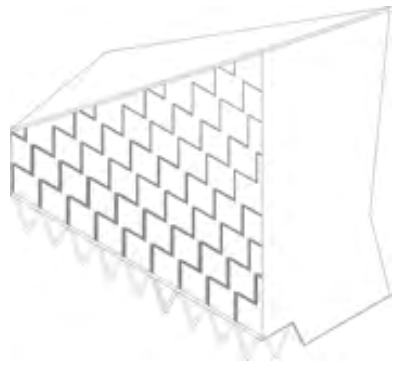


CHMIELNA ♦ 89 OFFICE BUILDING

COMFORT IN WARSAW'S
BUSINESS CENTER

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

ABOUT US



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw



TRIKOTY

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

WROCLAW

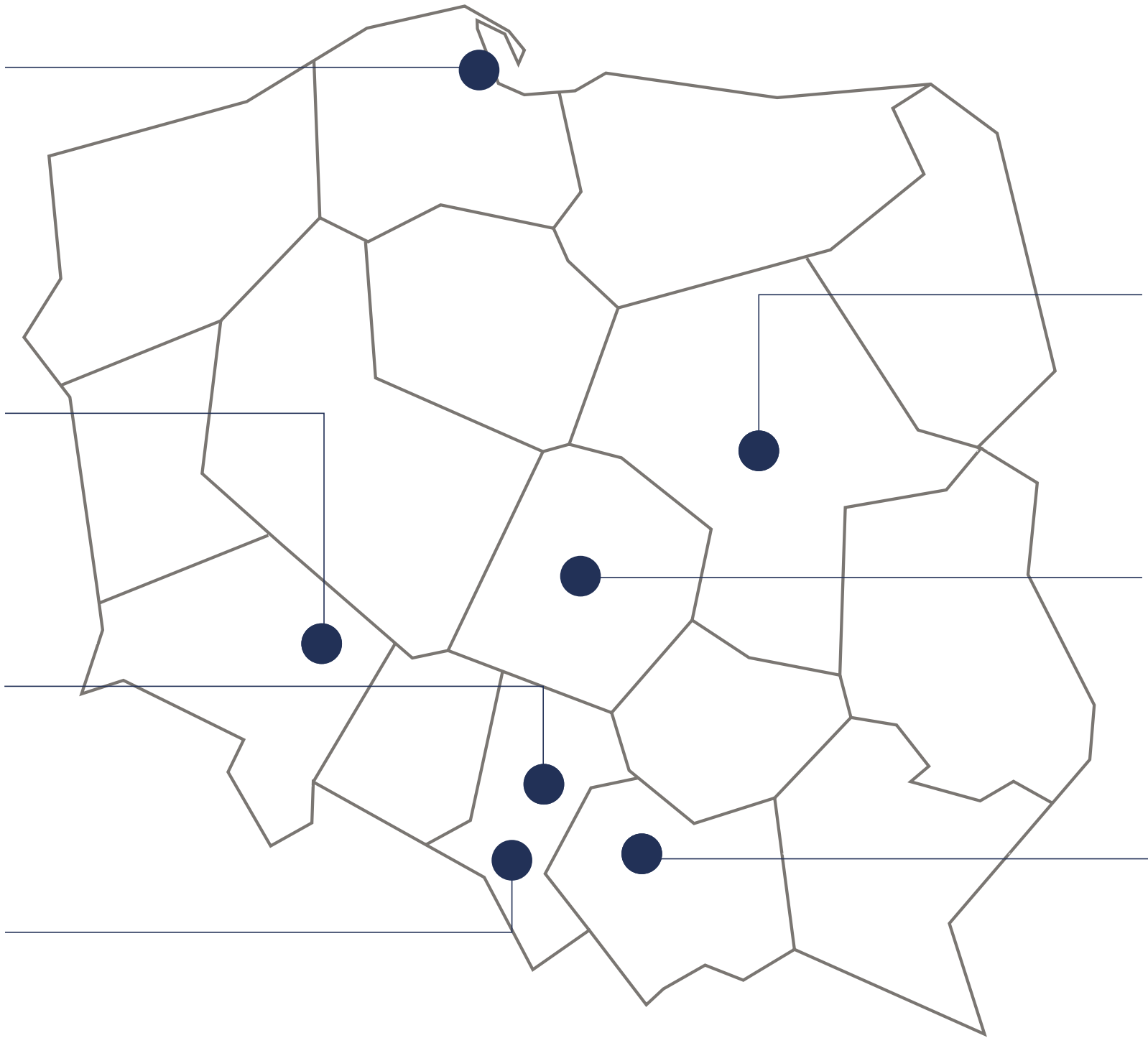
28 400 SQ M
COMPLETED + UNDER CONSTRUCTION
172 000 SQ M
FORTHCOMING

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

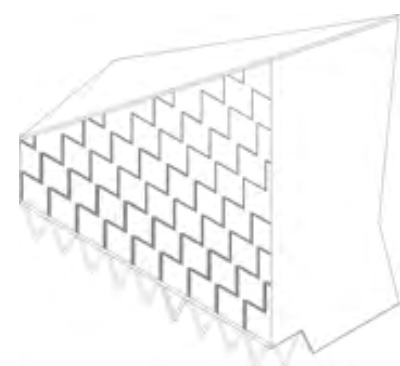
LODZ

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

GROUP COMPETENCES



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw



Acquisition & Leasing Department



Architecture Design Department



Fit-out & Interior Design Department



General Contracting Department



General Fit-out Department



Legal Administration Department

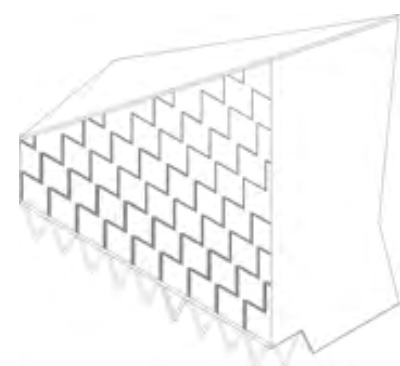


Technical Support Department



Marketing Department

AWARDS

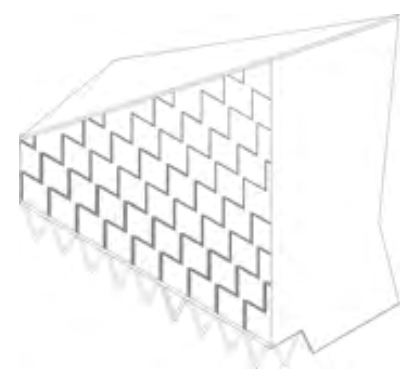


CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw



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 (Wisłotrada, 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.

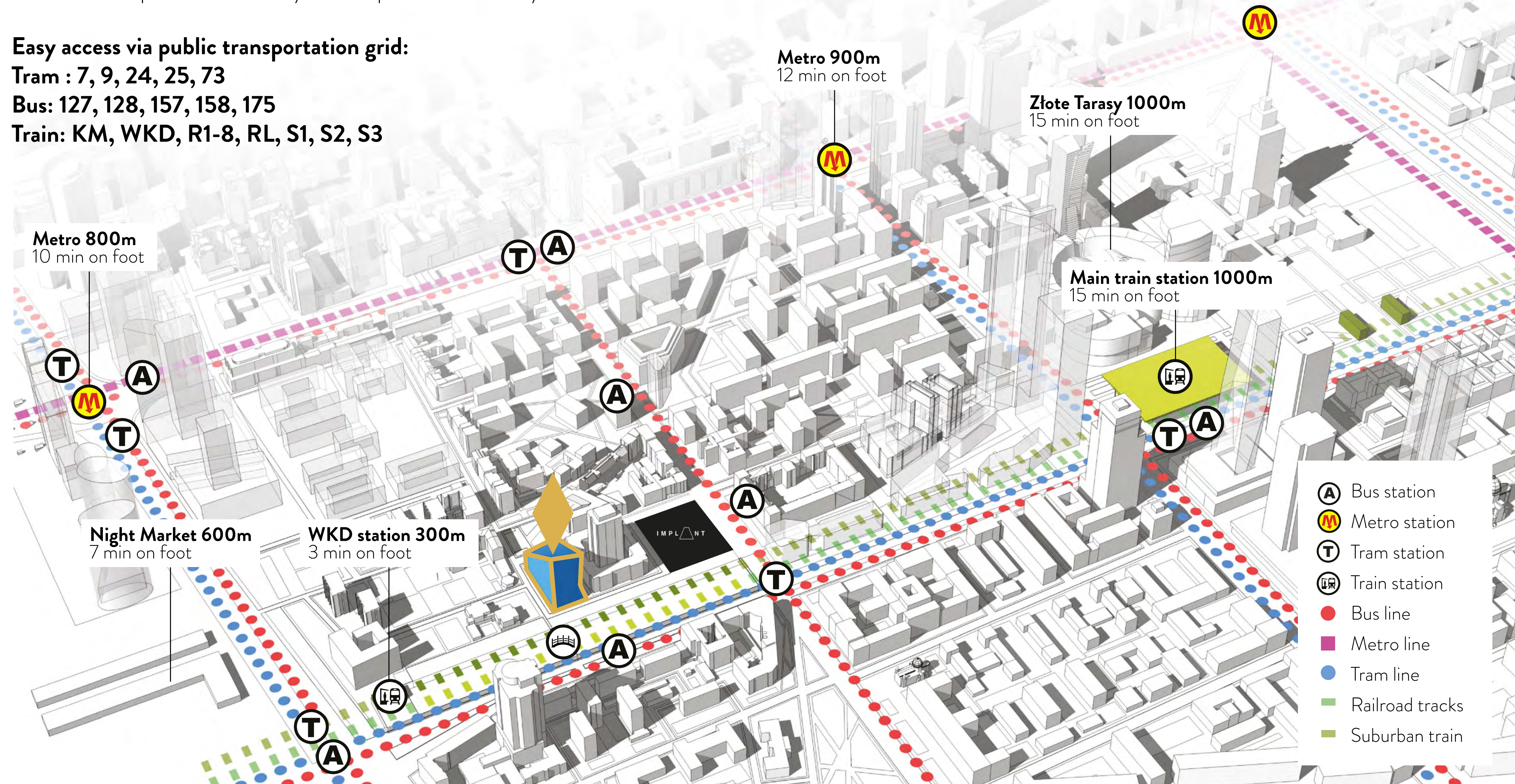
Office building offers easy access to the public transportation.
All directions possible with only few steps from the entry.

Easy access via public transportation grid:

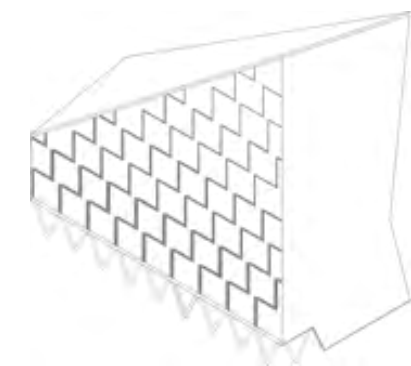
Tram : 7, 9, 24, 25, 73

Bus: 127, 128, 157, 158, 175

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



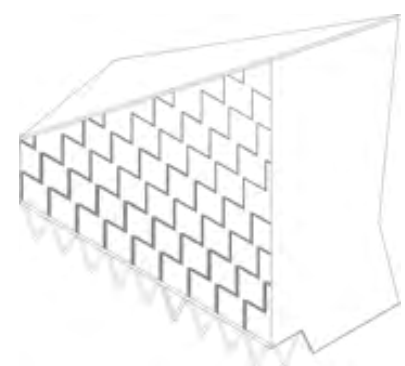
CITY TRANSPORT



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

LOCAL AREA AMENITIES



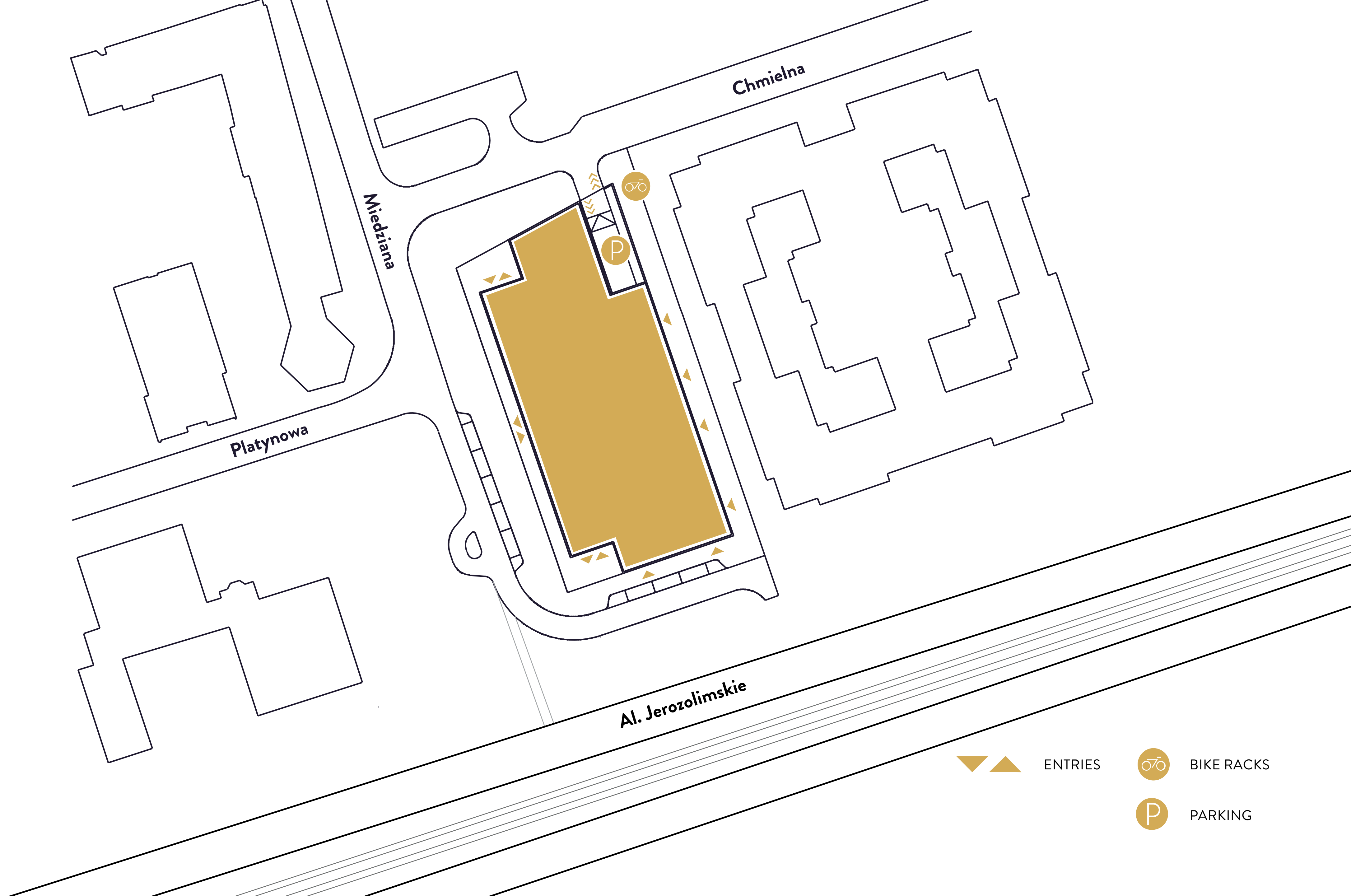
CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

