

UL. GRZYBOWSKA 5A · 00-132 WARSZAWA

„Deka
Immobilien



WORKSPACE WITH CHARACTER

**Grzybowska Park is a superior
grade urban oasis in Warsaw.**

Style, functionality, attention to work-life balance and
quality private spaces make Grzybowska Park a place for
satisfied employees and prestigious companies.







IMPRESSIVE AND IMPECCABLE

THE BUILDING



Premium all the way.

As soon as you enter the foyer, you feel the quality of exclusivity and success: premium materials and timeless design greet you, immersing you in a world of elegant calm.





ELEGANT
ARCHITECTURE



GLASS FACADE



NATURAL LIGHT



LANDSCAPED
PARK AREA



MODERN PANORAMIC
GLASS LIFTS



HIGHLY
REPRESENTATIVE



PERSONAL
ACCESS CONTROL



NEW AND PRESTIGIOUS
LOBBY WITH 24H
RECEPTION SERVICE



DOUBLE FEED
POWER SUPPLY

BREEAM®

BREEAM® CERTIFIED
VERY GOOD



CYCLISTS-FRIENDLY
FACILITY

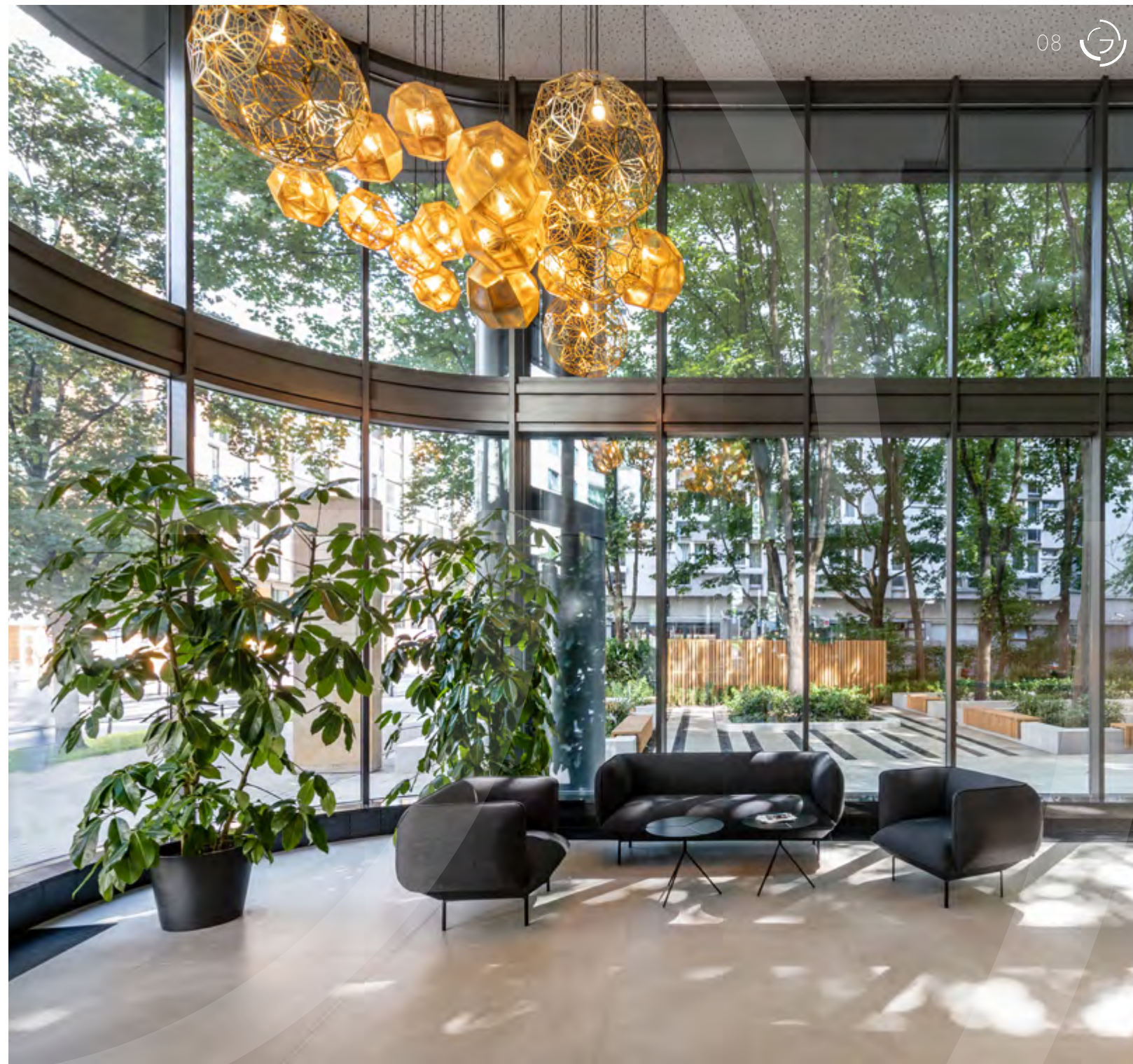


SELECTION OF
RESTAURANTS AND CAFÉS
IN-HOUSE AND NEARBY



SEVERAL PUBLIC
TRANSPORT STOPS WITHIN
A SHORT WALK

FROM THE
FIRST MOMENT,
YOU FEEL
UNCOMPRO-
MISING
QUALITY.





DISCRETION AND ELEGANCE

UNDER- STATEMENT AND PRESTIGE



THE BUILDING



FROM
YOUR FIRST
COFFEE,
YOU KNOW —
IT'S GOING
TO BE A
GOOD DAY



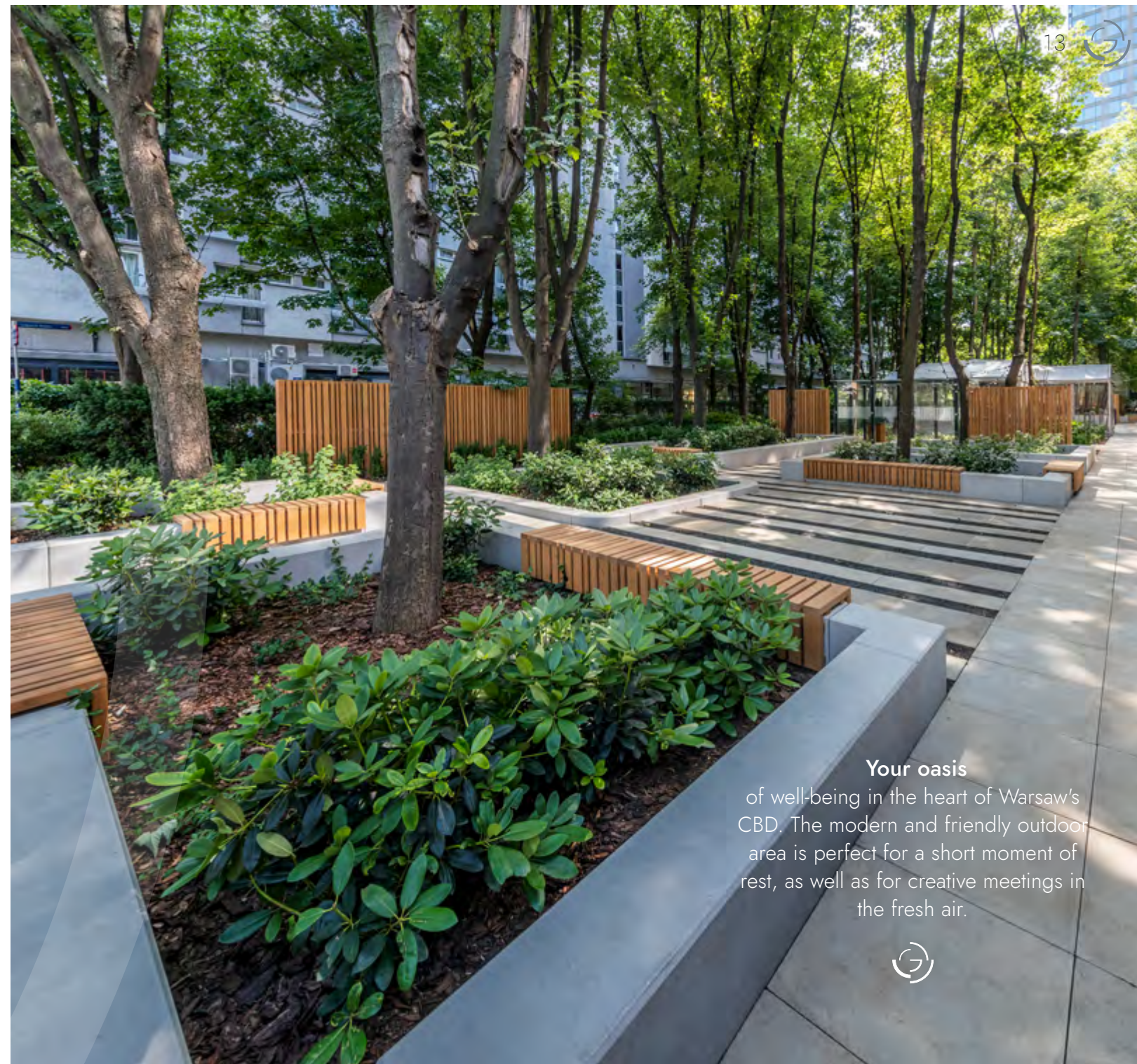
**Our benchmark:
the highest standards.**

