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# CHMIELNA ♦ 89 OFFICE BUILDING

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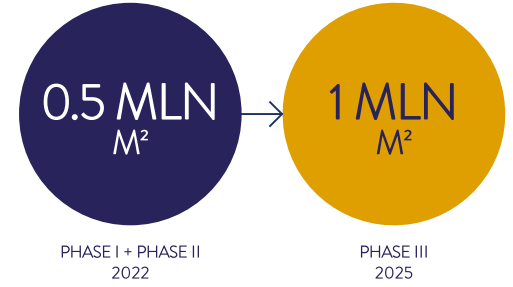
COMFORT IN WARSAW'S  
BUSINESS CENTER



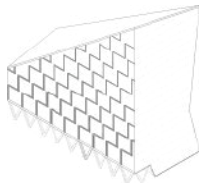


Cavatina Holding S.A. is a company  
listed on Warsaw Stock Exchange

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

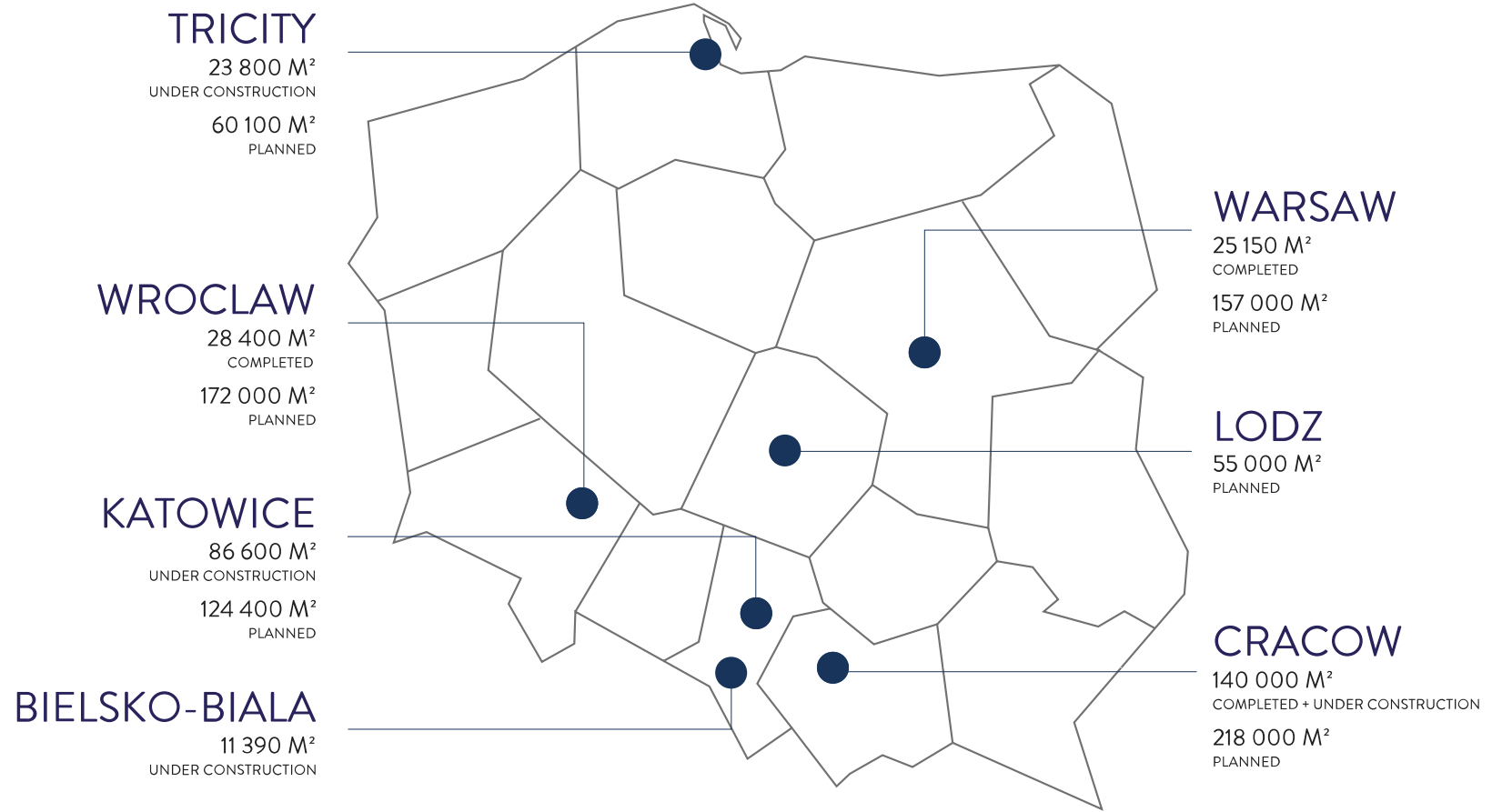


ABOUT US



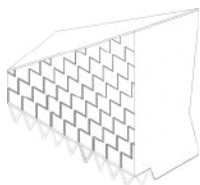
CHMIELNA 89  
OFFICE BUILDING

Chmielna 89, Warszawa





# GROUP COMPETENCES



CHMIELNA + 89  
OFFICE BUILDING

Chmielna 89, Warszawa



ARCHITECTURE DESIGN DEPARTMENT



LEGAL ADMINISTRATION DEPARTMENT



FIT-OUT & INTERIOR DESIGN DEPARTMENT



GENERAL CONTRACTING DEPARTMENT



GENERAL FIT-OUT DEPARTMENT



ACQUISITION & LEASING DEPARTMENT

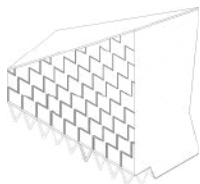


TECHNICAL SUPPORT DEPARTMENT



MARKETING DEPARTMENT

# LOCALIZATION



**CHMIELNA + 89**  
OFFICE BUILDING

Chmielna 89, Warszawa

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

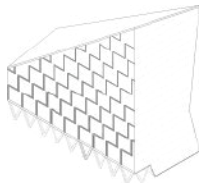
Project has absolutely perfect public transportation accessibility thanks to its location with easy access to both subway lines. Chmielna 89 will be just 100m far from closest station.

