REDISCOVER THE MEANING OF COMFORT
Cavatina

Who we are

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

0.5 mln sqm
360° Design & Fit-out Services
360° Design & Fit-out Services
Experience the highest standard in the elegant & impressive building, designed as Class A office space. Planned completion: Q3 2019
**Project description**

**Figures & building details**

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total GLA</td>
<td>33,637 m²</td>
</tr>
<tr>
<td>Offices &amp; Retail premises</td>
<td>785 m²</td>
</tr>
<tr>
<td>Number of floors including 2 levels of underground parking garage</td>
<td>10+2</td>
</tr>
<tr>
<td>Planned parking spaces</td>
<td>671</td>
</tr>
<tr>
<td>Parking ratio</td>
<td>1:48</td>
</tr>
<tr>
<td>Building add-on factor</td>
<td>5.50%</td>
</tr>
<tr>
<td>Lifts available in the building</td>
<td>12</td>
</tr>
</tbody>
</table>
TOTAL GLA BOMA 33,637 M²

<table>
<thead>
<tr>
<th>Level</th>
<th>Total GLA</th>
<th>Terraces</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEVEL 9</td>
<td>1479 m²</td>
<td></td>
</tr>
<tr>
<td>LEVEL 8</td>
<td>2318 m²</td>
<td>48 m²</td>
</tr>
<tr>
<td>LEVEL 7</td>
<td>2381 m²</td>
<td>675 m² + 58 m²</td>
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<tr>
<td>LEVEL 6</td>
<td>3725 m²</td>
<td></td>
</tr>
<tr>
<td>LEVEL 5</td>
<td>4018 m²</td>
<td>580 m²</td>
</tr>
<tr>
<td>LEVEL 4</td>
<td>4662 m²</td>
<td></td>
</tr>
<tr>
<td>LEVEL 3</td>
<td>4662 m²</td>
<td>260 m²</td>
</tr>
<tr>
<td>LEVEL 2</td>
<td>4967 m²</td>
<td></td>
</tr>
<tr>
<td>LEVEL 1</td>
<td>4610 m²</td>
<td>Patio 1050 m²</td>
</tr>
<tr>
<td>LEVEL 0</td>
<td>813 m²</td>
<td></td>
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</tbody>
</table>
SYNERGY & CARE FOR ENVIRONMENT

KEY FEATURES:

- Design and materials used in the façade minimize solar gain and heat losses.
- Air handling units equipped with heat recovery systems.
- Environmental management during construction period.
- Provision of heating and cooling comfort for tenants.

Very good - Breeam Certification.
Green patios and terraces designed with care to enable relaxation in beautifully arranged spaces filled with nature.

- MAIN COURT AREA: 1050m²
- 3RD FLOOR TERRACE: 260m²
- 8TH FLOOR TERRACE: 48m²
- 7TH FLOOR TERRACE: 675m² + 58m²
- 5TH FLOOR PATIO: 580m²
Marvelous 1,050 square meter courtyard is a showcase of the project. Being actually a core of the Building, the courtyard enables better daylight exposure of the office thanks to bilateral glazing all around the floor.

The courtyard with a pond, abundant greenery, walk paths, benches and wooden pier, is also a natural oasis in the center of a workplace.
Building standards & facilities
Standard fit-out of premises included

- Tall window module allowing for high elasticity in space division and interior design solutions
- Unit height: 2.80 m
- 7.5m² minimal workspace (per 1 person)
- Suspended ceiling with integrated lighting
- Raised floors (technical)
- Carpet flooring
- Floorboxes
- IT infrastructure and higher load capacity floors
- Storage space available
- Air-conditioning system
- Elegant reception
- 24h security
- BMS & Access Control System
- Locker rooms and showers for bike users
BIKE ROUTE ACCESS
VISITORS TAXI
~80 PLCS
-1
10 PLCS
PERFECT BUSINESS PARK LOCATION WITH GREAT ACCESSIBILITY.