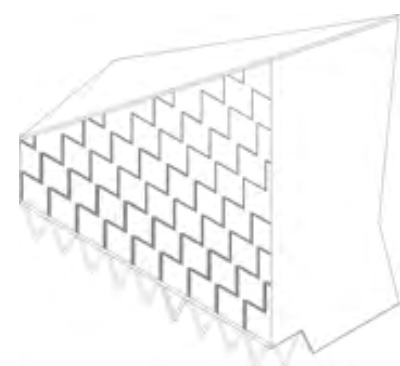


- | | | | | | |
|------------|-------------------|---------------|------------------|------------|--------------------|
| Restaurant | Post office | Hotel | ATM | Grocery | Public institution |
| Foodtruck | Museum | Sports area | Medical facility | Kiosk | Gym |
| Bakery | University/School | Beauty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

Chmielna 89, Warsaw



AMENITIES

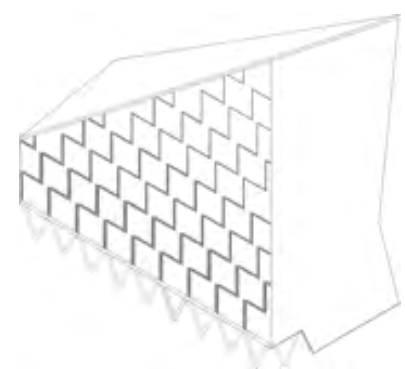


CHMIELNA 89
OFFICE BUILDING

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



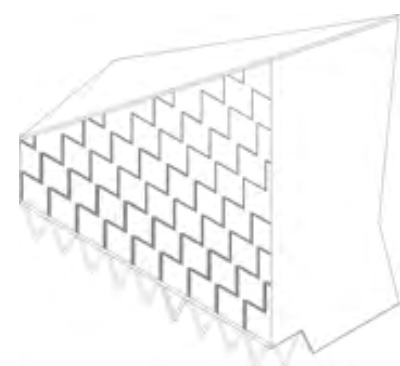
CHMIELNA 89
OFFICE BUILDING

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

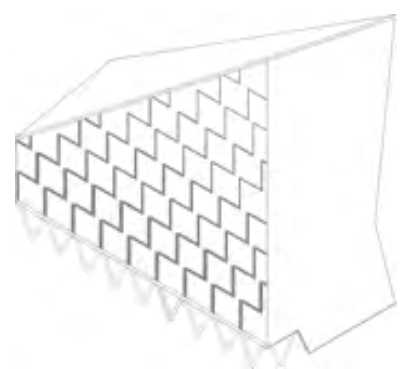


CHMIELNA • 89
OFFICE BUILDING

Chmielna 89, Warsaw



LOBBY DESIGN

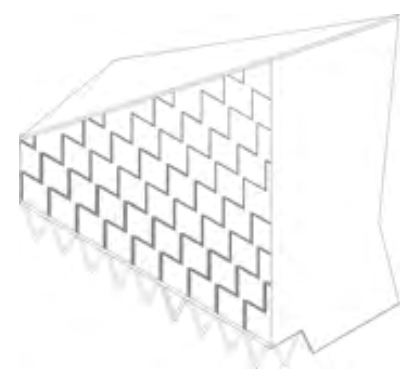


CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw



TERRACES



CHMIELNA • 89
OFFICE BUILDING

Chmielna 89, Warsaw

The complex has several terraces

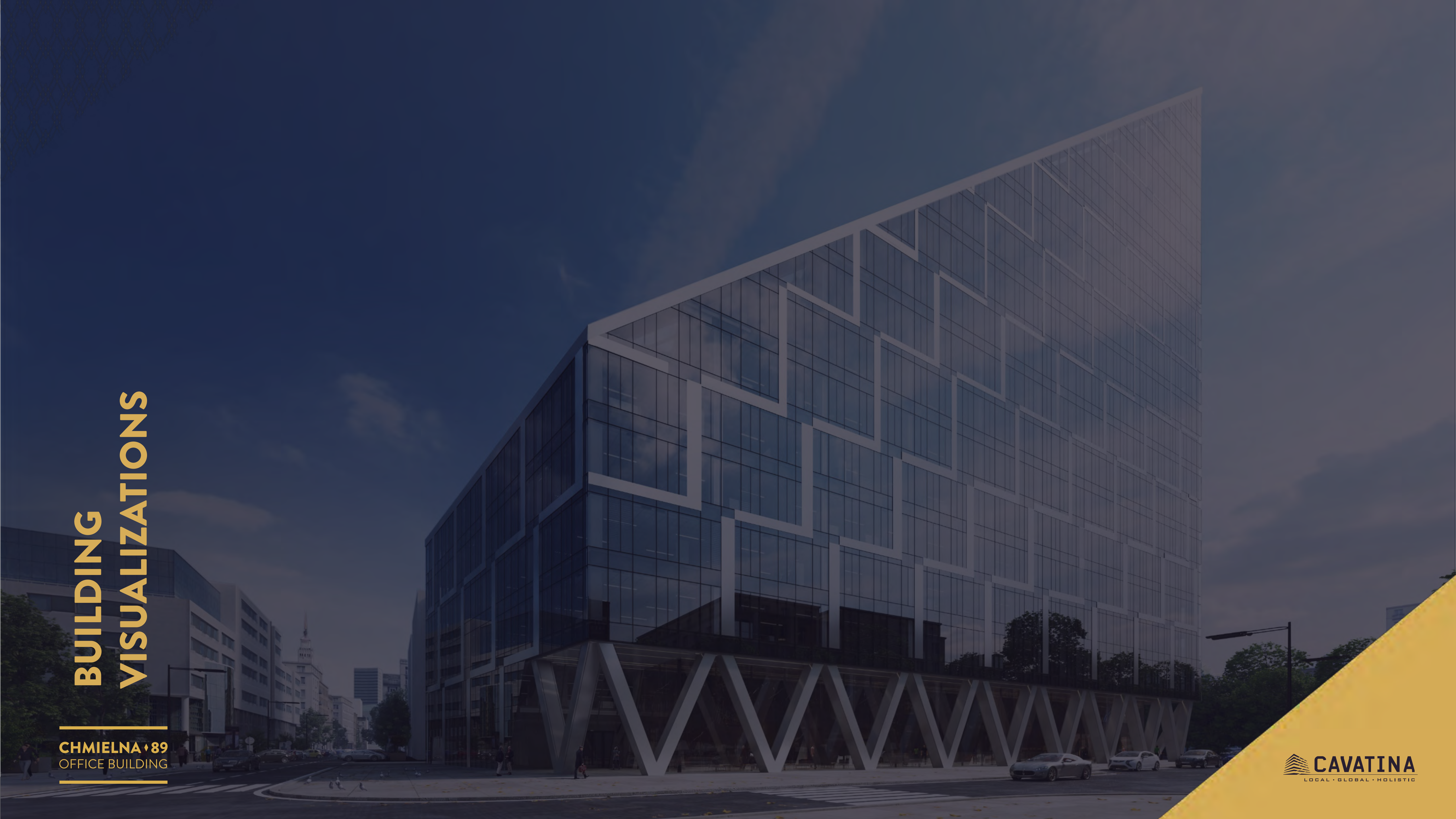
Total terraces area:

370 m2



BUILDING VISUALIZATIONS

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CHMIELNA 89
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CHMIELNA 89
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OFFICE BUILDING



CHMIELNA +89
OFFICE BUILDING

NEIGHBOURHOOD
EXTRA AMENITIES

IMPLANT

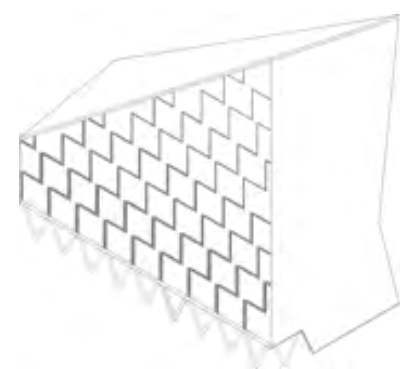
CHMIELNA • 89
OFFICE BUILDING

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.

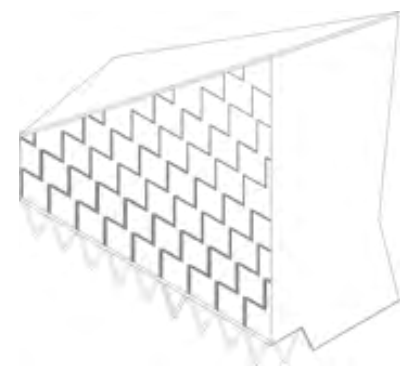


CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw



IMPLANT SITE PLAN

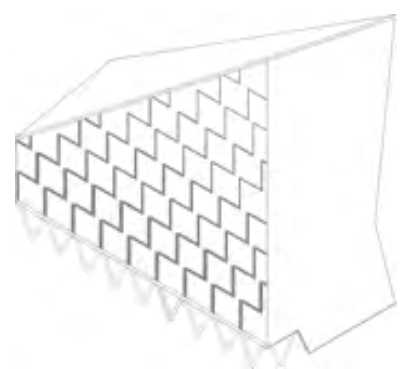


CHMIELNA • 89
OFFICE BUILDING

Chmielna 89, Warsaw



VISUALIZATION



CHMIELNA • 89
OFFICE BUILDING

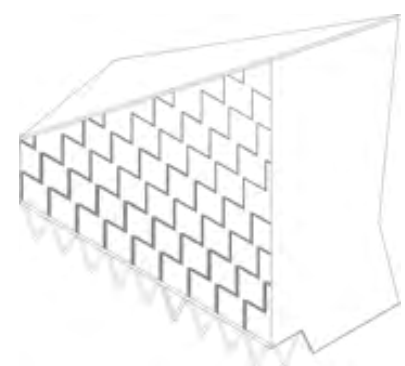
Chmielna 89, Warsaw



FLOOR PLANS & SAMPLE ARRANGEMENTS

CHMIELNA ♦ 89
OFFICE BUILDING

FLOOR PLANS



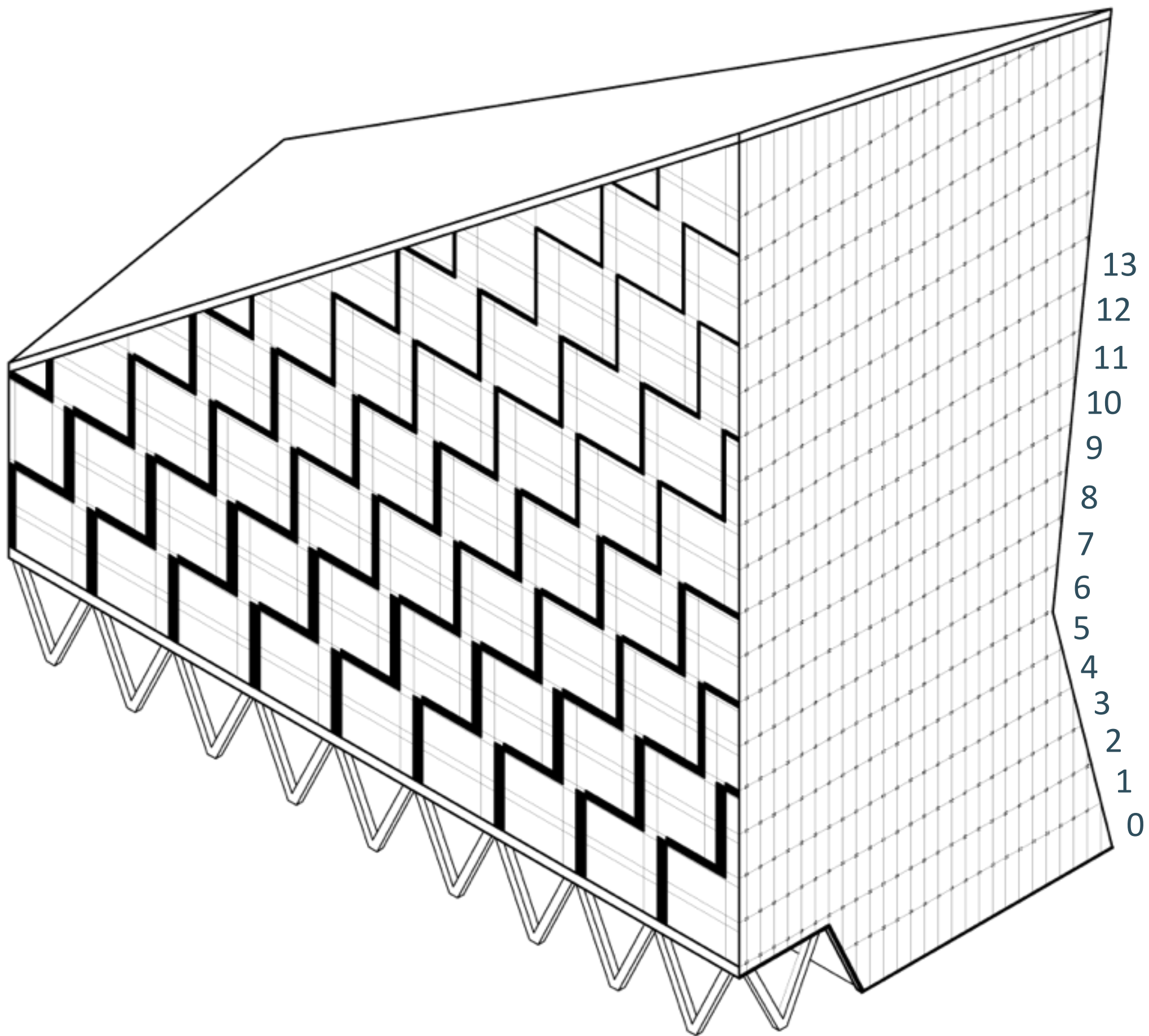
CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