Project offers very good vehicular access as well (Wislostrada, 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.





# CITY TRANSPORT



**CHMIELNA 89**  
OFFICE BUILDING

Chmielna 89, Warszawa

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

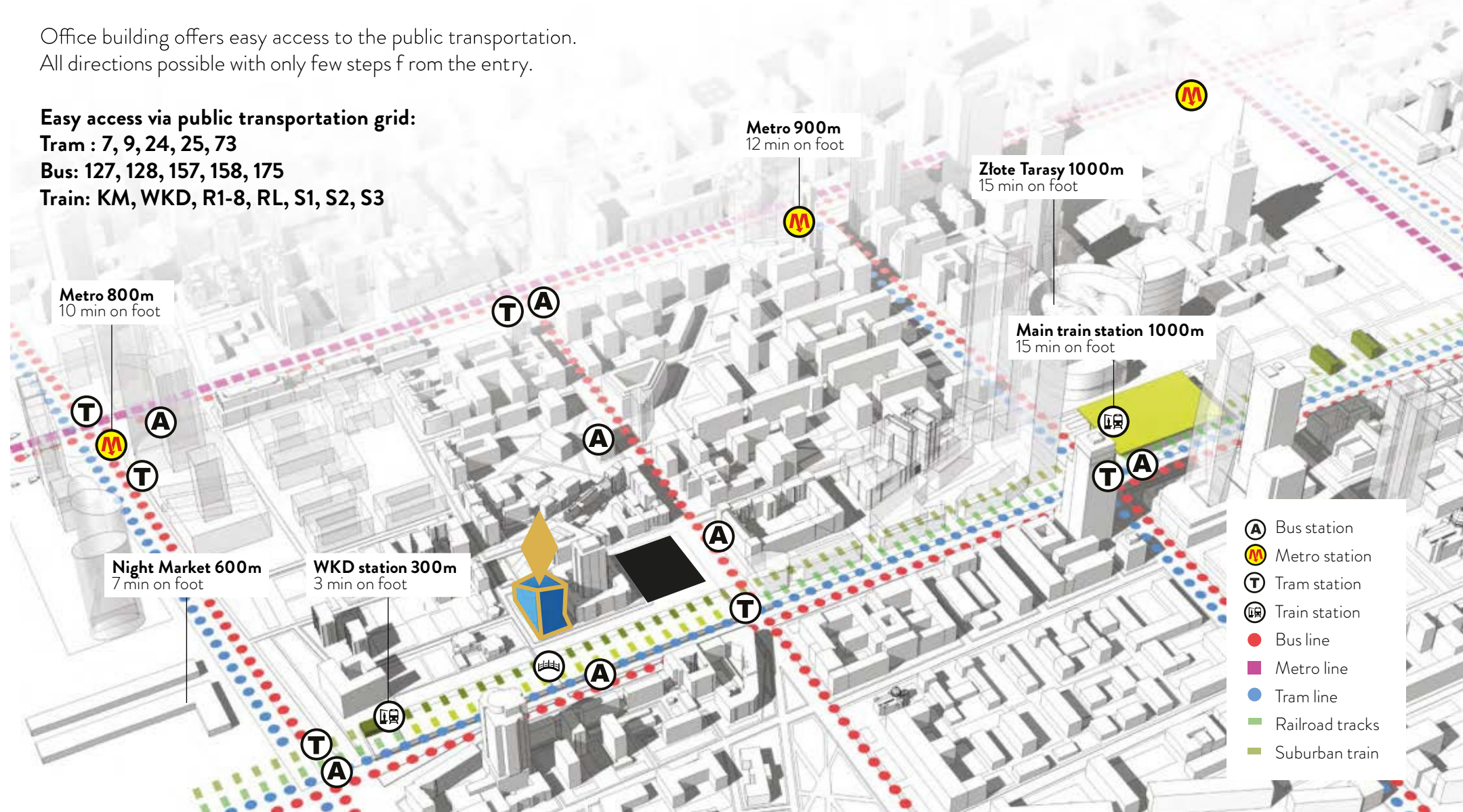
Office building offers easy access to the public transportation.  
All directions possible with only few steps from the entry.

