



GLOBAL

OFFICE PARK

*Responding to local aspirations
with global trends.*

Designed & developed by:



*Competences
are our advantage*



ACQUISITION
& COMMERCIALISATION



ARCHITECTURAL
DESIGN



INTERIOR
DESIGN



GENERAL CONTRACTING
& FITOUT



FINANCE
& ACCOUNTING



LEGAL
& ADMINISTRATION



TECHNICAL
SERVICES



MARKETING
& PR



GLOBAL
OFFICE PARK

**LEADER
IN COMMERCIAL
REAL ESTATE
MARKET**



GLOBAL
OFFICE PARK

Tricity

23,800 sq m under construction

60,100 sq m planned

Wrocław

28,400 sq m completed

172,000 sq m planned

Katowice

58,000 sq m under construction

124,400 sq m planned

Warsaw

25,000 sq m completed

157,000 sq m planned

Łódź

55,000 sq m planned

Kraków

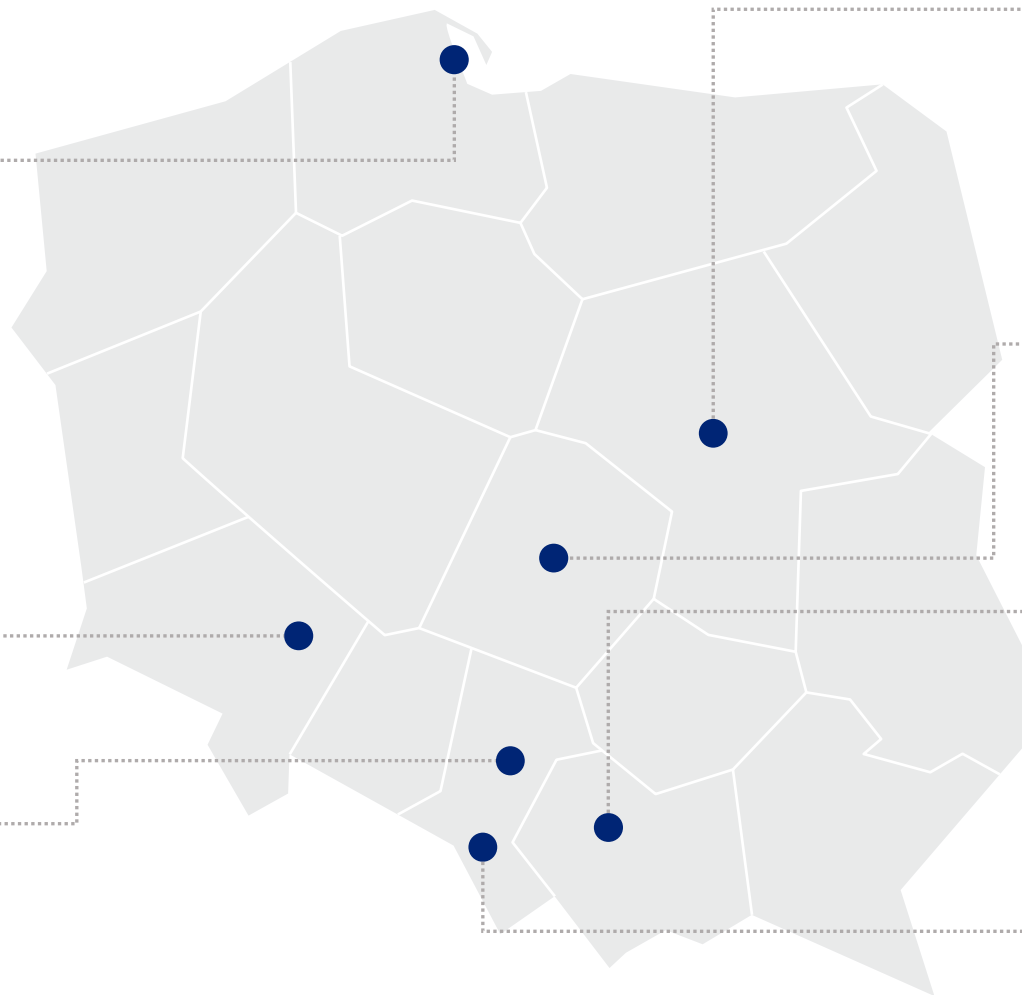
89,000 sq m completed

218,000 sq m planned

Bielsko-Biała

11,390 sq m completed

4,640 sq m under construction



**TRANSACTION
OF THE YEAR 2019/2021**

Hyland[®]

2,588 sq m

leased for HYLAND in Global Office
Park Building in Katowice.
Built & fit-out by Cavatina.



upc

4,598 sq m

leased for UPC in Global Office Park
Building in Katowice.
Built & fit-out by Cavatina.



