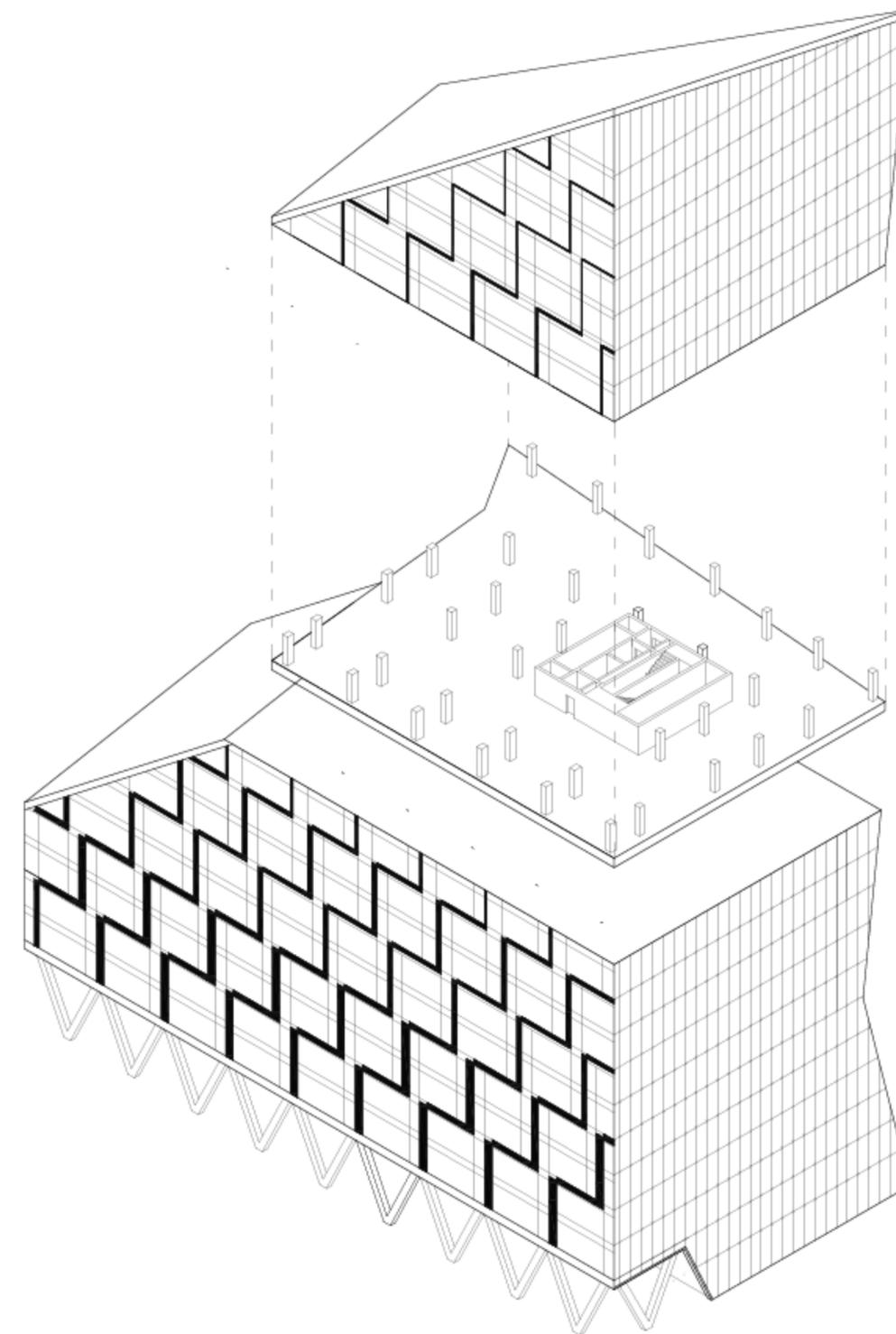
BOMA GLA:

1222 m² + 122 m² terrace



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

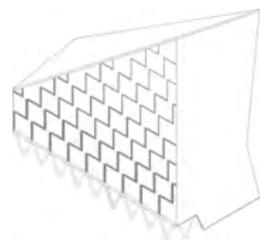


FLOOR PLANS

LEVEL 12

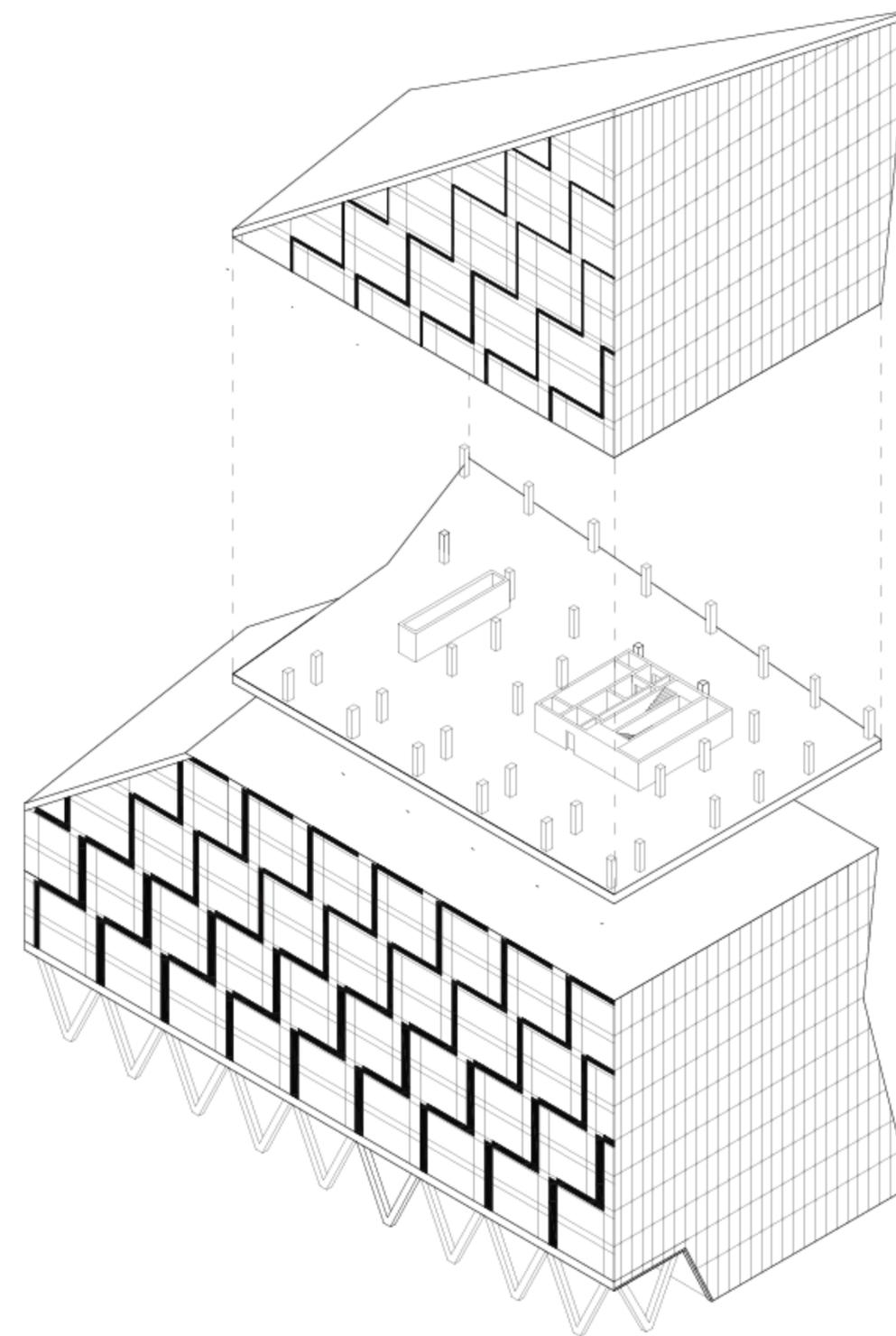
BOMA GLA:

1229 m²



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

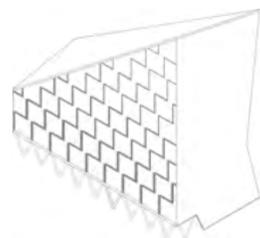


FLOOR PLANS

LEVEL 13

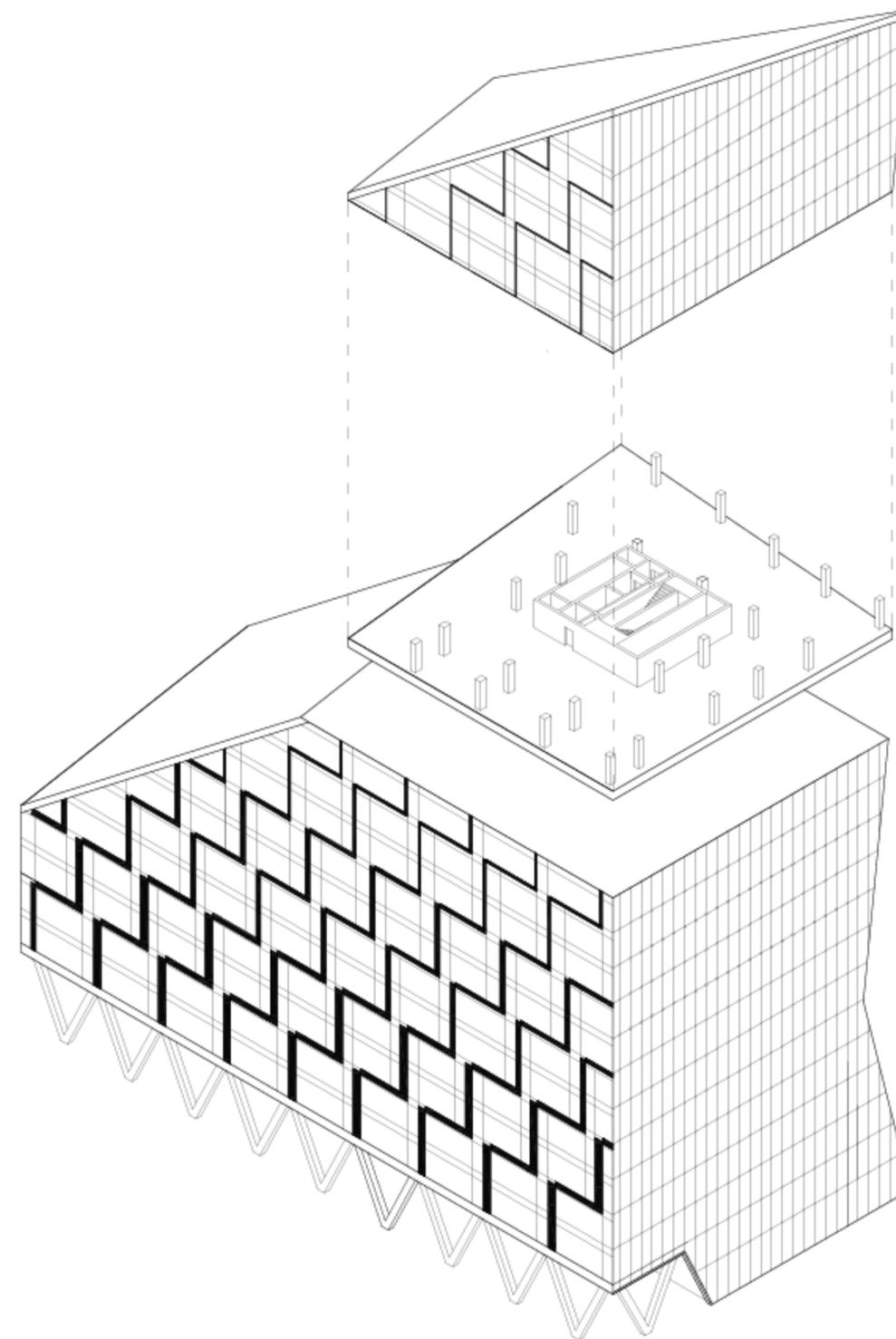
BOMA GLA:

1042 m²



CHMIELNA 89
OFFICE BUILDING

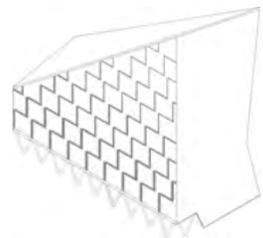
Chmielna 89, Warsaw



Ground Floor

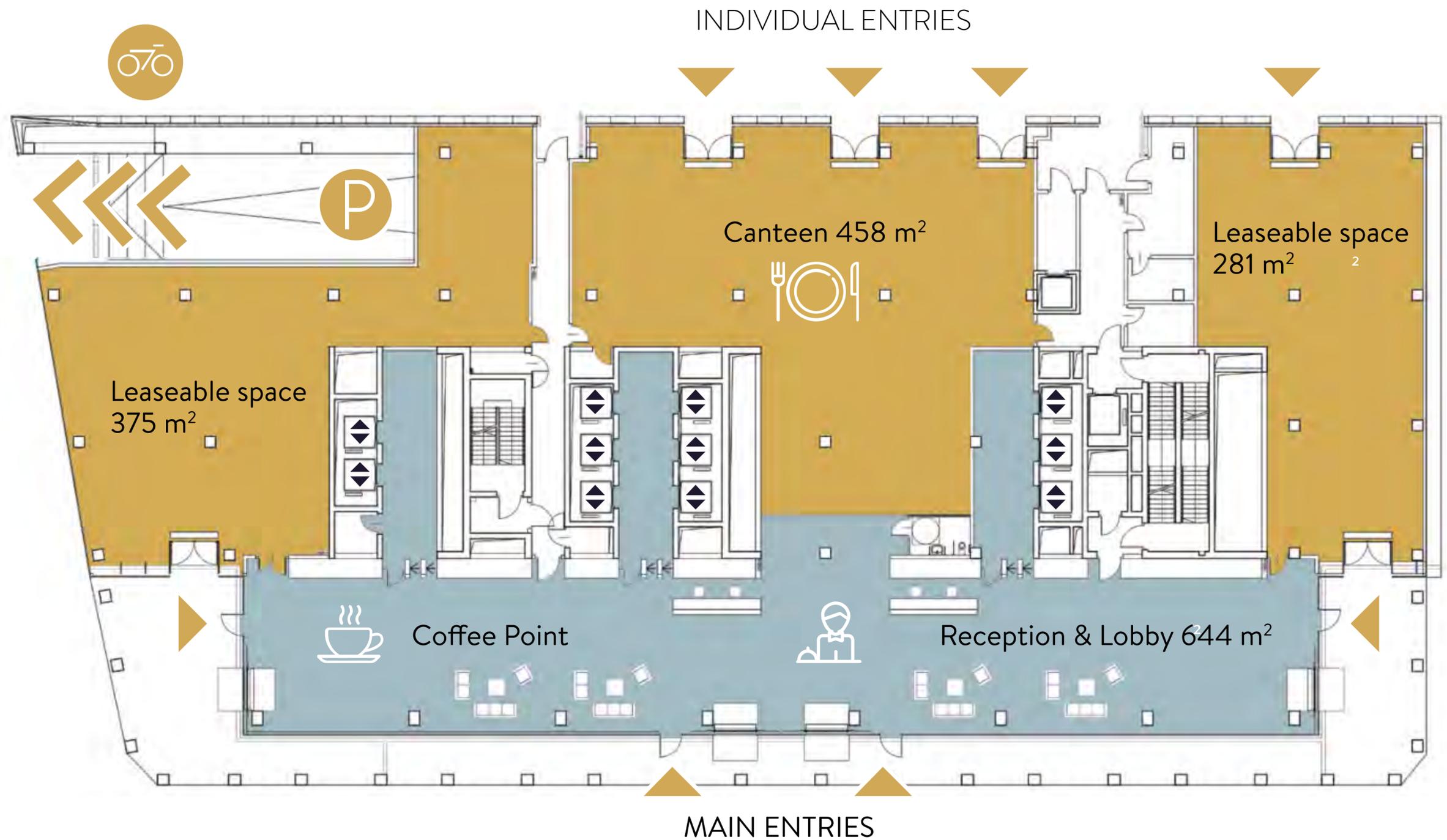
BOMA GLA: 1054 m²

SAMPLE ARRANGEMENTS



CHMIELNA 89
OFFICE BUILDING

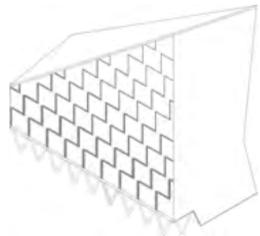