### Easy access via public transportation grid:

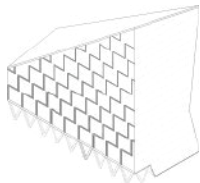
**Tram : 7, 9, 24, 25, 73**

**Bus: 127, 128, 157, 158, 175**

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



# LOCAL AREA AMENITIES



**CHMIELNA + 89**  
OFFICE BUILDING

Chmielna 89, Warszawa





















PALACE OF CULTURE  
AND SCIENCE

ZŁOTE  
TARASY

MAIN TRAIN STATION

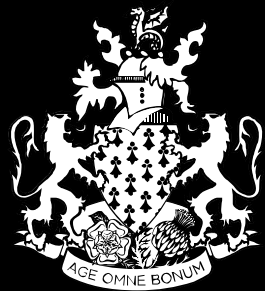
10 MIN ON FOOT

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



AWARD

CHMIELNA 89  
OFFICE BUILDING



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

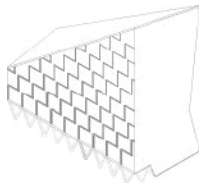
Chmielna 89  
By Cavatina&Partners INT

2018-2019

Best International  
Office  
Development  
2018-2019

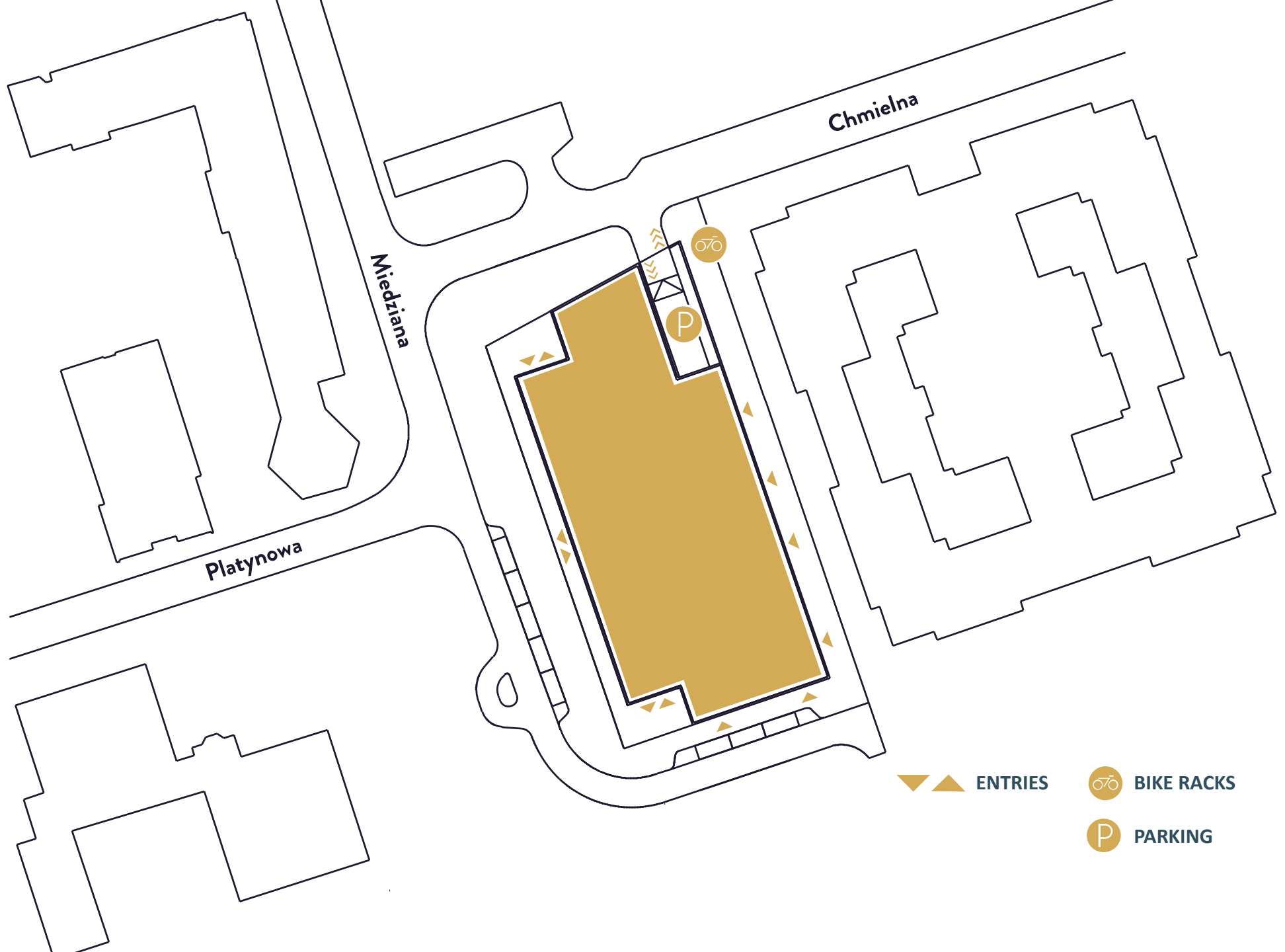


# SITE PLAN



**CHMIELNA + 89**  
OFFICE BUILDING

Chmielna 89, Warszawa

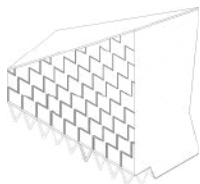


ENTRIES

BIKE RACKS

PARKING

# AMENITIES



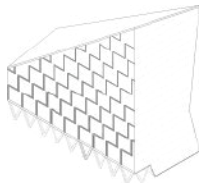
## CHMIELNA 89 OFFICE BUILDING

Chmielna 89, Warszawa

- + 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










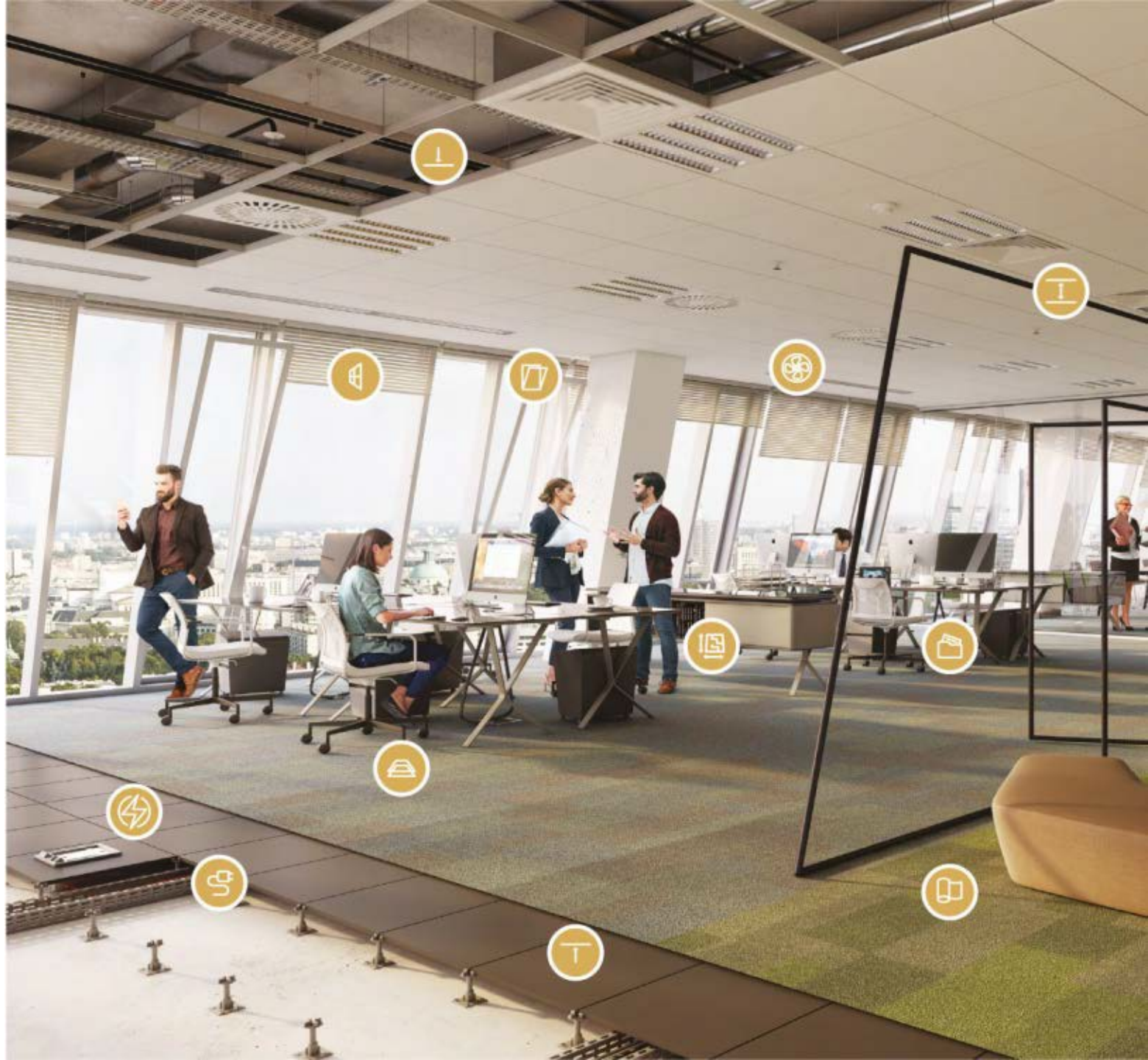
# TECHNICAL SPECIFICATION



CHMIELNA + 89  
OFFICE BUILDING

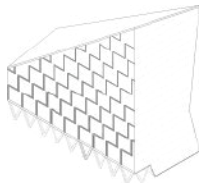
Chmielna 89, Warszawa

-  Average window module height: 2.80m
-  Unit height: 2,80 m
-  Optimal workspace per person 7,5m<sup>2</sup>
-  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