Enjoy the successful interplay
of interior and exterior areas, light
and form, material and space,
and of liveliness and tranquillity.



THE BUILDING

VITALITY FOR YOUR BUSINESS



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Your oasis

of well-being in the heart of Warsaw's CBD. The modern and friendly outdoor area is perfect for a short moment of rest, as well as for creative meetings in the fresh air.



THE BUILDING







SURROUNDINGS

FOR A PERFECT WORK-LIFE BALANCE



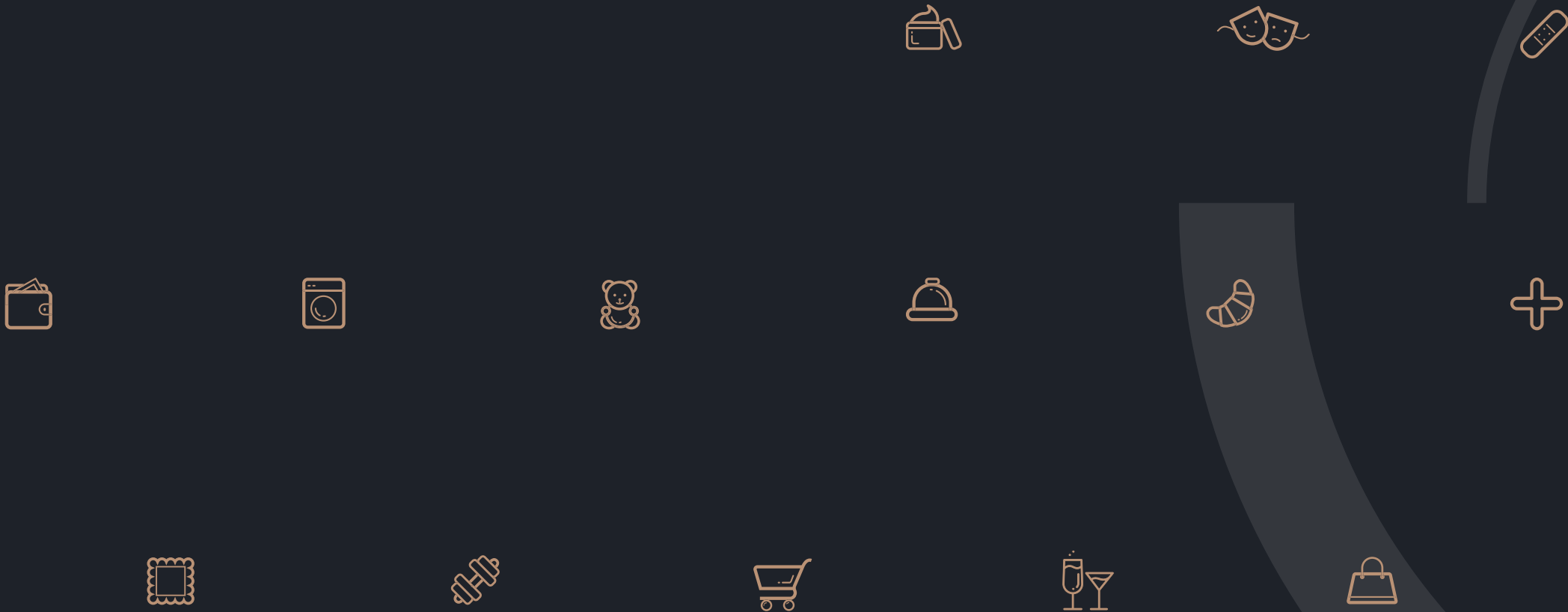


SURROUNDINGS



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* AMENITIES WITHIN **500 M** RADIUS



ENJOY THE OUTSTAN- DING LOCATION



-  Bike route
-  Light rail
-  Metro
-  Bus
-  Hotel
-  Subway
-  Green space



ROOM FOR BIG IDEAS

OFFICE SPACES





THE SPACES



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LIGHT AND
HIGHLY AESTHETIC
SPACES MAKE
YOUR WORKING DAY
A PLEASURE





Outstanding.

Through the window, you're at the centre of Warsaw's CBD, surrounded by reputable neighbours and urban vibrancy. Inside, you're in a haven of tranquillity.



EXCELLENCE AND PRESTIGE IN EVERY RESPECT





It doesn't get any more flexible than this.

Whether you rent a sub-area as a start-up or the entire floor as a renowned, large company – the high flexibility of the space is suitable for almost any floor layout. From a single-office solution to an open-space office, anything can be implemented.