5,244 sq m

leased for AT&T in Global Office Park
Building in Katowice.
Built & fit-out by Cavatina.

Sabre

16,000 sq m

leased for Sabre in Tischnera Office
Building in Krakow. Built & fit-out by
Cavatina.



25,000 sq m

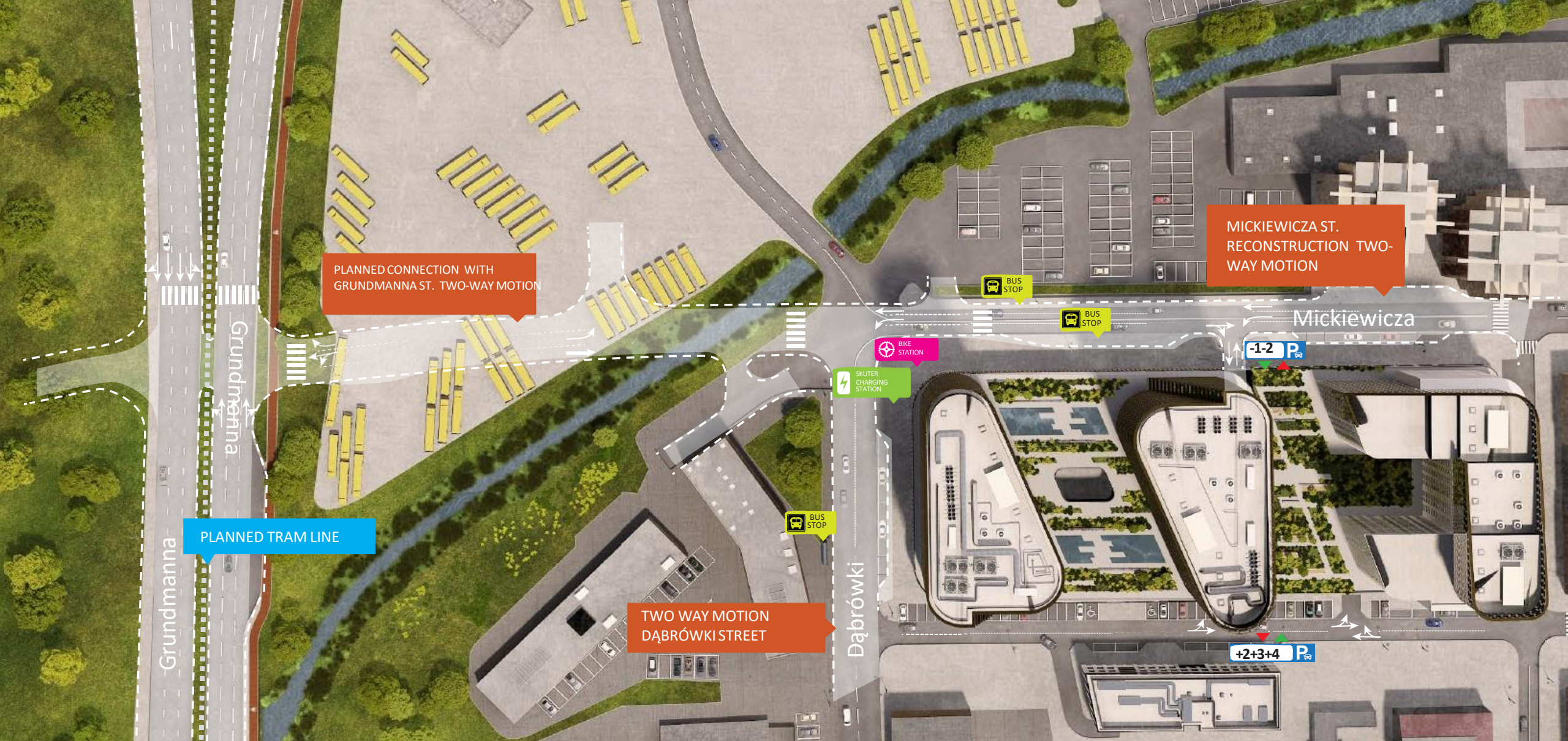
leased for PKO BP in Chmielna 89
Building in Warsaw. Built & fit-out
by Cavatina.

ING

Tech
Poland

16,600 sq m

leased for ING TECH in Global Office
Park in Katowice. Built & fit-out
by Cavatina.