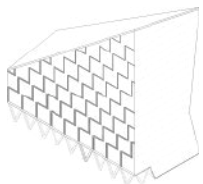
CHMIELNA + 89  
OFFICE BUILDING

Chmielna 89, Warszawa





# LOBBY DESIGN



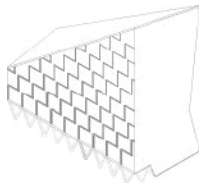
CHMIELNA + 89  
OFFICE BUILDING

Chmielna 89, Warszawa



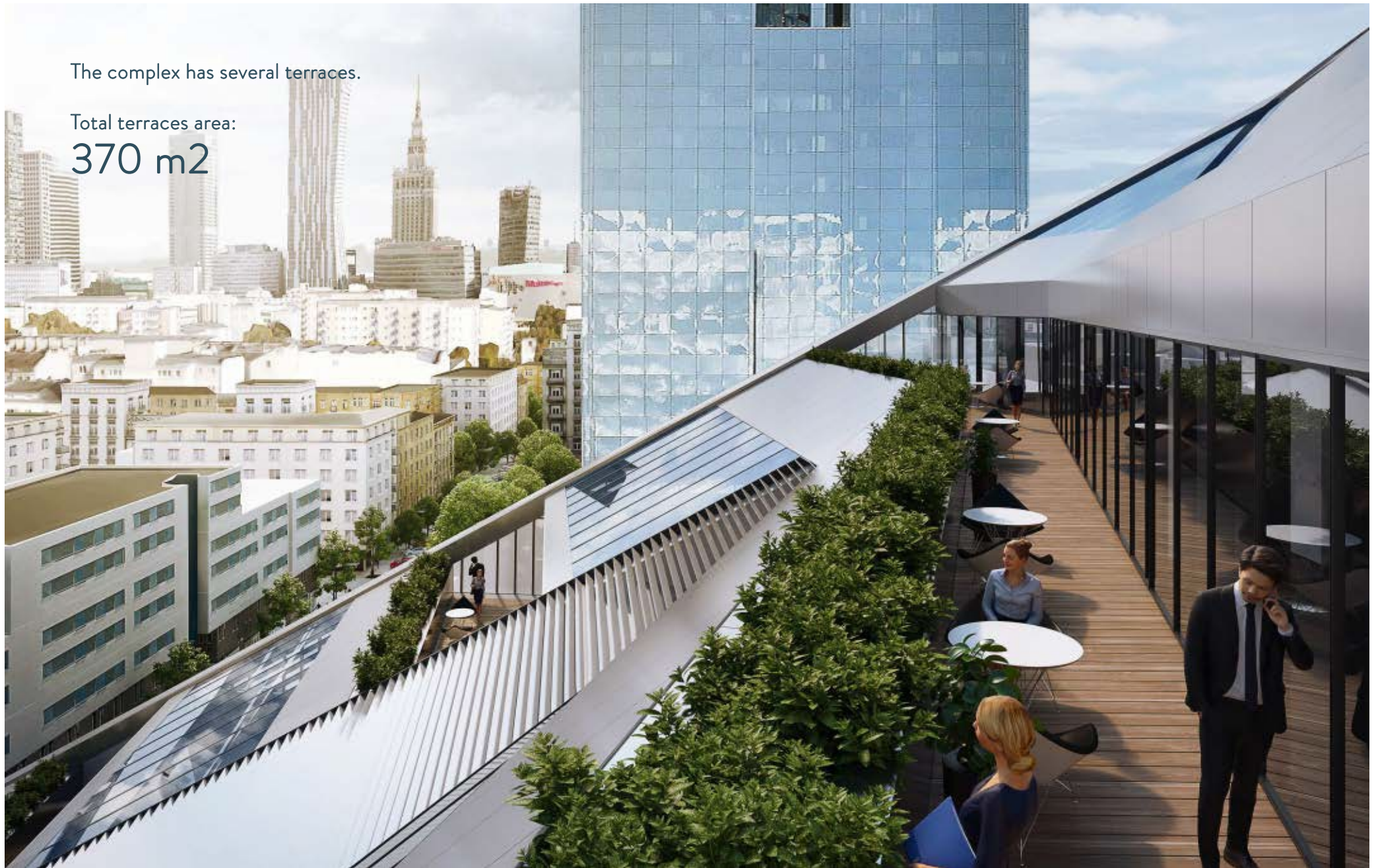


# TERRACES



CHMIELNA + 89  
OFFICE BUILDING

Chmielna 89, Warszawa



The complex has several terraces.

Total terraces area:  
**370 m<sup>2</sup>**



# BUILDING PHOTOS

CHMIELNA • 89  
OFFICE BUILDING







CHAMELNA 189  
OFFICE BUILDING





**CHMIELNA • 89**  
OFFICE BUILDING





CHMIELNA 89  
OFFICE BUILDING





CHMIELNA 89  
OFFICE BUILDING





**CHMIELNA 89**  
OFFICE BUILDING





CHMIELNA • 89  
OFFICE BUILDING



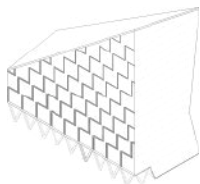
NEIGHBOURHOOD  
EXTRA AMENITIES

CHMIELNA + 89  
OFFICE BUILDING

IMPLANT



# ABOUT IMPLANT



CHMIELNA + 89  
OFFICE BUILDING

Chmielna 89, Warszawa

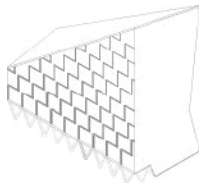
IMPLANT is a temporary plot development project located at Chmielna Street in Warsaw, on the corner of Chmielna and Żelazna streets – in close neighbourhood with Chmielna 89 office building.

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.





# IMPLANT SITE PLAN



CHMIELNA + 89  
OFFICE BUILDING

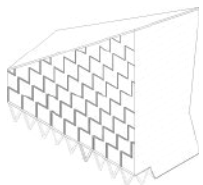
Chmielna 89, Warszawa



150m walk from Chmielna 89 building.