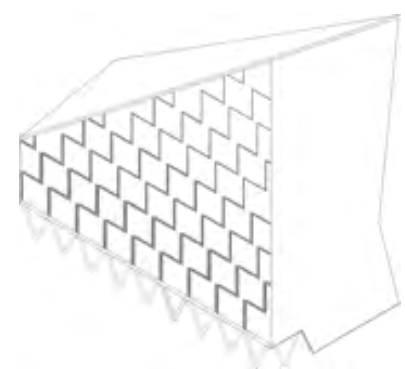
Total leasable area

BOMA GLA: 25 165 m2

LEVEL:	GLA:	TERRACE:
Groud Floor	1 054 m2	
Floor 1	1 706 m2	
Floor 2	2 489 m2	
Floor 3	2 448 m2	
Floor 4	2 423 m2	
Floor 5	2 410 m2	
Floor 6	2 404 m2	
Floor 7	1 903 m2	153 m2
Floor 8	1 822 m2	
Floor 9	1 500 m2	56+39 m2
Floor 10	1 513 m2	
Floor 11	1 222 m2	122 m2
Floor 12	1 229 m2	
Floor 13	1 042m2	



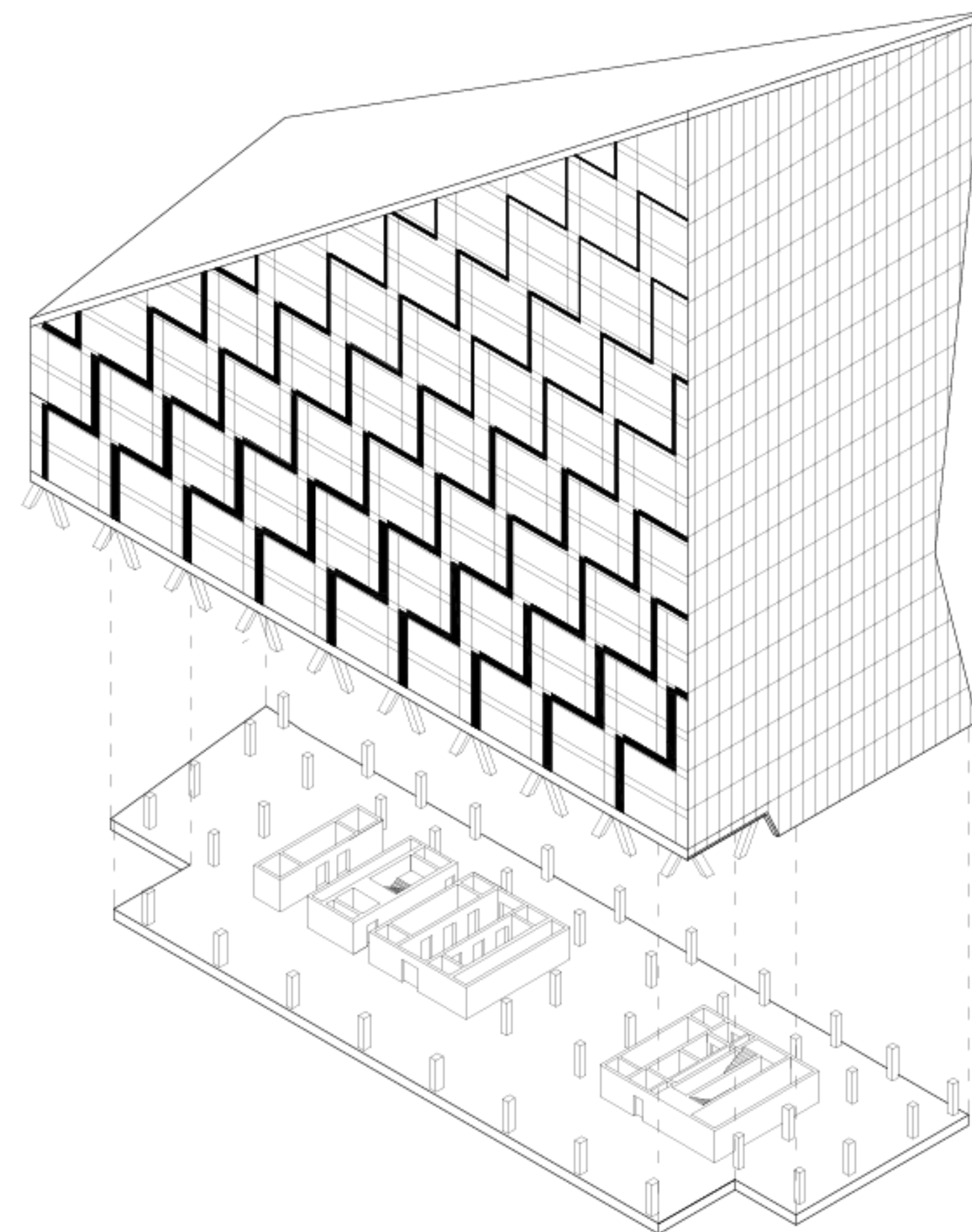
FLOOR PLANS



GROUND FLOOR

BOMA GLA:

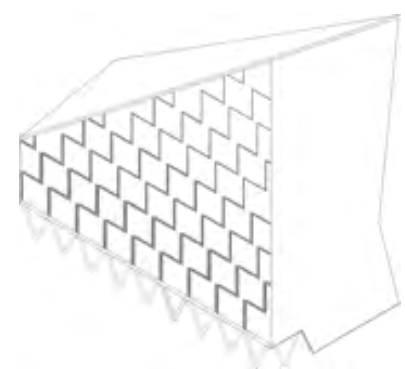
1054 m²



CHMIELNA • 89
OFFICE BUILDING

Chmielna 89, Warsaw

FLOOR PLANS



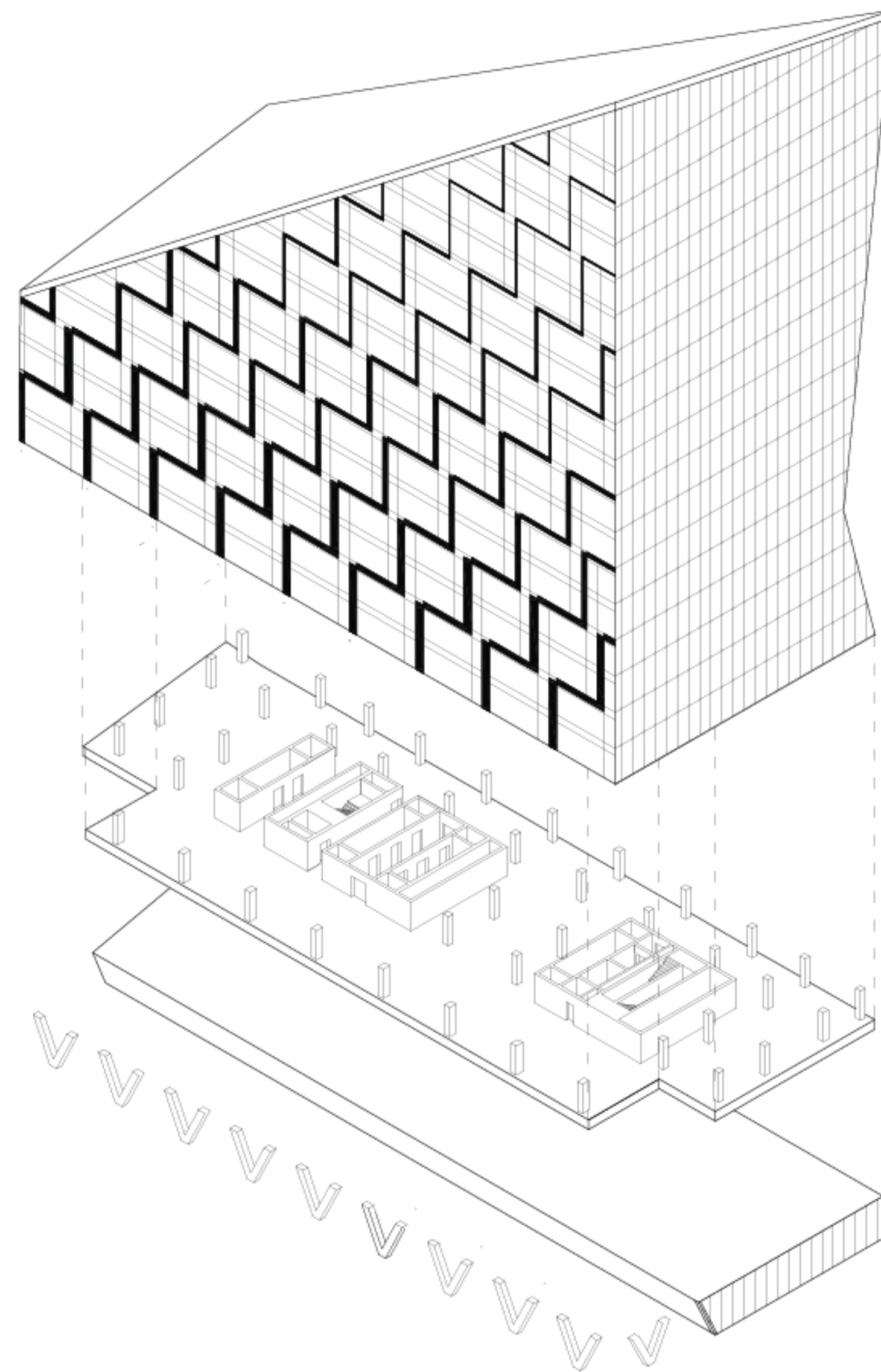
CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

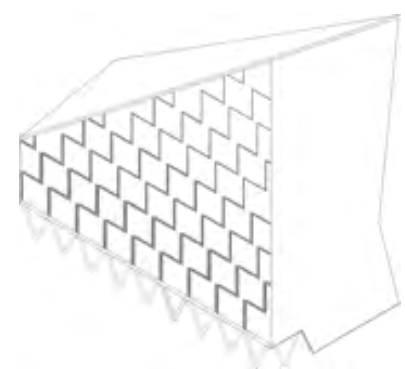
LEVEL 1

BOMA GLA:

1706 m²



FLOOR PLANS



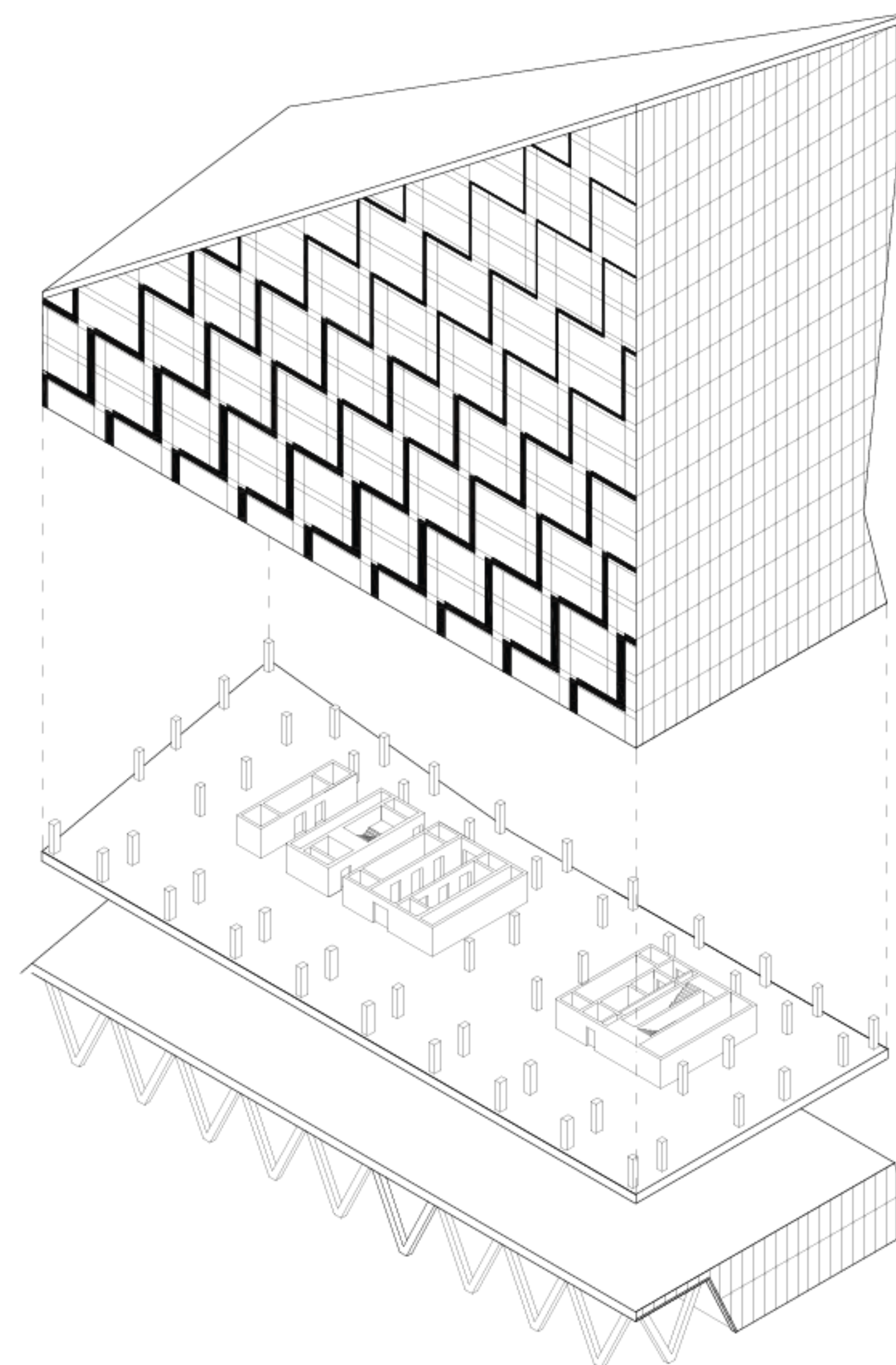
CHMIELNA • 89
OFFICE BUILDING

Chmielna 89, Warsaw

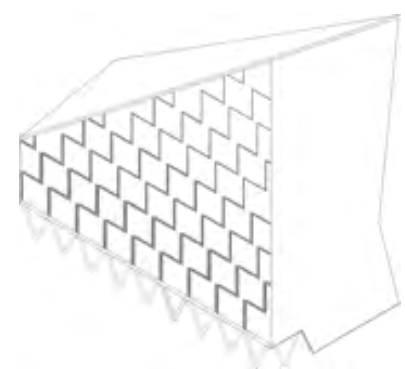
LEVEL 2

BOMA GLA:

2489 m²



FLOOR PLANS



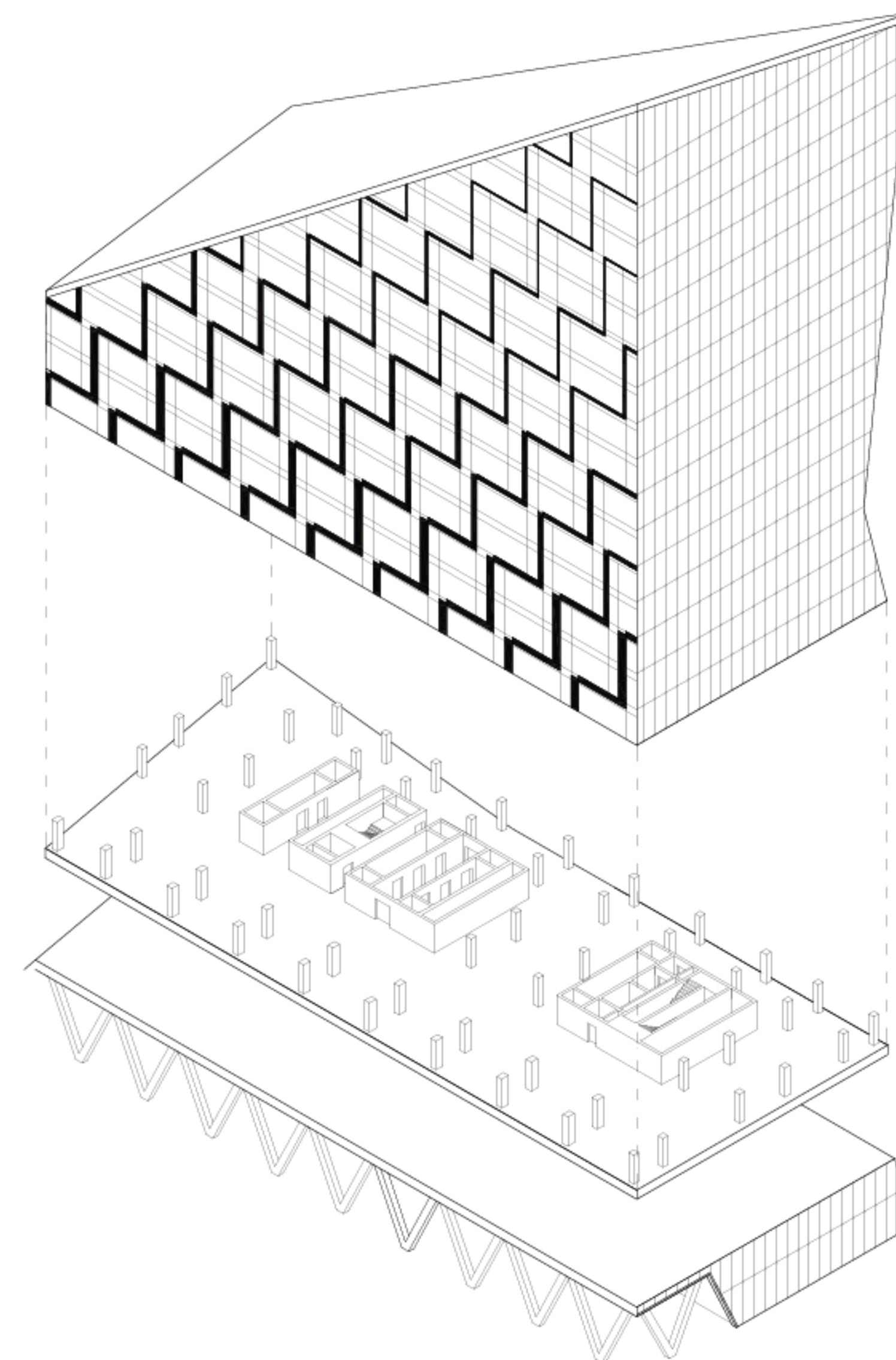
CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

LEVEL 3

BOMA GLA:

2448 m²

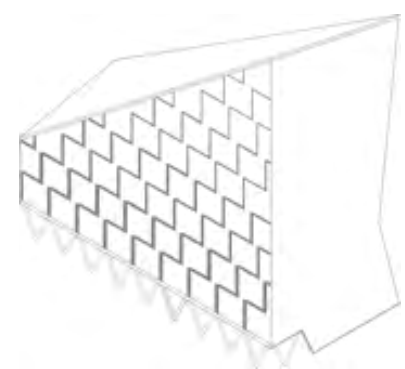


FLOOR PLANS

LEVEL 4

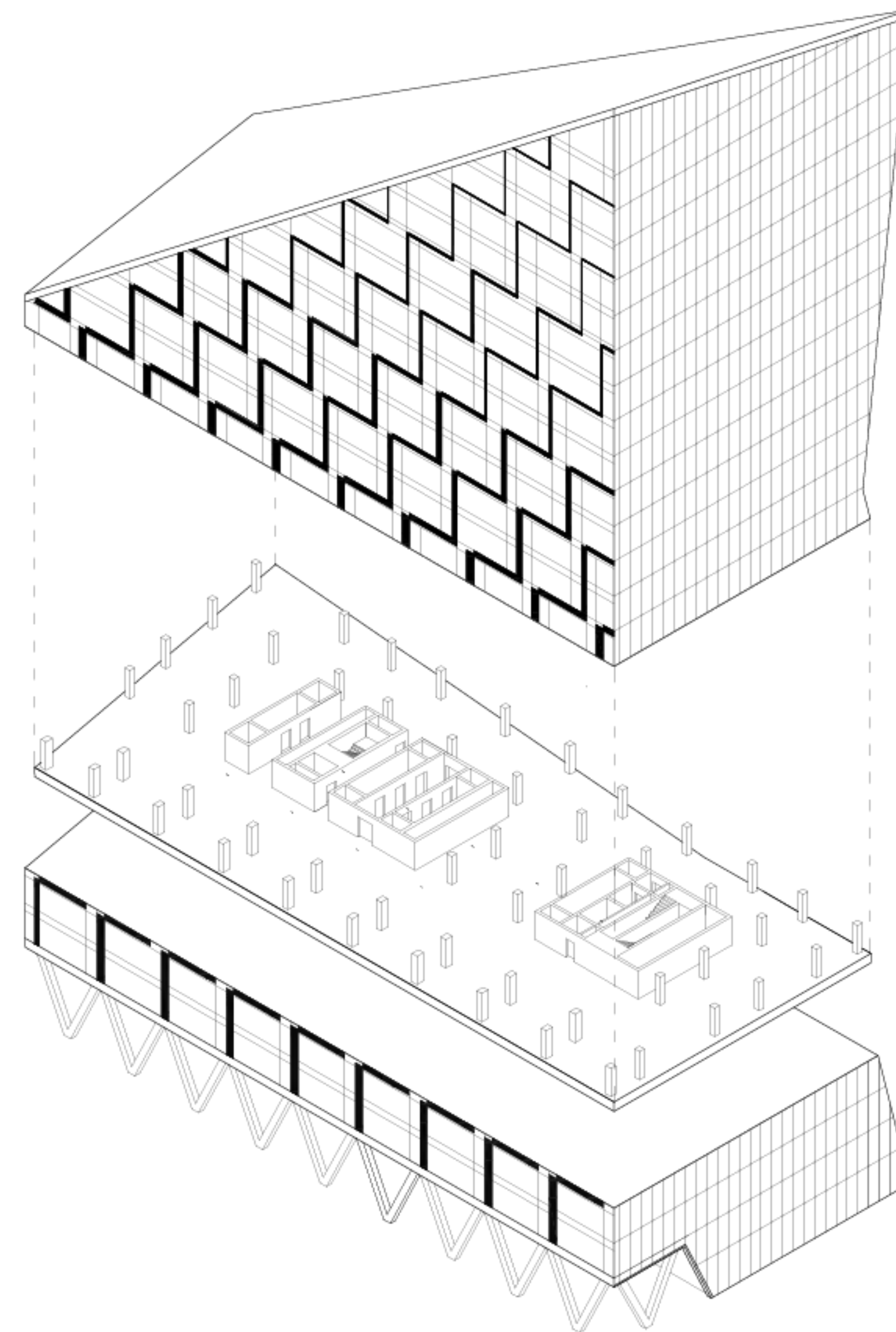
BOMA GLA:

2423 m²



CHMIELNA • 89
OFFICE BUILDING

Chmielna 89, Warsaw

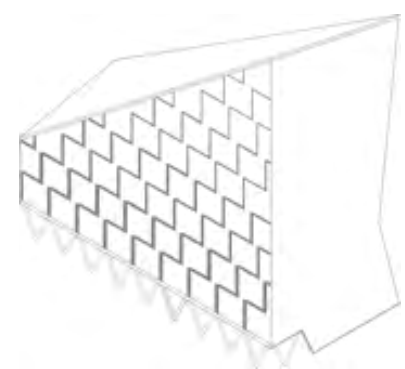


FLOOR PLANS

LEVEL 5

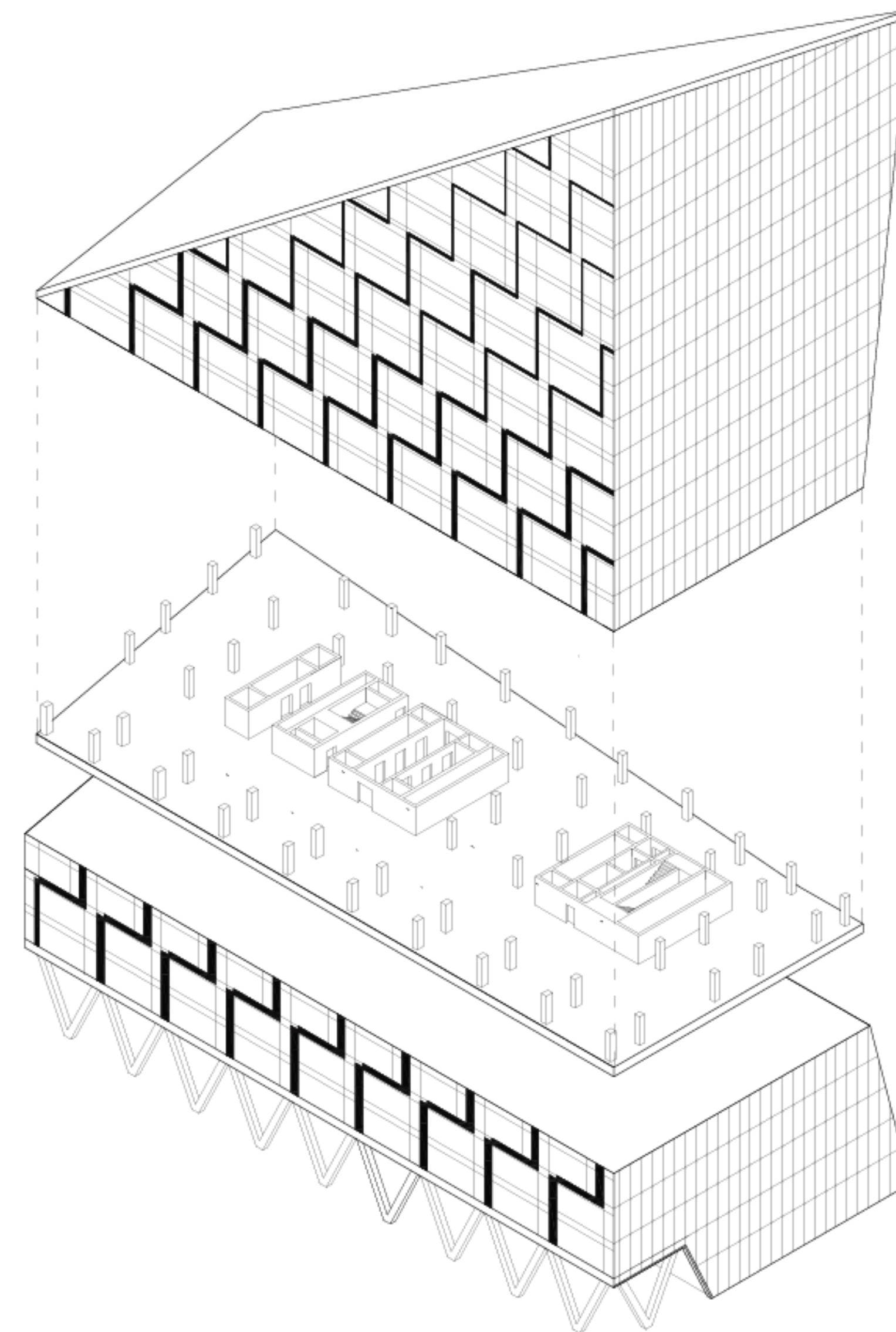
BOMA GLA:

2410 m²



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

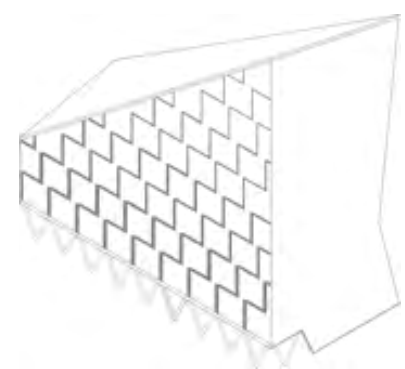


FLOOR PLANS

LEVEL 6

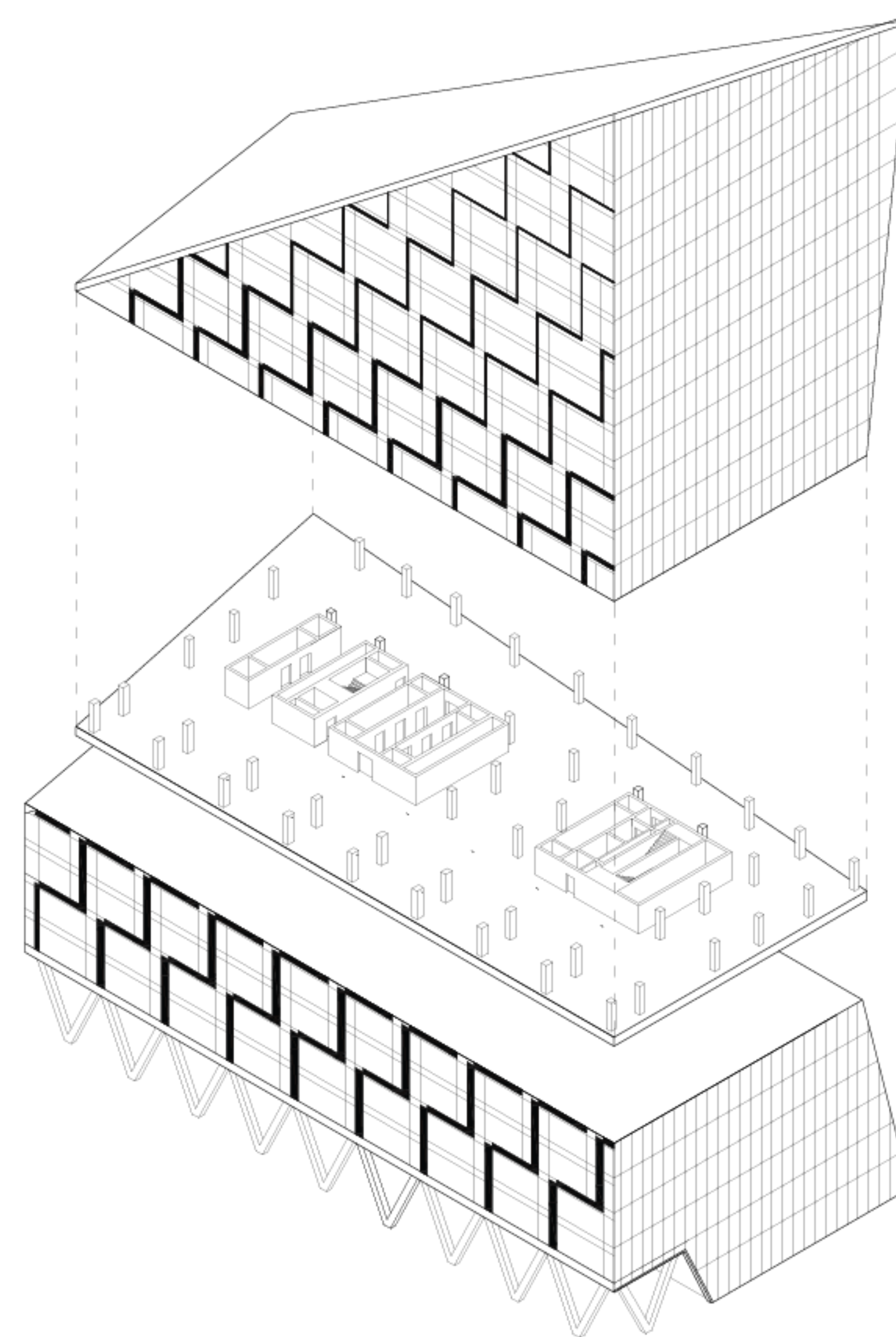
BOMA GLA:

2404 m²



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

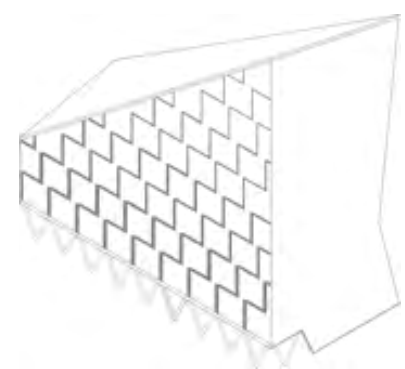


FLOOR PLANS

LEVEL 7

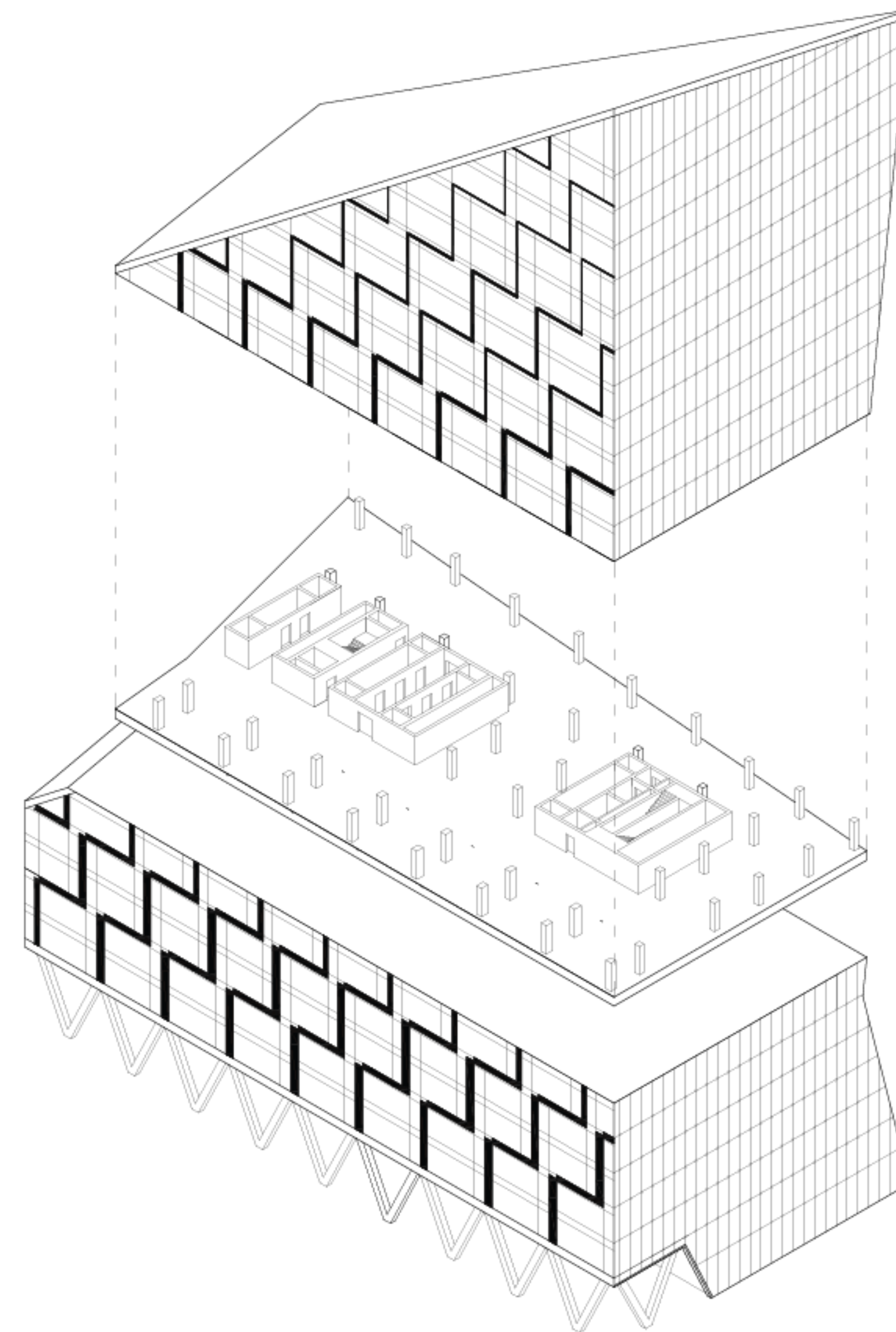
BOMA GLA:

1903 m² + 153 m² terrace



CHMIELNA • 89
OFFICE BUILDING

Chmielna 89, Warsaw

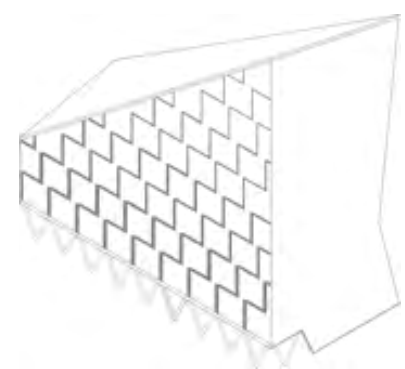


FLOOR PLANS

LEVEL 8

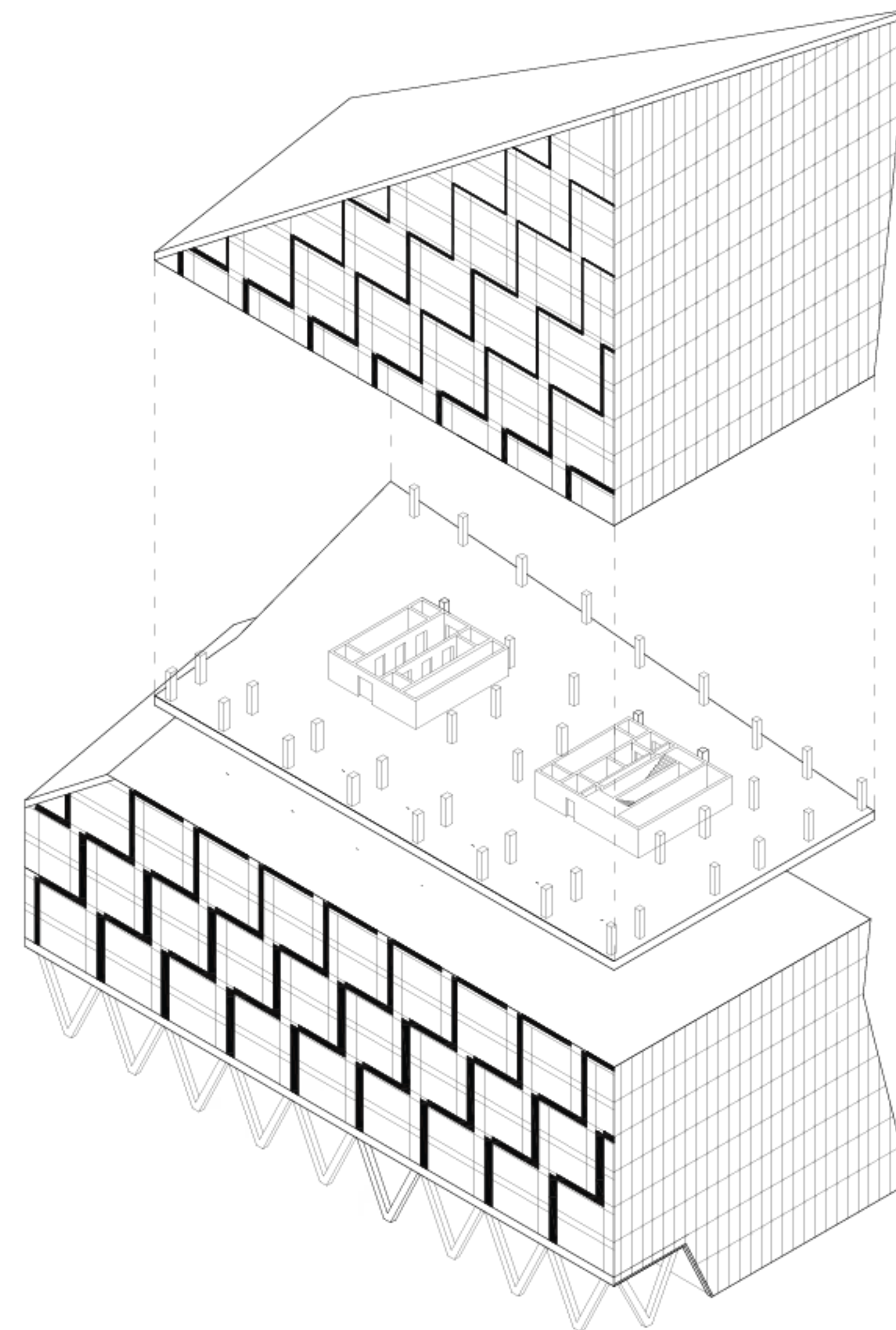
BOMA GLA:

1822 m²



CHMIELNA • 89
OFFICE BUILDING

Chmielna 89, Warsaw

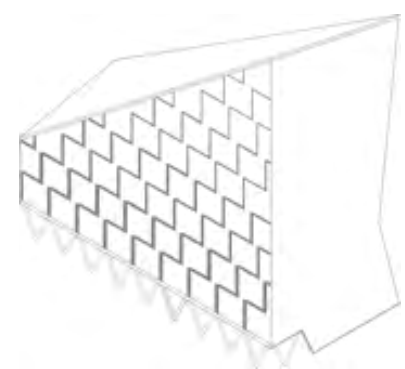


FLOOR PLANS

LEVEL 9

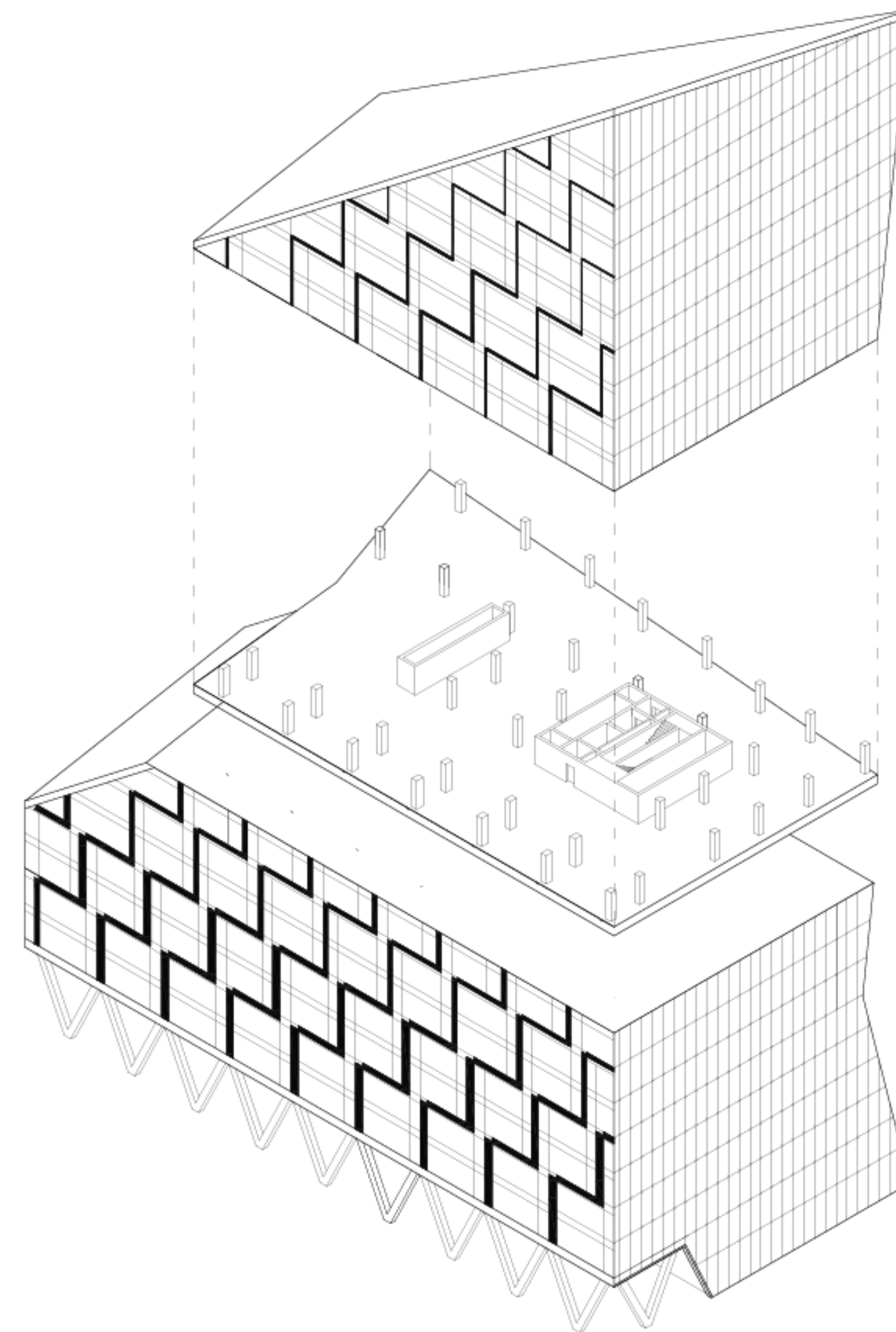
BOMA GLA:

1500 m² + 56 + 39 m² terrace



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

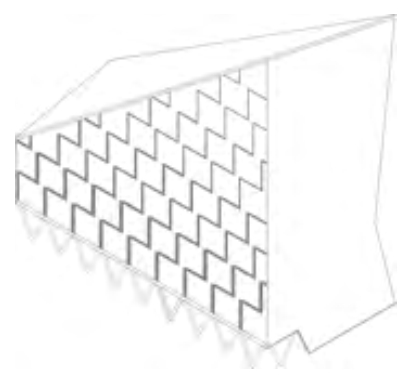


FLOOR PLANS

LEVEL 10

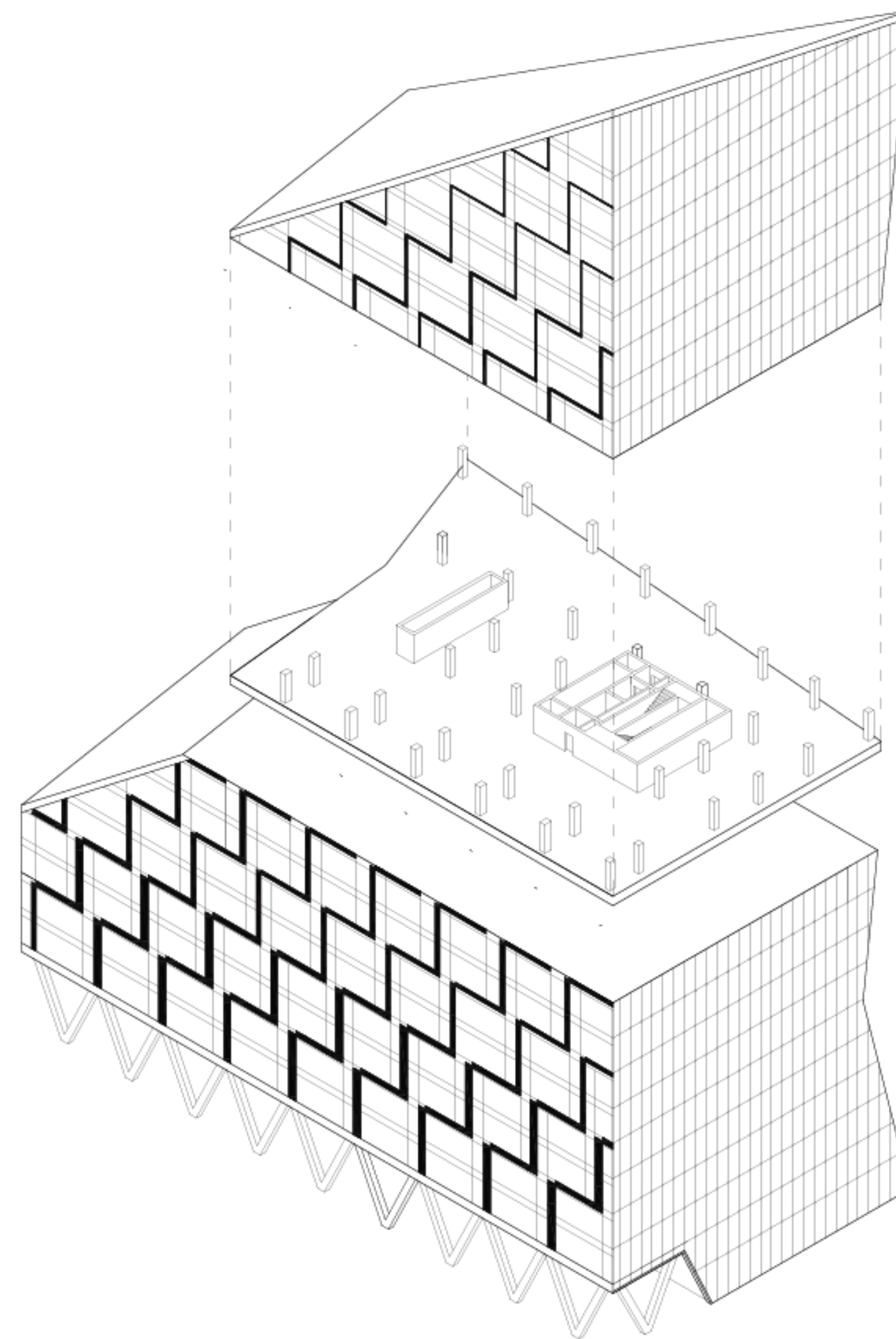
BOMA GLA:

1513 m²



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

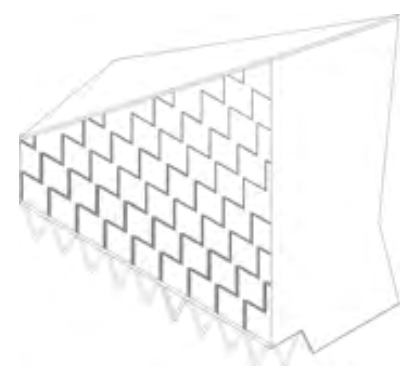


FLOOR PLANS

LEVEL 11

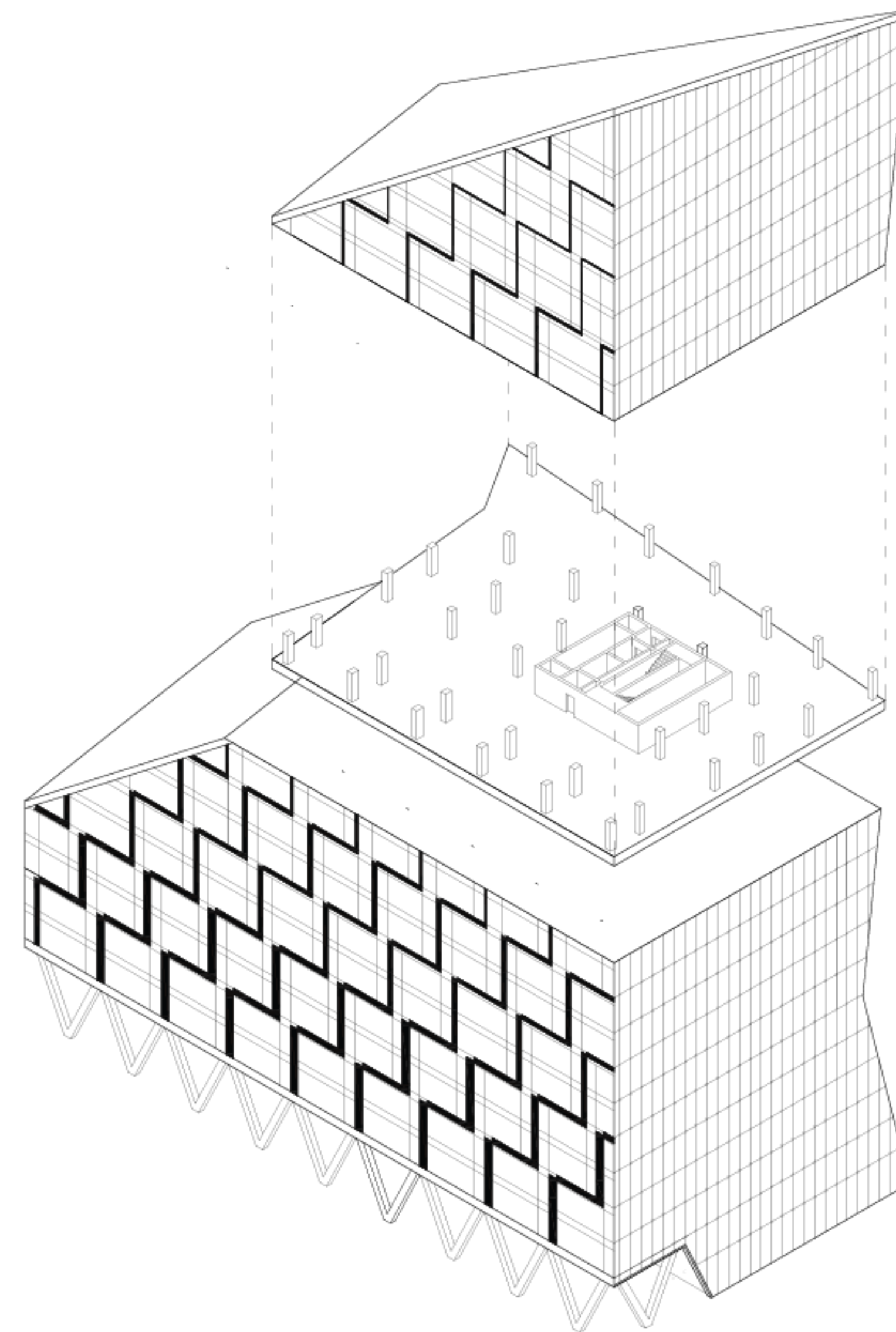
BOMA GLA:

1222 m² + 122 m² terrace



CHMIELNA • 89
OFFICE BUILDING

Chmielna 89, Warsaw

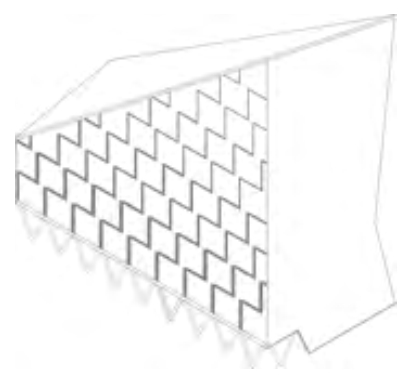


FLOOR PLANS

LEVEL 12

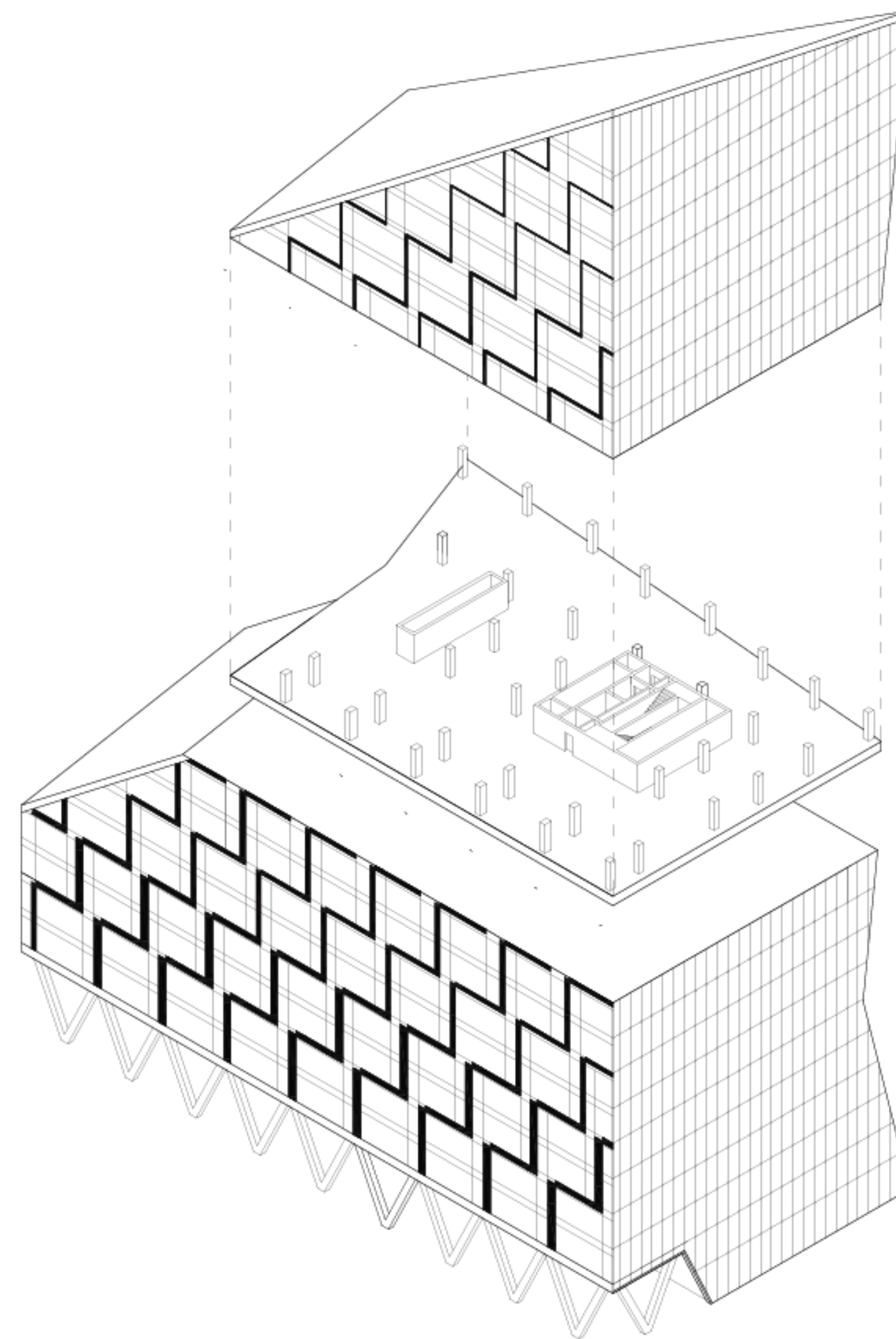
BOMA GLA:

1229 m²



CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

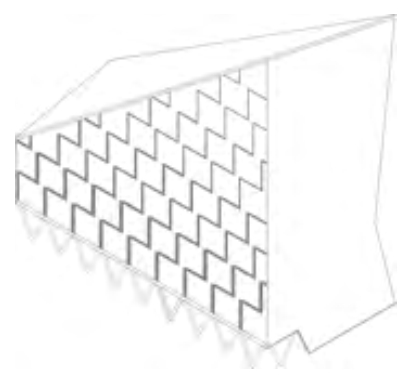


FLOOR PLANS

LEVEL 13

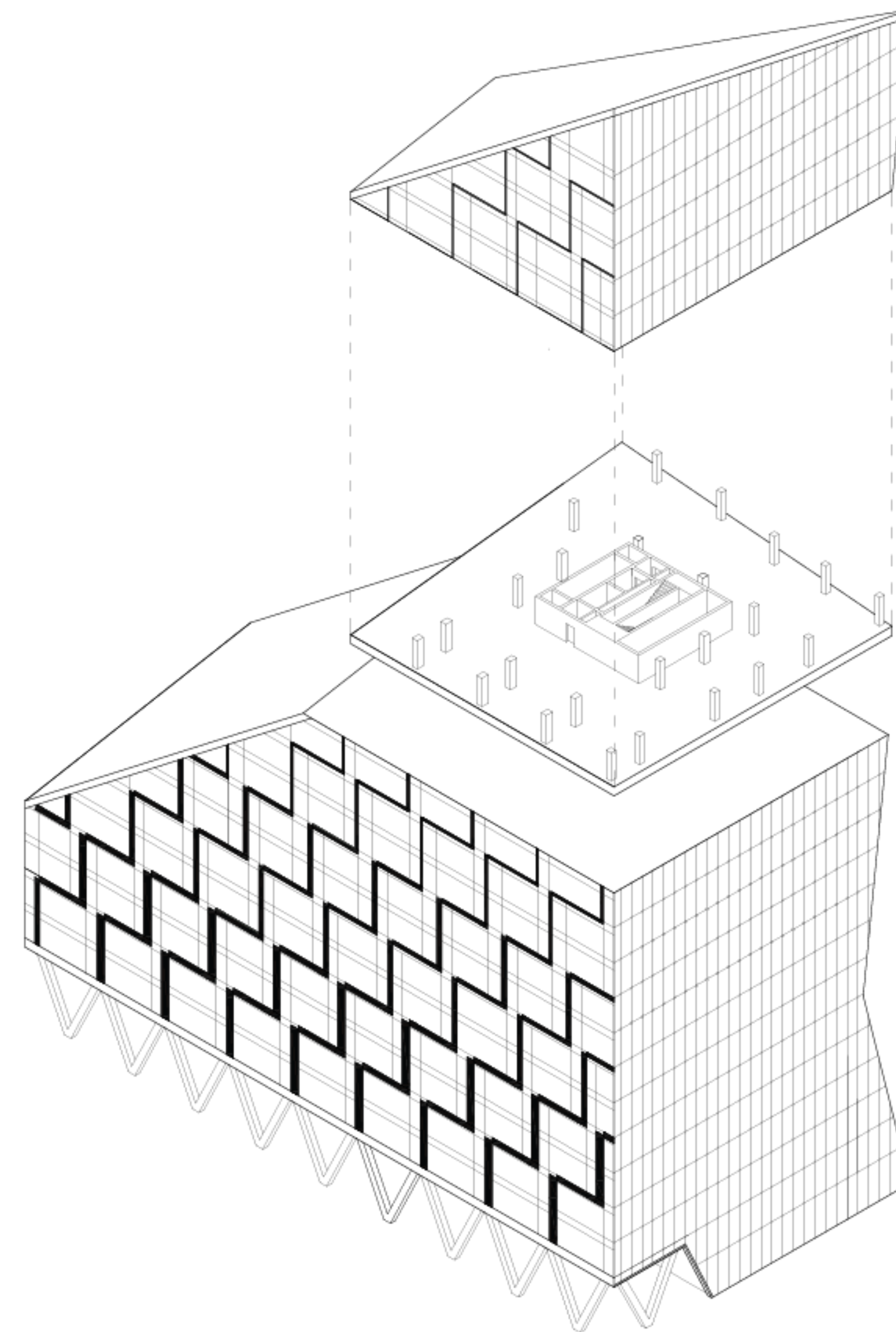
BOMA GLA:

1042 m²

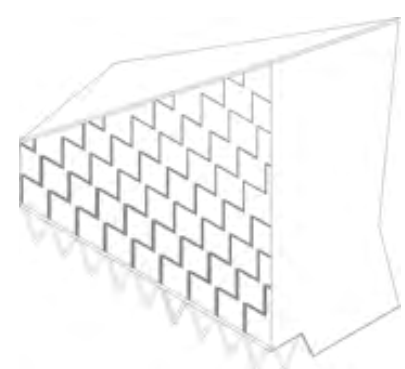


CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw



SAMPLE
ARRANGEMENTS

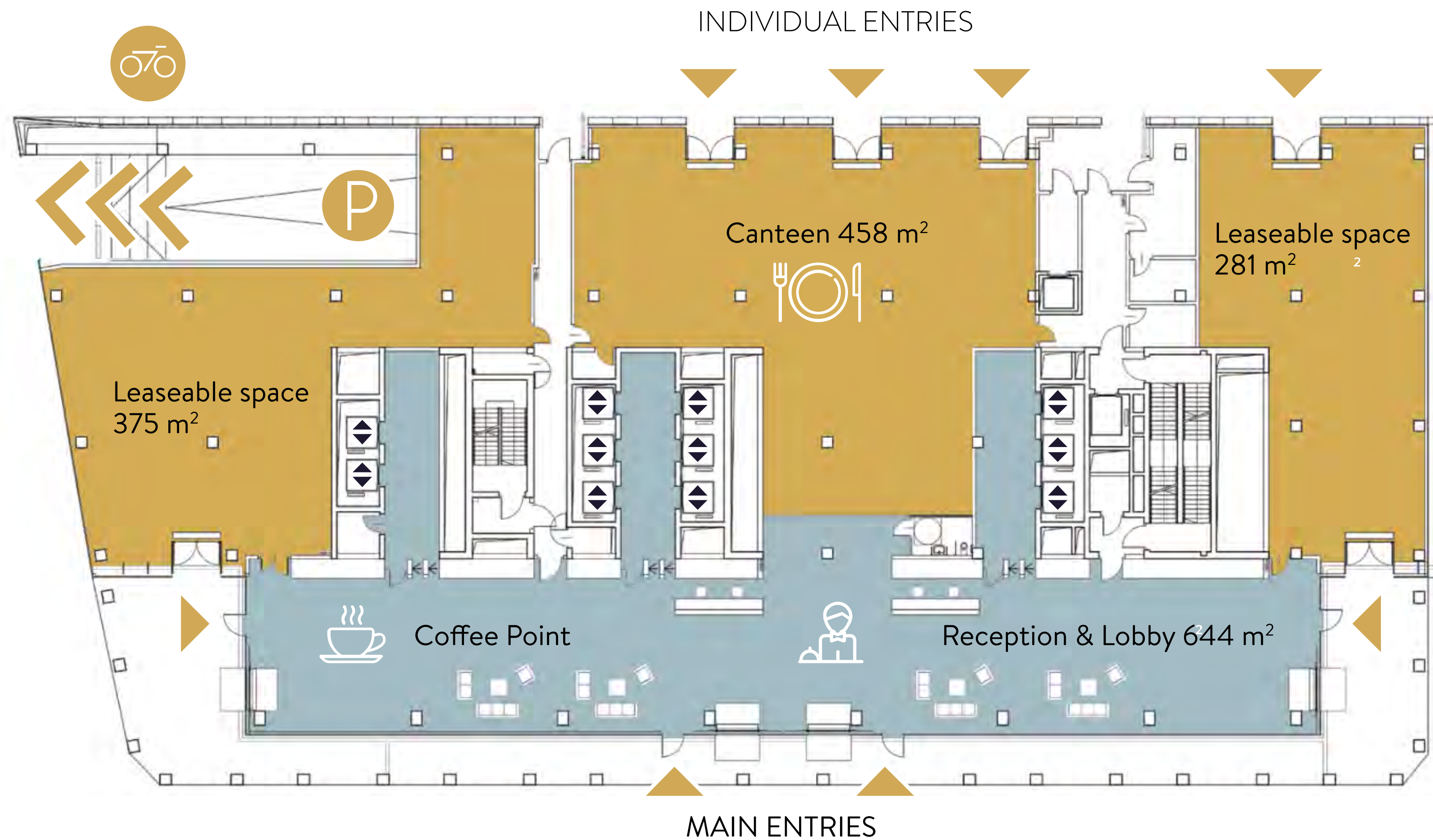


CHMIELNA • 89
OFFICE BUILDING

Chmielna 89, Warsaw

Ground Floor

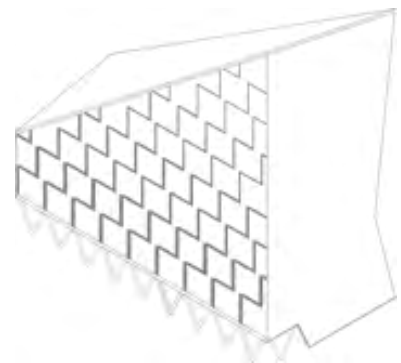
BOMA GLA: 1054 m²



2nd floor sample arrangement – 1 tenant

BOMA GLA: 2489 m²
WORKSTATIONS: 238

SAMPLE ARRANGEMENTS

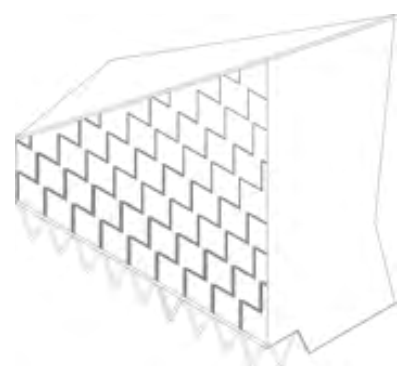


CHMIELNA • 89
OFFICE BUILDING

Chmielna 89, Warsaw



SAMPLE ARRANGEMENTS

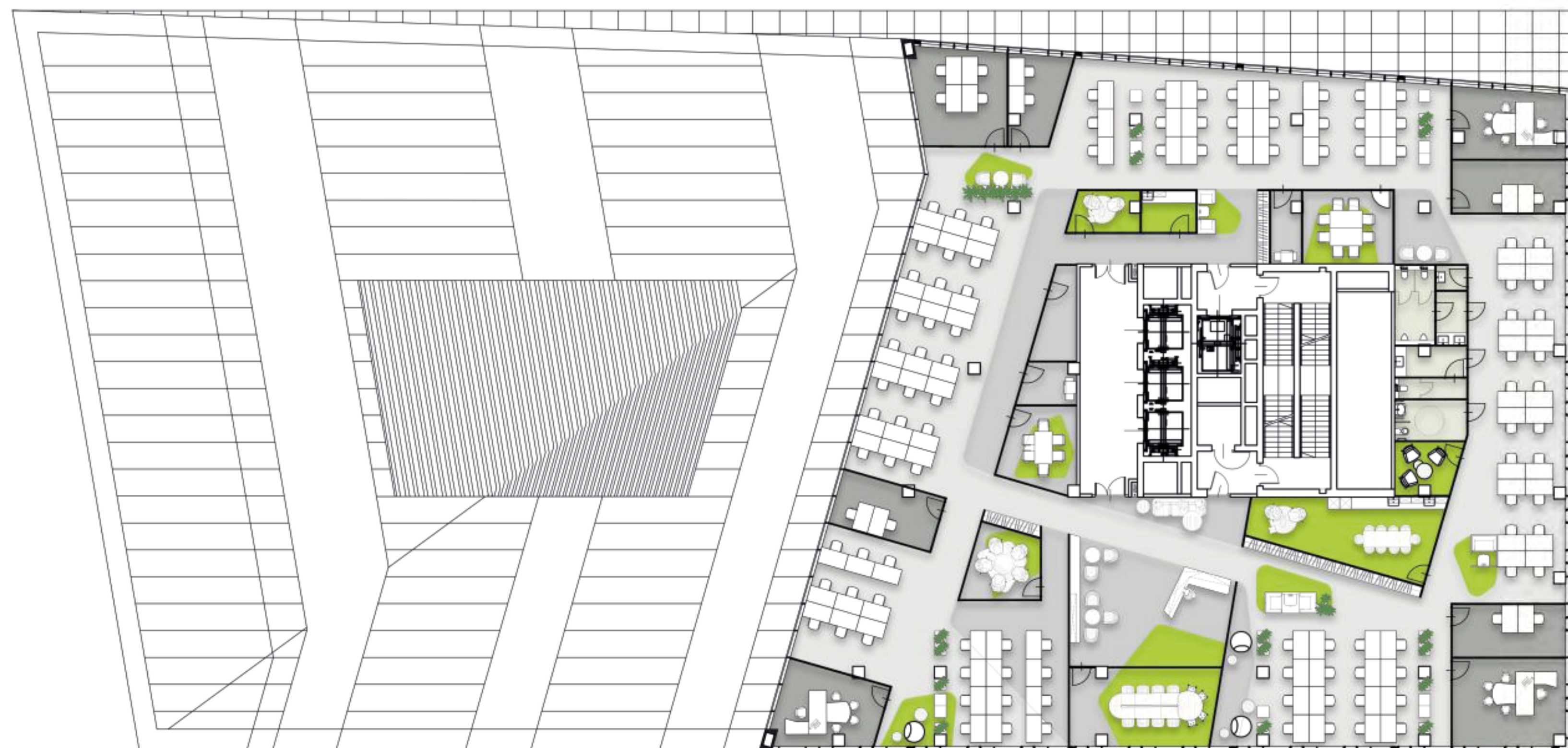


CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw

12th floor sample arrangement – 1 tenant

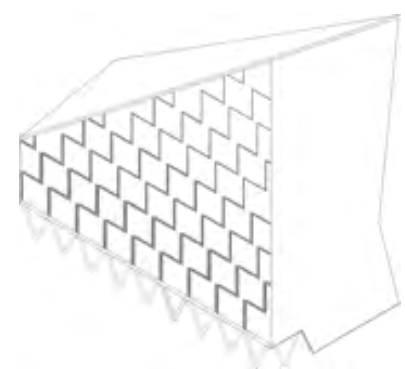
BOMA GLA: 1229 m²
WORKSTATIONS: 120



360° DESIGN & FIT-OUT SERVICES

CHMIELNA ♦ 89
OFFICE BUILDING

360° DESIGN & FIT-OUT SERVICES

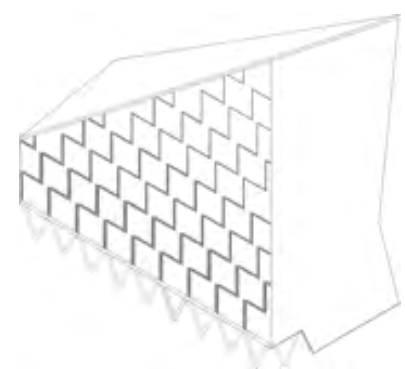


CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw



360° DESIGN & FIT-OUT SERVICES

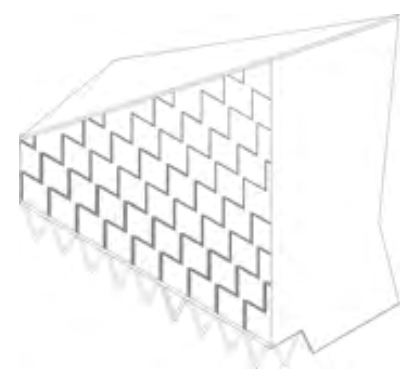


CHMIELNA • 89
OFFICE BUILDING

Chmielna 89, Warsaw



360° DESIGN & FIT-OUT SERVICES

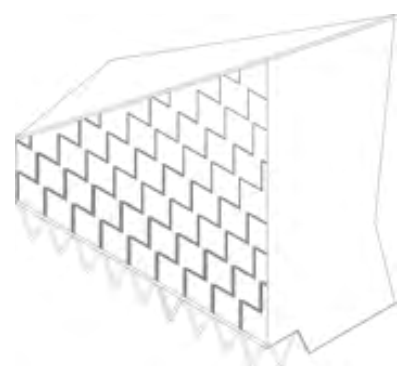


CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw



360° DESIGN & FIT-OUT SERVICES

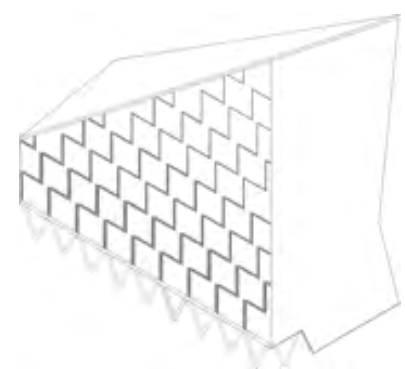


CHMIELNA 89
OFFICE BUILDING

Chmielna 89, Warsaw



360° DESIGN & FIT-OUT SERVICES



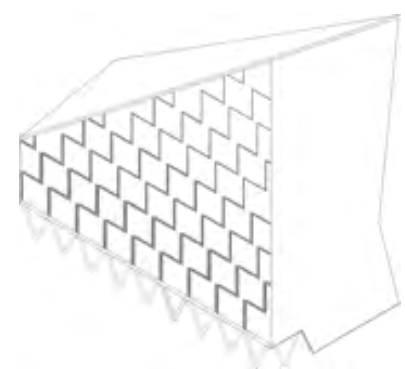
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Attention given to the finest design details