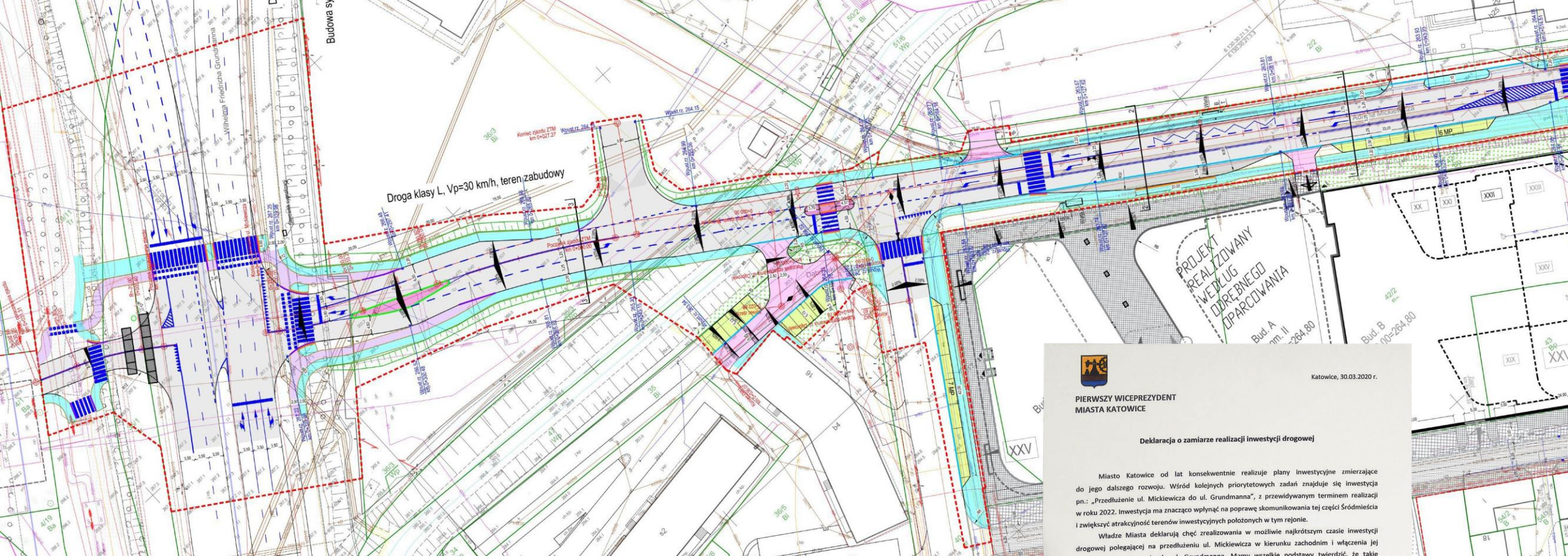
PLANNED CONNECTION WITH GRUNDMANNA ST. TWO-WAY MOTION

MICKIEWICZA ST. RECONSTRUCTION TWO-WAY MOTION

PLANNED TRAM LINE

TWO WAY MOTION DĄBRÓWKI STREET

ACCESSIBILITY IMPROVEMENTS



GLOBAL
OFFICE PARK

Accessibility improvements



PIERWSZY WICEPREZYDENT
MIASTA KATOWICE

Katowice, 30.03.2020 r.

Deklaracja o zamiarze realizacji inwestycji drogowej

Miasto Katowice od lat konsekwentnie realizuje plany inwestycyjne zmierzające do jego dalszego rozwoju. Wśród kolejnych priorytetowych zadań znajduje się inwestycja pn.: „Przedłużenie ul. Mickiewicza do ul. Grundmanna”, z przewidywanym terminem realizacji w roku 2022. Inwestycja ma znacząco wpłynąć na poprawę skomunikowania tej części Śródmieścia i zwiększyć atrakcyjność terenów inwestycyjnych położonych w tym rejonie.

Władze Miasta deklarują chęć zrealizowania w możliwie najkrótszym czasie inwestycji drogowej polegającej na przedłużeniu ul. Mickiewicza w kierunku zachodnim i włączenia jej za sprawą skrzyżowania do ul. Grundmanna. Mamy wszelkie podstawy twierdzić, że takie rozwiązanie bardzo korzystanie wpłynie na skomunikowanie inwestycji firmy Cavatina Holding S.A., która jest obecnie realizowana u zbiegu ul. Mickiewicza, ul. Dąbrówki oraz ul. Sobieskiego w Katowicach. Zakres, rozmach oraz nietuzinkowe rozwiązania architektoniczne tej inwestycji, wniosłą spore ożywienie w tym rejonie miasta. Z drugiej strony mamy świadomość, że taki obiekt będzie generował duże natężenie ruchu, dlatego już dziś przygotowujemy rozwiązania, które pomogą ten ruch rozładować. I nie chodzi tu tylko o połączenia drogowe, ale również o środki transportu indywidualnego, a przede wszystkim o transport zbiorowy.