Chmielna 89, Warsaw



2nd floor sample arrangement – 1 tenant

BOMA GLA: 2489 m²
WORKSTATIONS: 238

SAMPLE ARRANGEMENTS



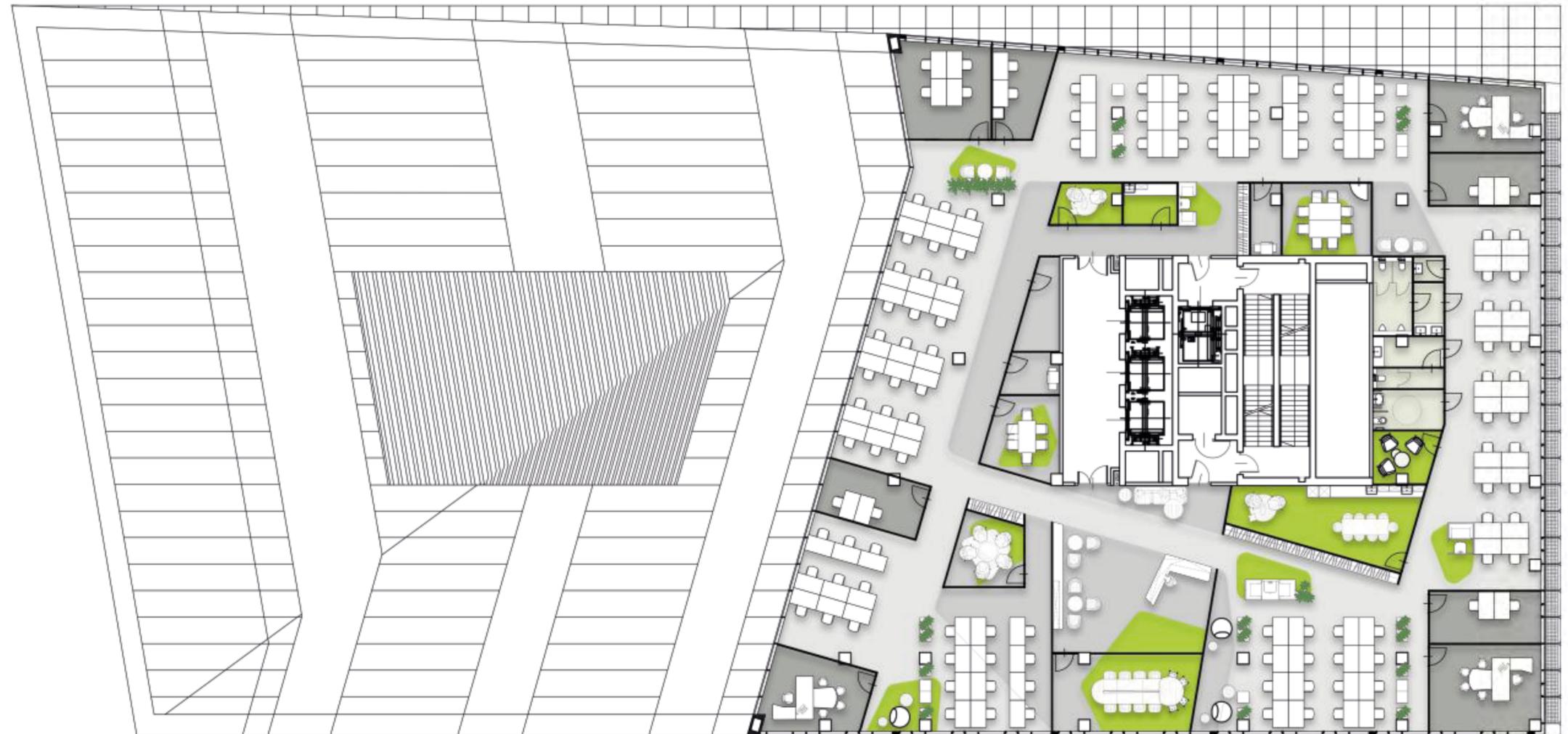
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Chmielna 89, Warsaw