Tischnera Office benefits from an unrivalled location close to the city centre and allowing for an efficient access by car or using public transport grid. The building provides a direct access to the tram – the main mean of public transport in Krakow. Immediately at the Łagiewniki tram station, the complex is perfectly located from the perspective of Krakow’s inner city inhabitants and daily commuters from densely populated satellites such as Wieliczka.

Bus stops
- Easy access to bus stops close to Tischnera Office building
- Lines: 133, 135, 166, 176, 478, 608, 915

Tram stops
- Fast tram connections with city center & other districts
- Lines: 14, 42, 11, 19, 29

Bike stations
- Prefer cycling? You can reach Krakow Mound or Barbioroko Park in 12 minutes.

Train stations
- Krakow Łagiewniki is just 8 minutes walking from the building
- Krakow Main Train station with fast rail connections takes 12 minutes drive
Tischnera Office location delivers lots of amenities available close to the building. Many of them are in the complex.

**Amenities in the building:**
- Canteen & Restaurants
- Nursery
- Parcel locker
- Bike stands & showers
- Laundry Machine

**Amenities in the immediate vicinity:**
- Groceries & shops
- Pharmacy (1km)
- Cross-Fit & Gym (1km)
- Bakery
- Gas Station (250m)
- Hairdresser (500m)
- Mc Donald’s (800m)
BUILDING
LEVEL:
Ground floor

GROSS AREA
OF THE PREMISES:
813 m²
BUILDING LEVEL: 2nd Floor

NET AREA OF THE PREMISES: 4708.12m²

GROSS AREA OF THE PREMISES: 4967.07m²

WORK STATIONS: 663
BUILDING LEVEL:
3rd Floor

NET AREA OF THE PREMISES:
4418.60m²

GROSS AREA OF THE PREMISES:
4661.62m²

WORK STATIONS:
663
PARKING LEVEL: 0
PARKING PLACES: 144
PARKING PLACES OUTSIDE THE BUILDING: 45
PARKING LEVEL: -1
PARKING PLACES: 230
Ground Floor Lobby Visualization
BRAND NEW OFFICE LEASED TO INTERNATIONAL TENANTS OF TOP QUALITY COVENANTS

COMPETITIVE OFFICE RENT OF 13.50 EUR

TOP QUALITY INSTITUTIONAL TENANTS

CLOSE PROXIMITY TO THE CITY CENTER AND DIRECT ACCESS TO BONARKA SHOPPING MALL

THE ONLY BUSINESS PARK WITH A DIRECT ACCESS TO TRAM AND BUS

NATIONAL TRAIN STATION IN NEIGHBOURHOOD ADDING TO OUTSTANDING LOCAL ACCESSIBILITY

LONG LEASE TERM OF C.A. 10 YEARS

PRIME TECHNICAL QUALITY AND ELEGANT DESIGN
Each of the buildings has been carefully designed to optimise the floor layouts maximising tenants’ comfort. Provision of natural light, convenient elevator shafts, and flexible floor shapes make Tischlera Office a truly future-proof modern office complex allowing tenants for attracting top talents to work in their premises.

Tischlera Office is a true example of A-class building with exceptional time-proof design and the only commercial investment in Krakow offering almost 3 000 sq m of green areas, patio and terraces. Due to several architectural solutions i.e. double-skin façade technology and many lighting elements the scheme has became a showcase of this part of Krakow and a truly outstanding investment product.

Cavatina’s fit-out services include full scope of design works, executive planning, construction, furnishing and quality assurance. 360 Design process include Clients needs analysis with briefing specific requirements, concept design, drawings, CGI, technical projects & valuation. Final space is constructed & supervised by experienced team of specialists following detailed works schedule.

Modern functionality of Tischlera Office is guaranteed by the outstanding technical specification which includes e.g. average window module height 2.80 metres, IT facilities and higher capacity floors and two optical fibres with independent power supplies. The entrance to each of the buildings is double-level reception with 24/7 service and security, whereas the cyclists can benefit from bike racks, showers and lockers.
REDISCOVER
THE MEANING OF COMFORT

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Watch video about Cavatina