360° DESIGN & FIT-OUT SERVICES



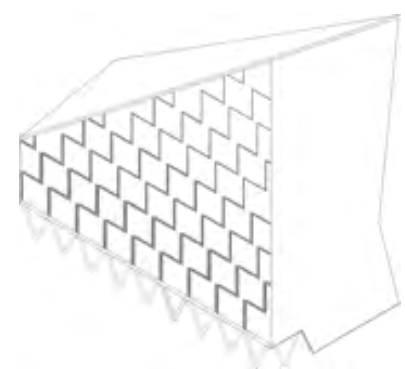
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Flexible open spaces

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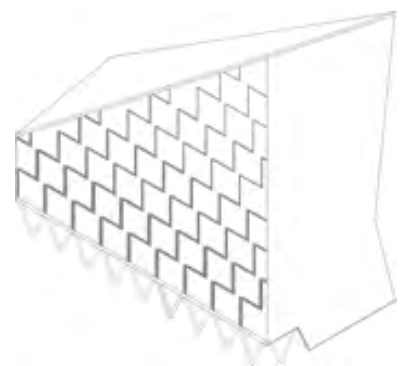
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Dimmable LED lighting features

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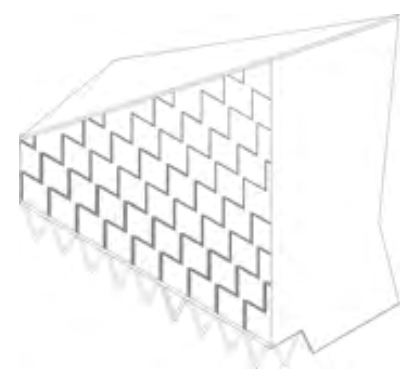
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Cosy environments encourage informal meetings

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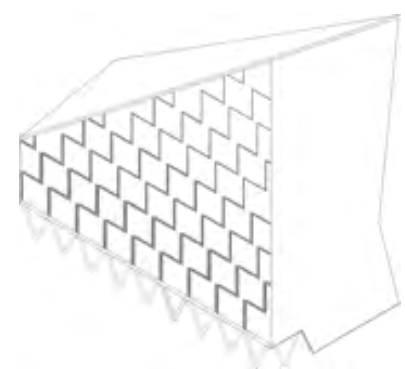
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Original graphic designs



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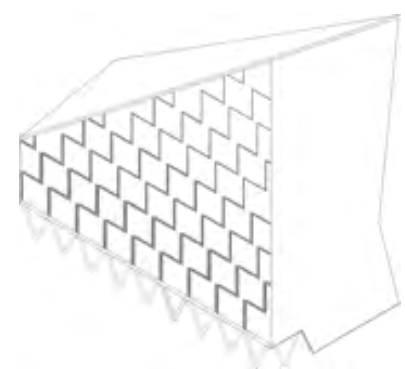
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Mixed spaces

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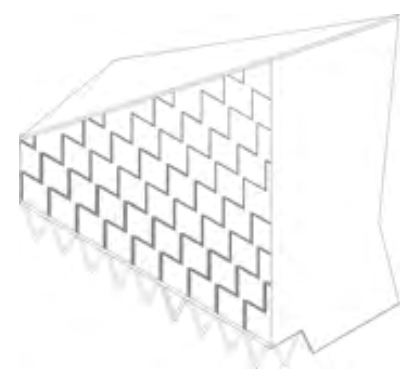
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Meeting rooms of various sizes

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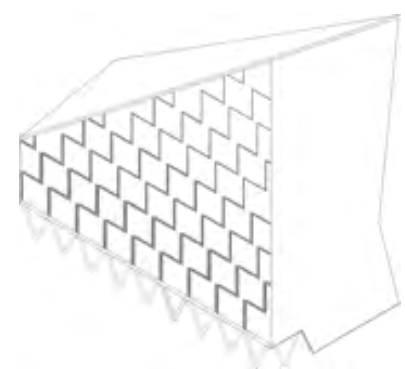
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Spacious and homely kitchens

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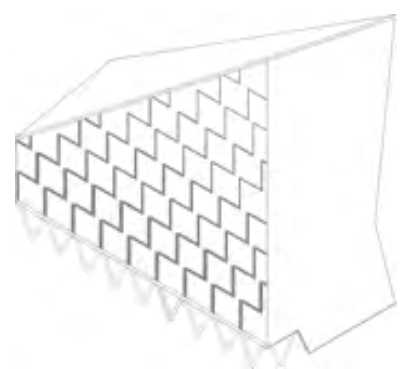
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Office chill zones

GREEN AREAS, COMMON SPACES



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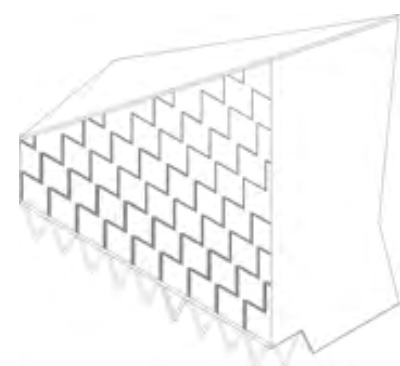
SYNERGY & CARE FOR ENVIRONMENT

Design and materials used in the façade minimise solar gain and heat losses.
Air handling units equipped with heat recovery systems.
Energy saving lighting. Low light pollution.
Environmental management during construction period.
Provision of heating and cooling comfort for tenants.

Very good - Breeam Certification.

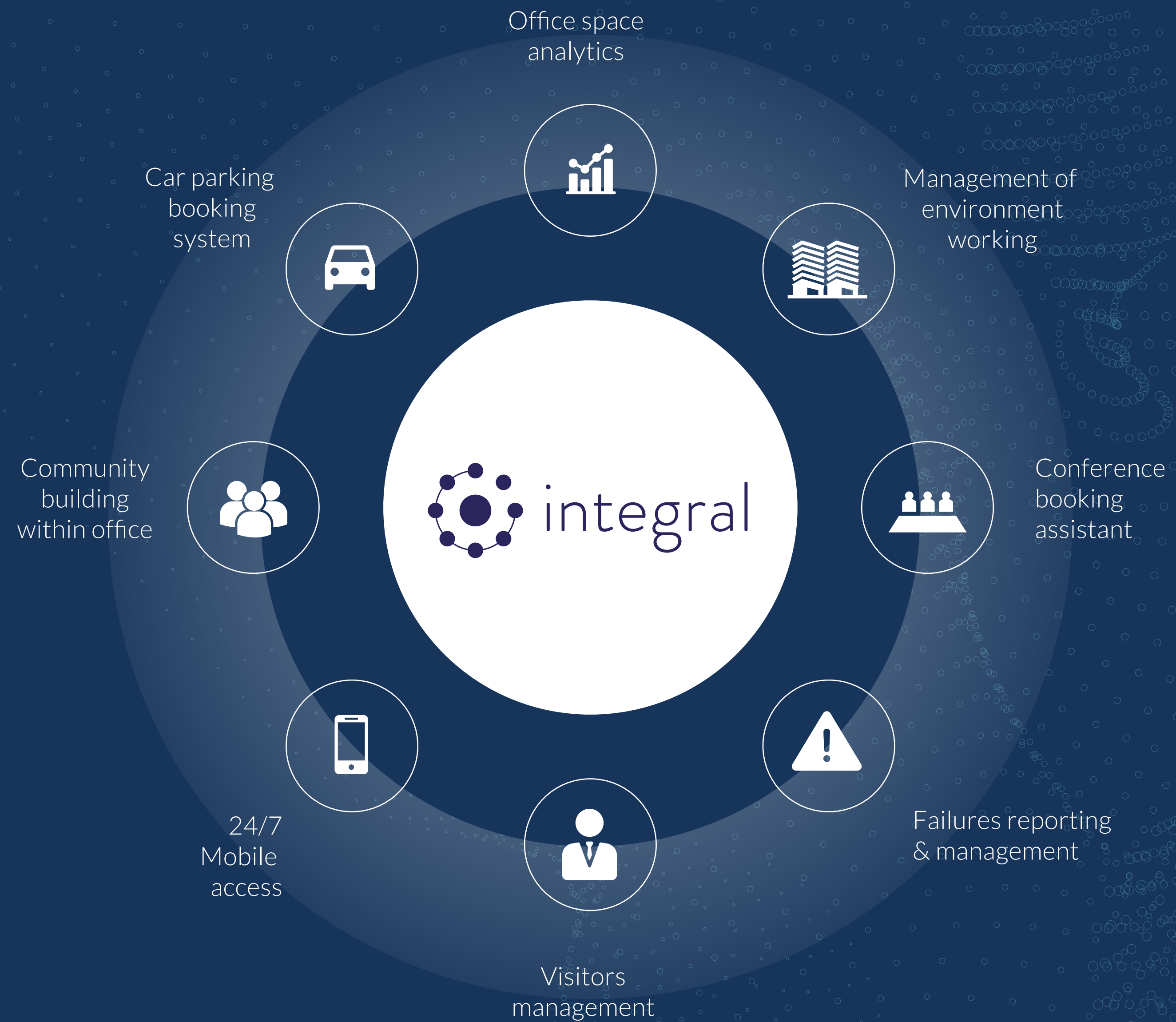
BREEAM[®]

INTEGRAL

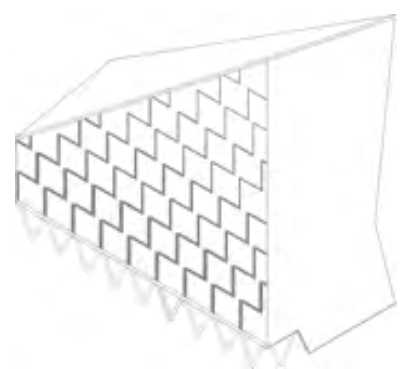


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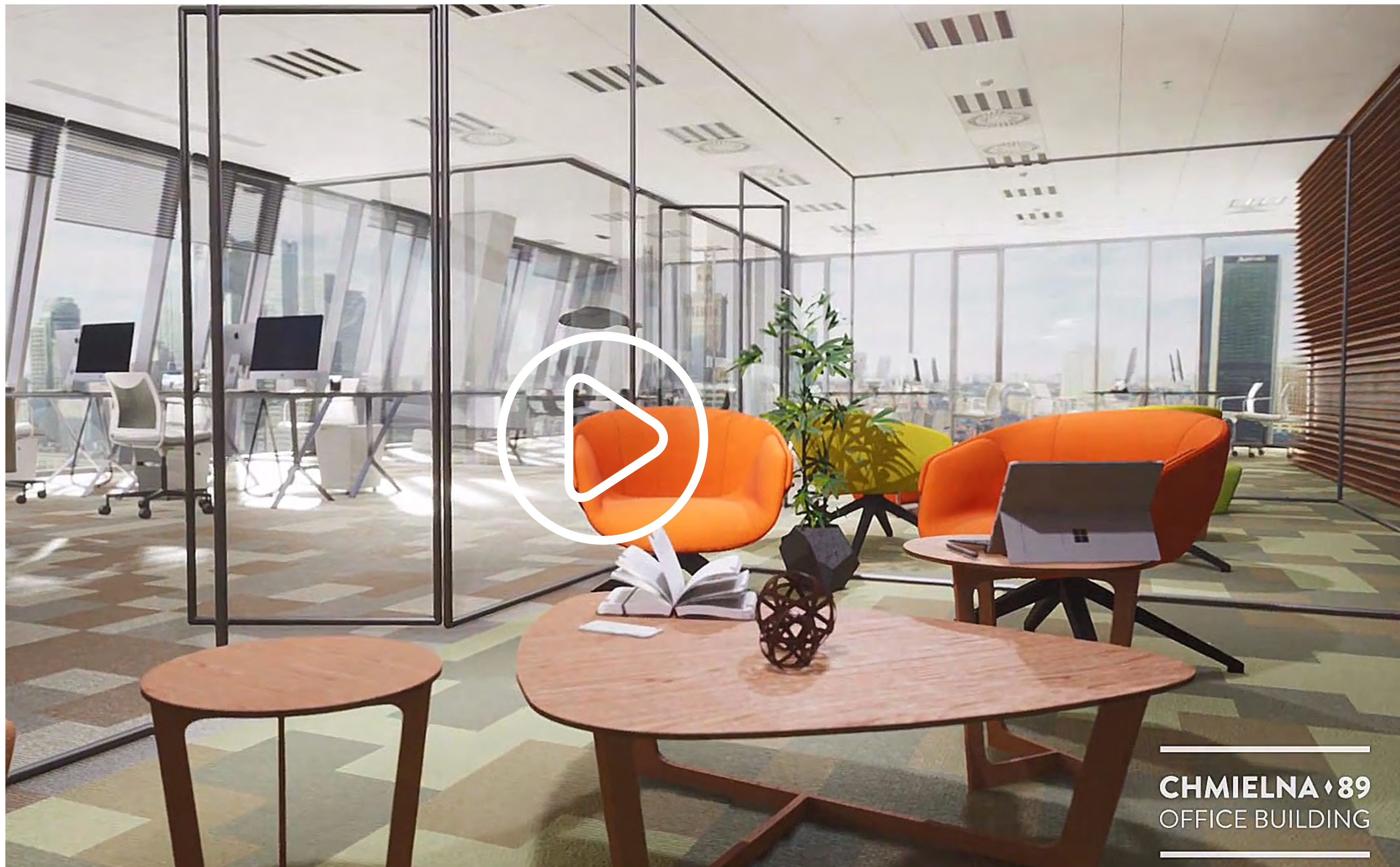


VIRTUAL WALK



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