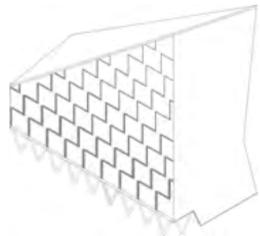


12th floor sample arrangement – 1 tenant

BOMA GLA: 1229 m²
WORKSTATIONS: 120



SAMPLE ARRANGEMENTS



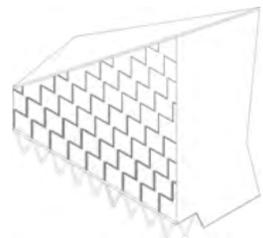
CHMIELNA • 89
OFFICE BUILDING

Chmielna 89, Warsaw

360° DESIGN &
FIT-OUT SERVICES

CHMIELNA 89
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360° DESIGN & FIT-OUT SERVICES

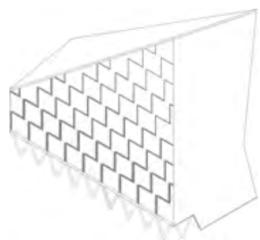


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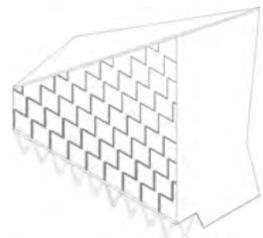


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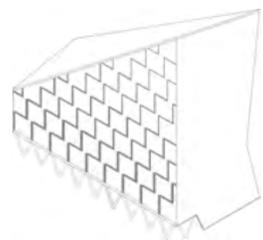


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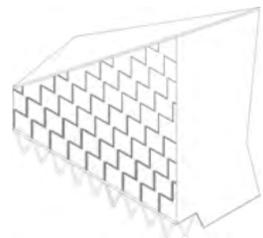


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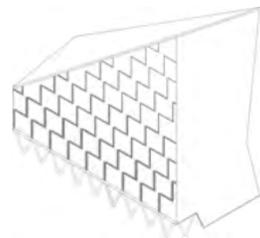
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Attention given to the finest design details

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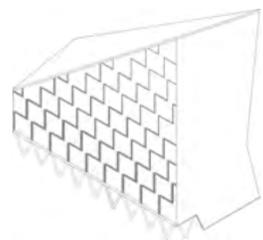
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Flexible open spaces

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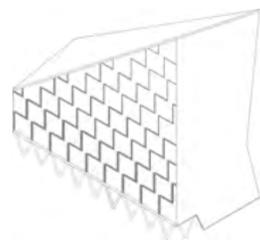
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Dimmable LED lighting features

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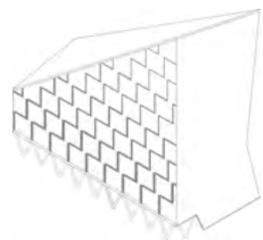
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Cosy environments encourage informal meetings

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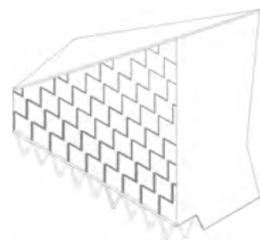
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Original graphic designs



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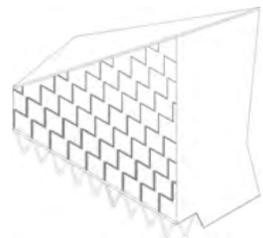
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Mixed spaces

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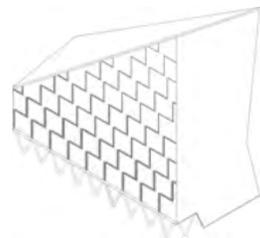
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Meeting rooms of various sizes

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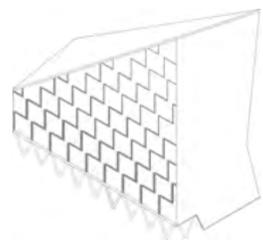
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Spacious and homely kitchens

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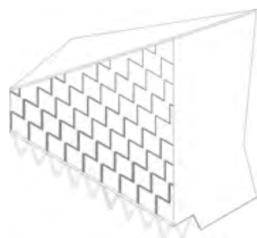
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Office chill zones