# IMPLANT VISUALIZATION



**CHMIELNA + 89**  
OFFICE BUILDING

Chmielna 89, Warszawa





# FLOOR PLANS & SAMPLE ARRANGEMENTS

CHMIELNA • 89  
OFFICE BUILDING



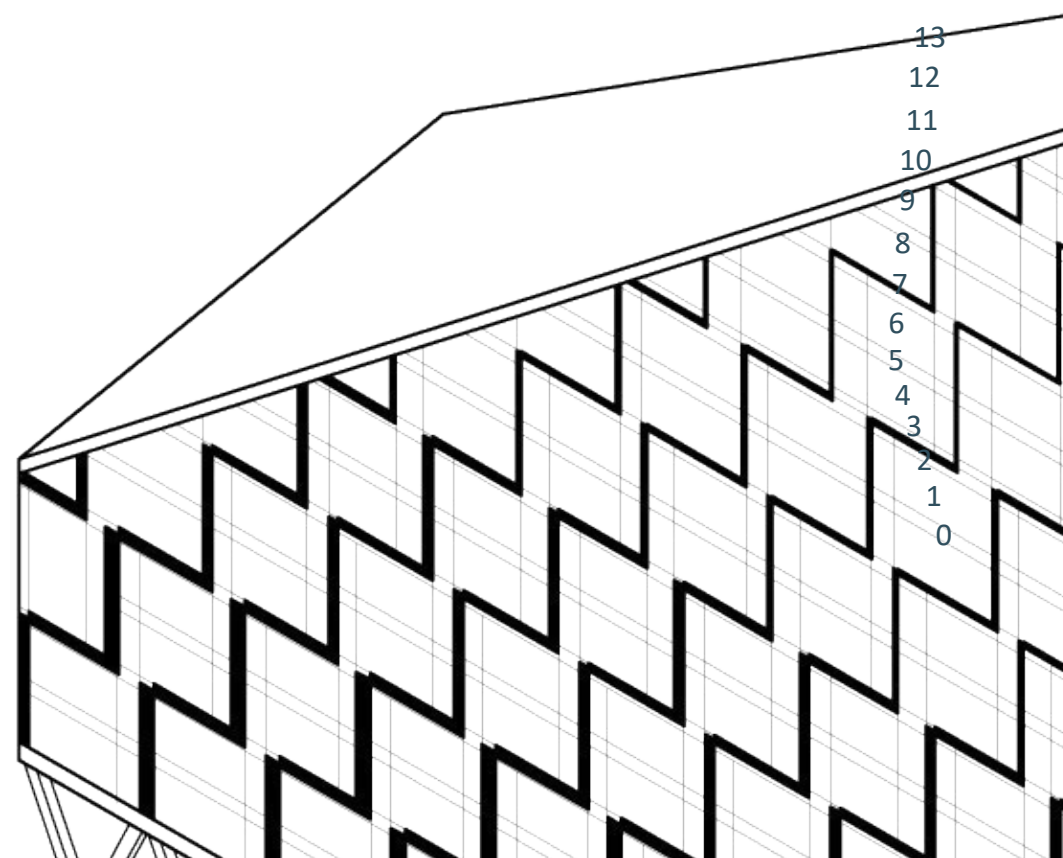


# Total leasable area

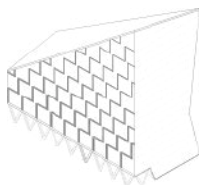
## BOMA GLA: 25 519 m<sup>2</sup>

### Terraces:

Ground floor	1 053 m <sup>2</sup>	
Floor 1	1 704 m <sup>2</sup>	
Floor 2	2 486 m <sup>2</sup>	
Floor 3	2 447 m <sup>2</sup>	
Floor 4	2 421 m <sup>2</sup>	
Floor 5	2 407 m <sup>2</sup>	
Floor 6	2 401 m <sup>2</sup>	
Floor 7	1 901 m <sup>2</sup>	153 m <sup>2</sup>
Floor 8	1 820 m <sup>2</sup>	
Floor 9	1 498 m <sup>2</sup>	56+39 m <sup>2</sup>
Floor 10	1 511 m <sup>2</sup>	
Floor 11	1 220 m <sup>2</sup>	122 m <sup>2</sup>
Floor 12	1 227 m <sup>2</sup>	
Floor 13	1 041 m <sup>2</sup>	