Mając powyższe na uwadze, Miasto Katowice z dużym zainteresowaniem przygląda się inwestycji firmy Cavatina Holding S.A. – Global Office Park i prowadzi partnerski dialog dla wypracowania najlepszych rozwiązań dedykowanych przyszłym najemcom obiektu jak i szerokiej publiczności, którzy będą z niego korzystali. Jesteśmy przekonani, że skala korzyści dla Miasta związanych z przedmiotową inwestycją jednoznacznie przemawia za tym, abyśmy wspólnie przystąpili do planowania i ostateczną realizację inwestycji drogowej.

Z poważaniem

PIERWSZY WICEPREZYDENT
MIASTA KATOWICE

mgr inż. Sebastian



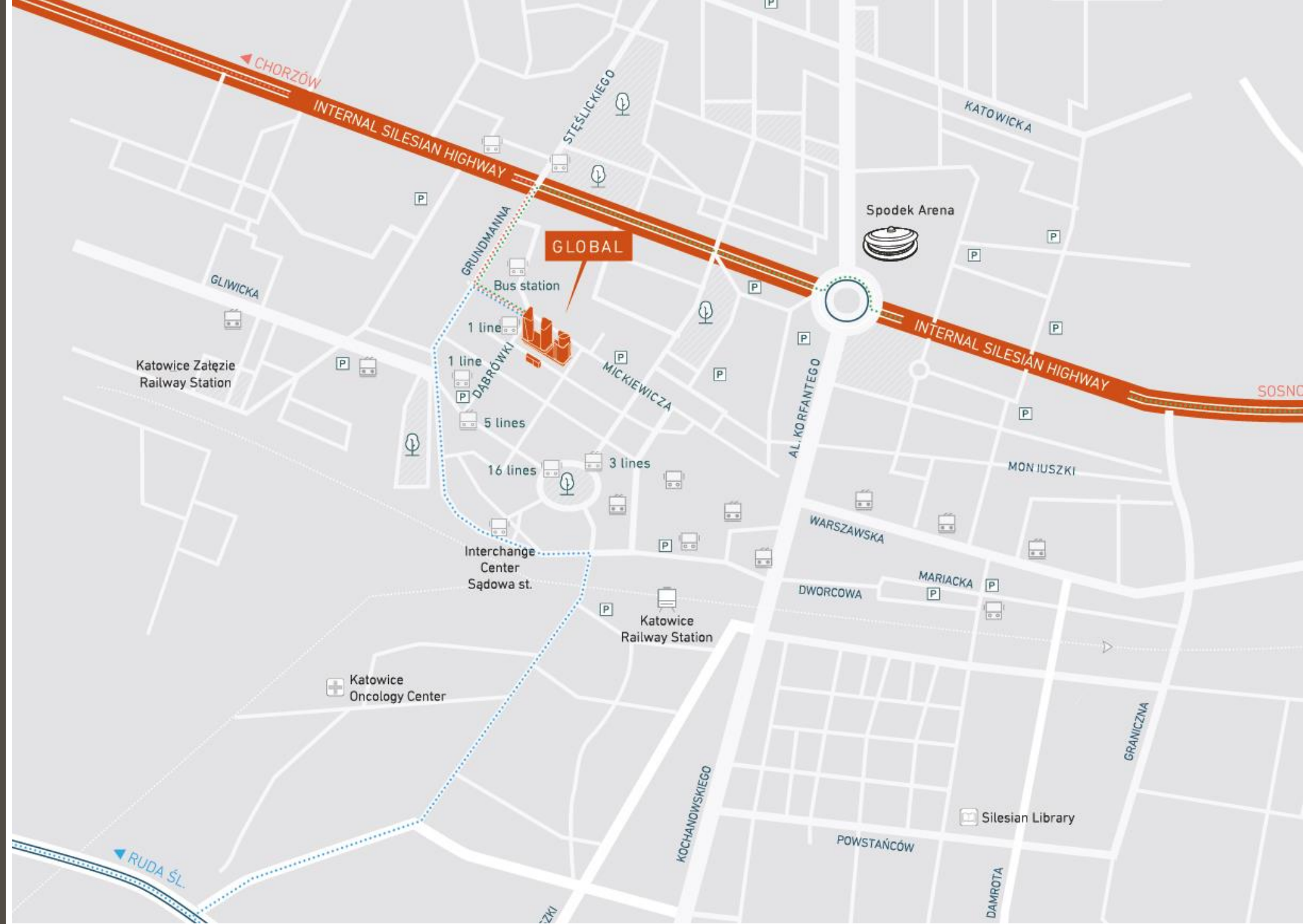
Urząd Miasta Katowice
ul. Świerka 4
40-005 Katowice, tel. (+48) 32 258 99 00
www.um.katowice.pl