GREEN AREAS, COMMON SPACES



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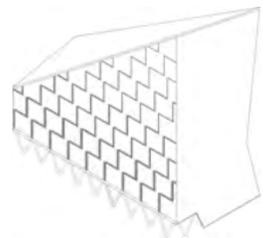
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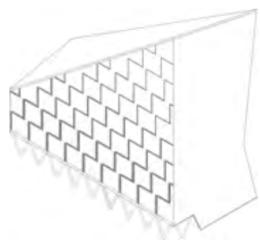


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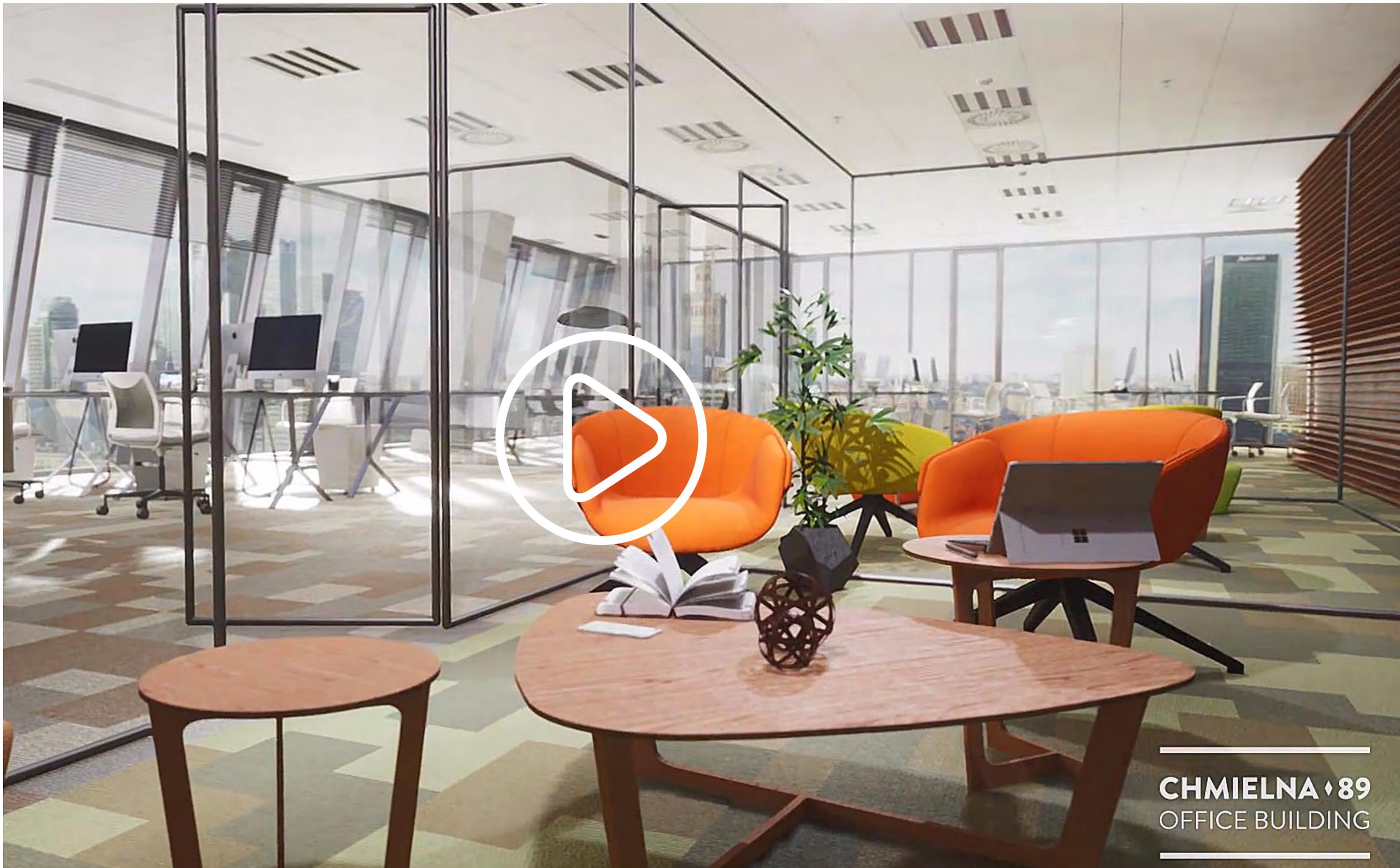


**VIRTUAL
WALK**



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