## FLOOR PLANS



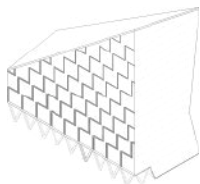
CHMIELNA + 89  
OFFICE BUILDING

Chmielna 89, Warszawa



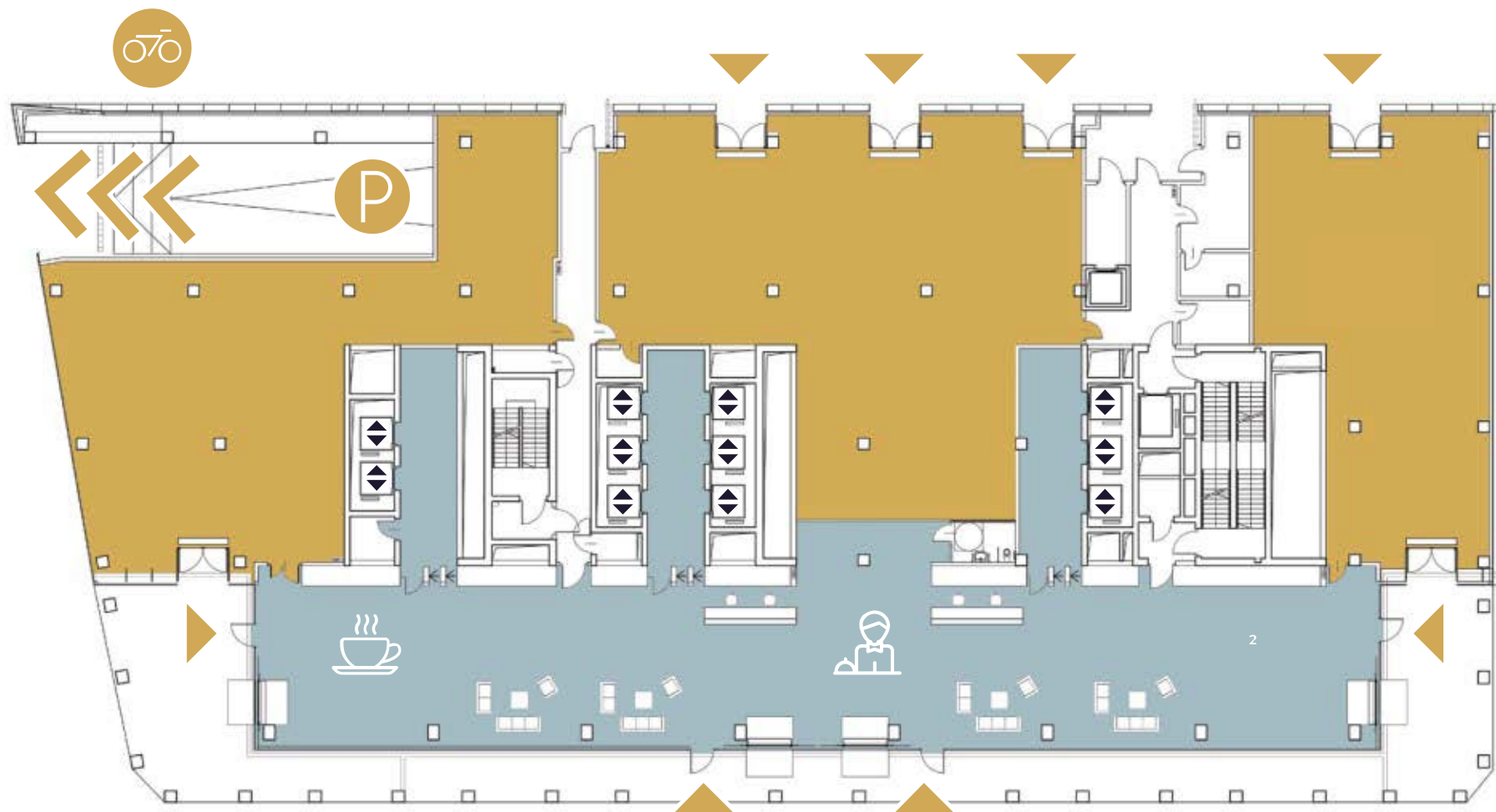
# Ground floor

SAMPLE  
ARRANGEMENTS



CHMIELNA + 89  
OFFICE BUILDING

Chmielna 89, Warszawa



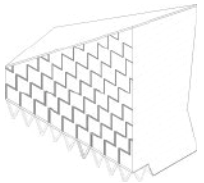


# 360° DESIGN & FIT-OUT SERVICES

CHMIELNA • 89  
OFFICE BUILDING



# 360° DESIGN & FIT-OUT SERVICES



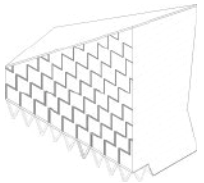
**CHMIELNA + 89**  
OFFICE BUILDING

Chmielna 89, Warszawa





# 360° DESIGN & FIT-OUT SERVICES



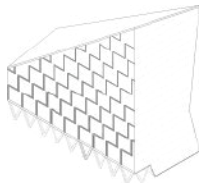
CHMIELNA + 89  
OFFICE BUILDING

Chmielna 89, Warszawa





# 360° DESIGN & FIT-OUT SERVICES



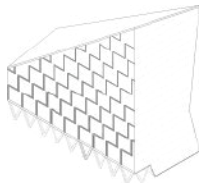
CHMIELNA + 89  
OFFICE BUILDING

Chmielna 89, Warszawa





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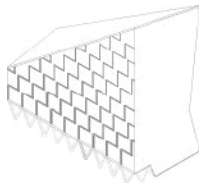
CHMIELNA • 89  
OFFICE BUILDING