EASY ACCESS THROUGH MAIN ARTERIES

DISTANCES BY CAR

Chorzów	10 min.
Sosnowiec	6 min.
Ruda Śląska	14 min.
Gliwice	24 min.
Mysłowice	12 min.
Dąbrowa Górnicza	15 min.
Tychy	20 min.
A4 Business Park	7 min.



EASY ACCESS TO THE BUILDING

- Shopping center
- Grocery store
- Cafe
- Restaurant
- Theatre / Cinema
- University / School
- Club / Drink bar
- National institution
- Pharmacy
- Hospital / Medical facility
- Gym
- Foodtrucks
- Museum
- Philharmonic
- Park
- Hote



EASY ACCESS TO THE BUILDING

A4 and A1 Highway (9 min by car)


- 1 h 00 min – Kraków
- 2 h 00 min – Wrocław
- 3 h 30 min – Warsaw
- 4 h 20 min – Poznań
- 5 h 00 min – Tricity

Katowice Airport (31 min by car)

- 1 h 30 min – Frankfurt
- 2 h 30 min – London
- 3 h 30 min – Brussels
- 3 h 45 min – Berlin
- 3 h 50 min – Paris

Main Railway Station (6min on foot)

- 2 h 00 min – Kraków
- 2 h 00 min – Wrocław
- 2 h 30 min – Warsaw
- 4 h 30 min – Poznań
- 5 h 00 min – Tricity

-  bus stop
-  tram stop
-  train station
-  railway
-  parking
-  tramlines



◀ A4 Highway

Expressway S86 ▶

ALTERNATIVE PARKING SPACES

1. Galeria Katowicka

Parking spaces: 1200

Costs: 2h free, each next hour 3zł

2. Lidl, Gliwicka 20 st.

Parking spaces: 110

Costs: 1,5h free, each next hour 6 zł

3. Guarded parking Mickiewicza st.

Parking spaces : 50

Costs: monthly subscription

300 - 350 zł

4. Punkt 44

Parking spaces : 360

Costs: free





Global Office Park



Global Office Park



Global Office Park





Global Office Park







Global Office Park





Global Office Park





SELECTED TENANTS
IN OUR BUILDINGS



BUSINESS
PARTNERS

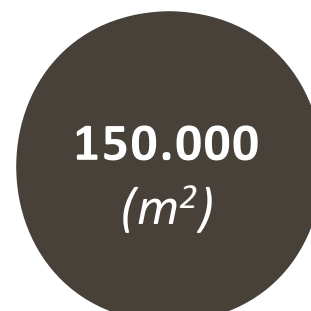


SUMMARY

2019/2021



Launch of 5 new projects,
which will deliver to the
market



the total amount of space
leased by the end of 2020



Record lease transactions in
Warsaw, Cracow and Katowice



The investment of the year 2019
in the commercial real estate market
in Poland prime property prize 2019



Best Residential High -Rise Architecture
Office Architecture Poland
European Property Awards, London, UK



Best Mixed - Use Development Poland
European Property Awards,
London, UK



WINNER – MIXED USE
Global Architecture
& Design Awards 2021



AWARDEE – MIXED USE
Global Architecture
& Design Awards 2021



Office Building of the Year
Prime Property Prize 2021



Project details & standard

GLA commercial space
(building A1+A2+C):

59 210 m²

PUM residential space:

25 764 m²

Planned parking lots
(commercial+residential):

1 600

Number of flats

663

Storeys:
(each tower):

25

Green areas and patios:

2 260 m²

Add-on factor:

5.28%

Elevators in each tower:

11



Spacious lobby & reception



CCTV



Clear height: 2,90 m



Tilt windows



50 above ground parking spaces



24 h security



Raised floors
& suspended ceilings



Smoke detectors



1913 indoor parking spaces



BMS



Floor boxes



Blinds



Bicycle parking spaces



Fibre optic cables



Eye-friendly lighting



Carpeting



Lockers and showers for cyclists



GSM signal amplification



Structured cabling



Energy-efficient
air-conditioning and
ventilation system



Access control system



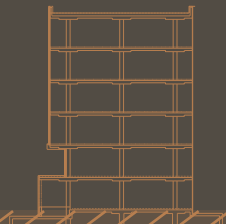
Emergency power supply



Sprinkler system

Functional Scheme

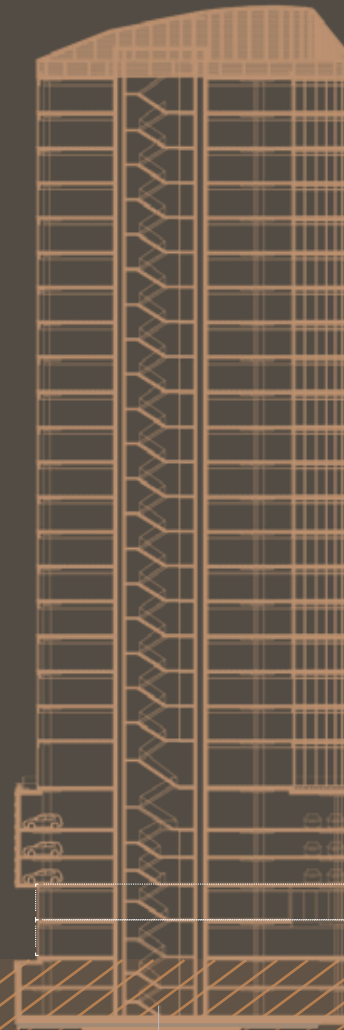
C
4 023 m² GLA



2 elevators

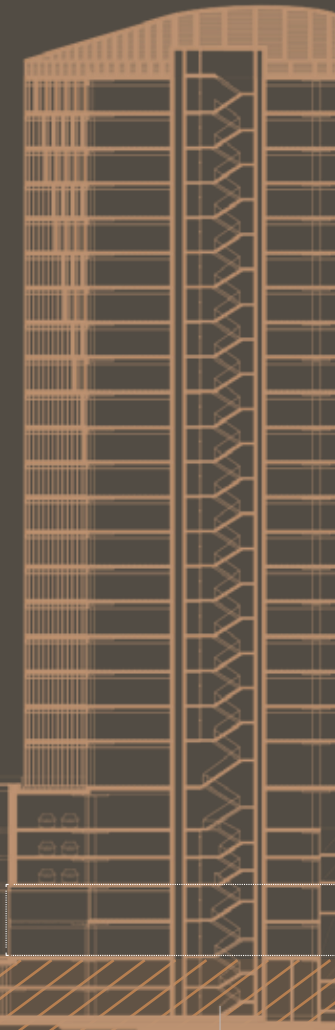
parking 41 parking spaces

A2
27 936 m² GLA