AT A GLANCE

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IMPRESSIVE IN EVERY DETAIL

AT A GLANCE



AT A GLANCE

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PREMIUM HIGHLIGHTS FOR DISCERNING PEOPLE



- ✓ Year built: 2009.
- ✓ Prestigious 7-storey office building.
- ✓ Modern reinforced concrete skeleton design with sandstone façade.
- ✓ 1st and 2nd sublevels; heated/ventilated underground car park.
- ✓ 4 lifts available.
- ✓ Flat roof with internal roof drainage.
- ✓ Retail and catering spaces on the ground floor.
- ✓ Lobby over 2 floors with granite floor in the foyer.
- ✓ Security system (access / CCTV monitoring, alarm system).
- ✓ Air-conditioning, heating provided by district heatinggrid.
- ✓ Office spaces divisible in up to 3 rental areas.
- ✓ Flexible room layout.
- ✓ Good natural lighting.
- ✓ Suspended ceilings with integrated lighting and ventilation.
- ✓ High standard of equipment, e.g. raised floor.
- ✓ Floor to ceiling height in the office spaces of 2.70 m.
- ✓ BREEAM® In-Use: Asset (very good) / Building Management. (very good).



GET TO KNOW THIS
PREMIUM PROPERTY
AND GIVE US A CALL
OR SEND AN E-MAIL.
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 **Finanzgruppe**