Chmielna 89, Warszawa





# 360° DESIGN & FIT-OUT SERVICES



CHMIELNA + 89  
OFFICE BUILDING

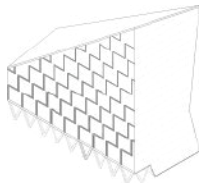
Chmielna 89, Warszawa



Attention given to the finest design details



# 360° DESIGN & FIT-OUT SERVICES



**CHMIELNA + 89**  
OFFICE BUILDING

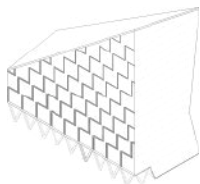
Chmielna 89, Warszawa



Flexible open spaces



# 360° DESIGN & FIT-OUT SERVICES



CHMIELNA + 89  
OFFICE BUILDING

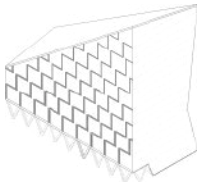
Chmielna 89, Warszawa



Dimmable LED lighting features



# 360° DESIGN & FIT-OUT SERVICES



**CHMIELNA + 89**  
OFFICE BUILDING

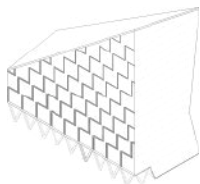
Chmielna 89, Warszawa



Cosy environments encourage informal meetings



# 360° DESIGN & FIT-OUT SERVICES



CHMIELNA + 89  
OFFICE BUILDING

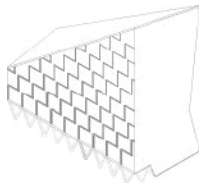
Chmielna 89, Warszawa



Original graphic designs



# 360° DESIGN & FIT-OUT SERVICES



CHMIELNA + 89  
OFFICE BUILDING

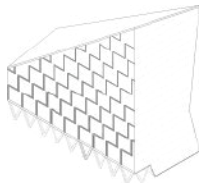
Chmielna 89, Warszawa



Mixed spaces



# 360° DESIGN & FIT-OUT SERVICES



**CHMIELNA + 89**  
OFFICE BUILDING

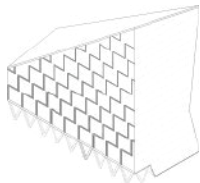
Chmielna 89, Warszawa



Meeting rooms of various sizes



# 360° DESIGN & FIT-OUT SERVICES



CHMIELNA + 89  
OFFICE BUILDING

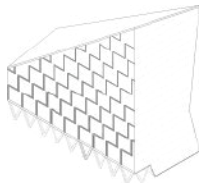
Chmielna 89, Warszawa



Spacious and homely kitchens



# 360° DESIGN & FIT-OUT SERVICES



**CHMIELNA • 89**  
OFFICE BUILDING

Chmielna 89, Warszawa



Office chill zones



**20% more fresh air** inside buildings thanks to the implementation of modern ventilation systems.

**LED lighting** in common areas **reduces** energy consumption by **approx 45%**.

**Monitoring of energy** (kWh) and water consumption synchronized with the BMS.

**Segregation of waste** by group during and after construction

**Construction materials** in the S&C and fit-out phase are sourced from **local certified suppliers**.



# BREEAM<sup>®</sup>

## WE CARE FOR GREEN

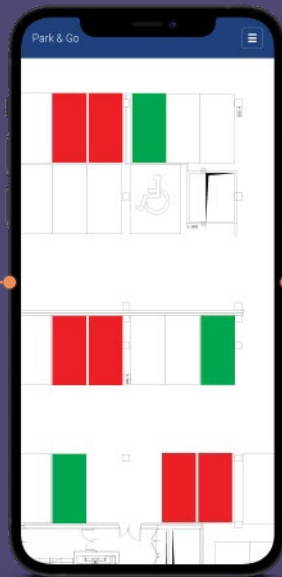
Cavatina leads the whole investment process responsibly and with respect to the environment. We aim to provide comfort and healthy work environment for our tenants. Thanks to this approach we mitigate energy and water consumption and ensure high energy efficiency of the buildings since the early design stage and throughout the whole development process.



**BASIC**



**Conference room bookings**



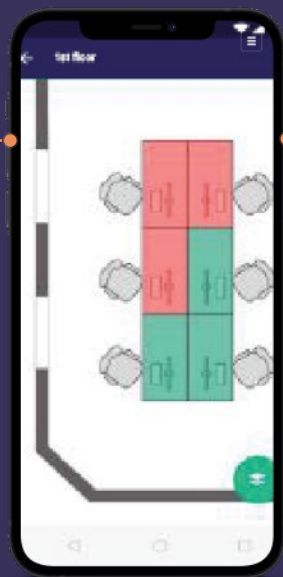
**Parking booking system**



**Mobile remote access**

**EASILY  
MANAGED**

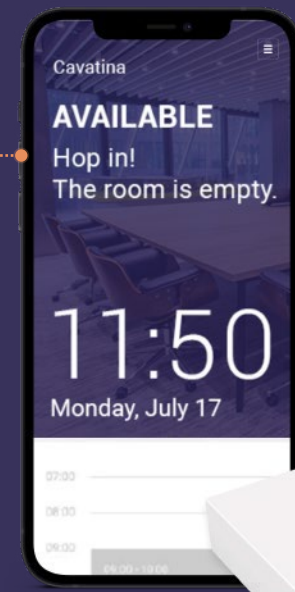
**ADDITIONAL**



**Desks with IoT sensors**  
Dedicated occupancy workstation sensors



**Office space utilization**  
Additional flexibility regarding office space utilization.



**Room reservation with IoT Sensors**  
Manage all conference rooms from your mobile.







# SAFETY & HYGENE STANDARDS

In Cavatina great importance is attached to operational & technical activities that can increase the level of safety and health of employees. Cavatina provides wellbeing certification systems such as WELL, containing a number of guidelines for the design and functioning of space in the most safe and user-friendly way possible.



Click Play button to watch instruction video.

Providing **highest quality** disinfectants in buildings common areas **with regular sanitizing.**



**Biodegradable masks and disposable gloves** provided at the entrances.



**UV sterilizers** installed at each entrance to the buildings.



Conducting an audit of the **ventilation system** and inventory of air filters.



**Safety zones** provided in the lobby & front desk areas.



**Contactless entry** to the buildings and office spaces thanks to mobile app.

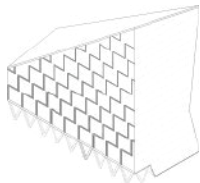


**Clear safety signage** in common areas of the building providing information based on implemented procedures.



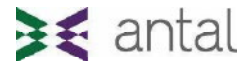


CLIENTS  
& PARTNERS



CHMIELNA + 89  
OFFICE BUILDING

Chmielna 89, Warszawa







WATCH OUR VIDEO



Contact

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