11 elevators

A1
27 251 m² GLA

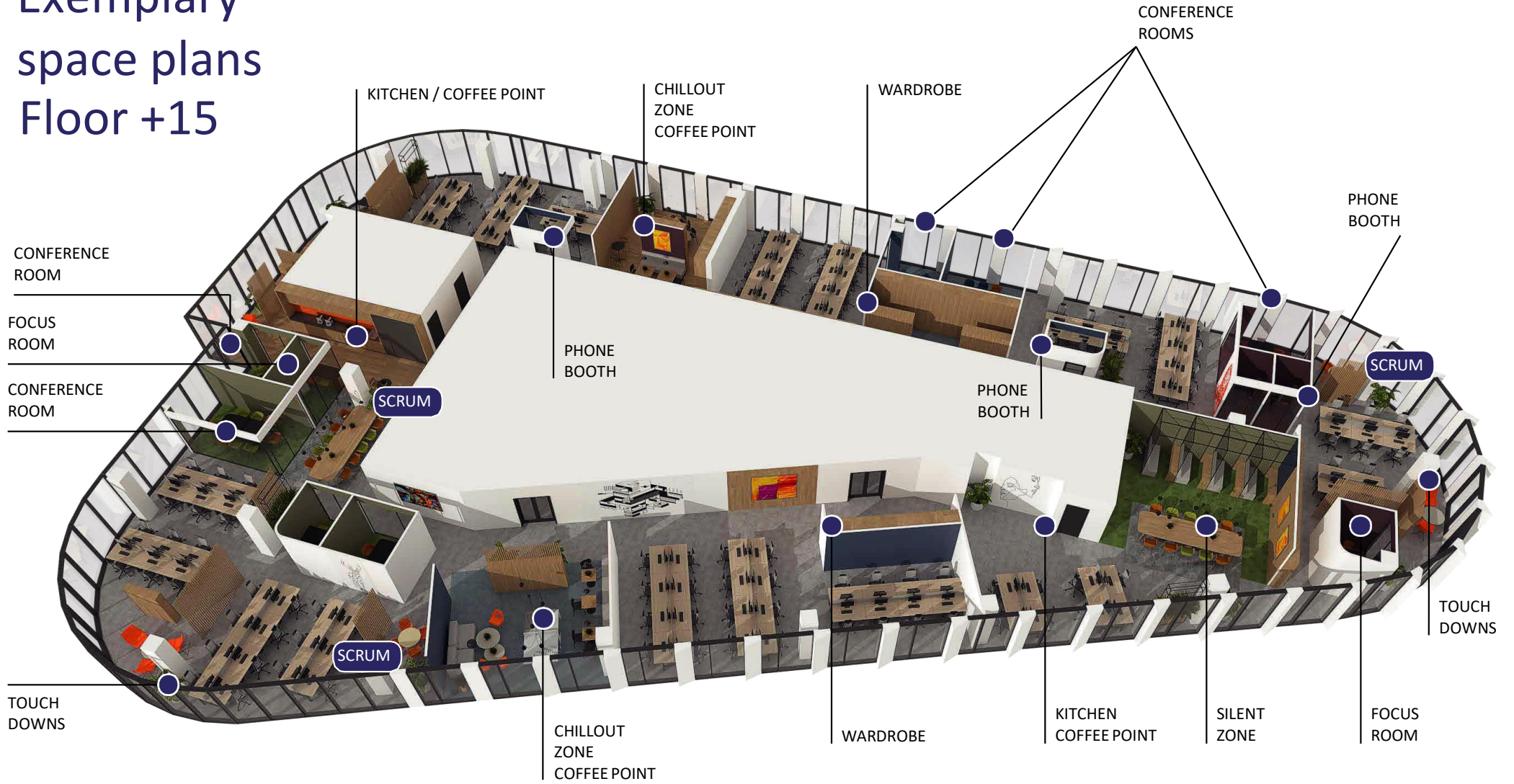


11 elevators

patio 2260 m²

parking

Exemplary space plans Floor +15



Offices interior views & plans
Axonometric view

Exemplary space plans Floor +15

- 2 Chillouts
- 6 Conference rooms
- 2 Kitchens
- 1 Coffee Point
- 1 Quiet Zone
- 4 Focus Rooms
- 3 Phone Booths
- 8 Open Soft-seatings
- 1 Rack room
- 1 Utility room
- 1 Mother room



1 225,19

Net area
of the premises

1 289,98

Gross area
of the premises

118

Workstations

10,3

Sq m / Person
Intensity

Exemplary space plans Floor +15

- 2 Chillouts
- 4 Conference rooms
- 2 Kitchens
- 1 Coffee Point
- 1 Quiet Zone
- 4 Focus Rooms
- 4 Phone Booths
- 7 Open Soft-seatings
- 1 Rack room
- 1 Utility room
- 1 Mother room



1 225,19

Net area
of the premises

1 289,98

Gross area
of the premises

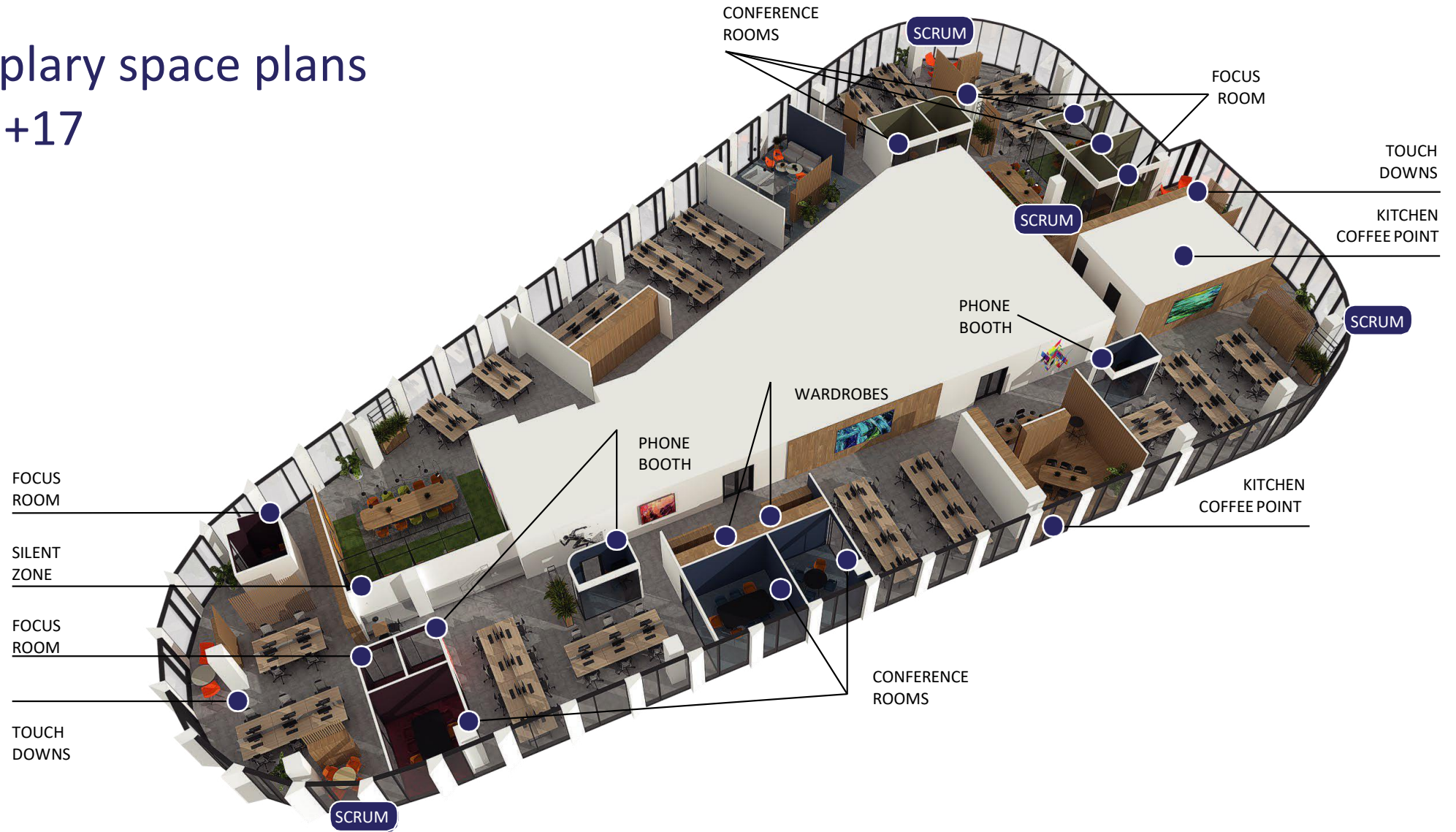
160

Workstations

7,6

Sq m / Person
Intensity

Exemplary space plans Floor +17



Exemplary space plans Floor +17

- 2 Chillouts
- 6 Conference rooms
- 2 Kitchens
- 1 Coffee Point
- 1 Quiet Zone
- 4 Focus Rooms
- 4 Phone Booths
- 7 Open Soft-seatings
- 1 Rack room
- 1 Utility room
- 1 Mother room



1 268,19

Net area
of the premises

1 335,06

Gross area
of the premises

132

Workstations

9,45

Sq m / Person
Intensity

The idea behind the project begins simply with people needs. Our goal is to create unique space & experience connecting wide range of amenities with people in one place.

Place No.1

in Katowice

BEER CRAFT



deliveries
pickup



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[®]

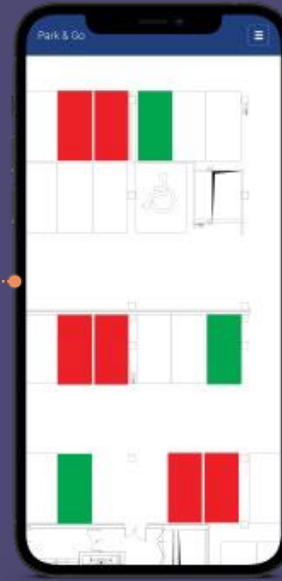
WE CARE FOR GREEN

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



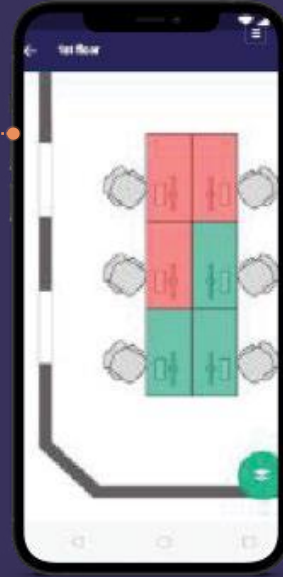
 Parking booking system



 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.

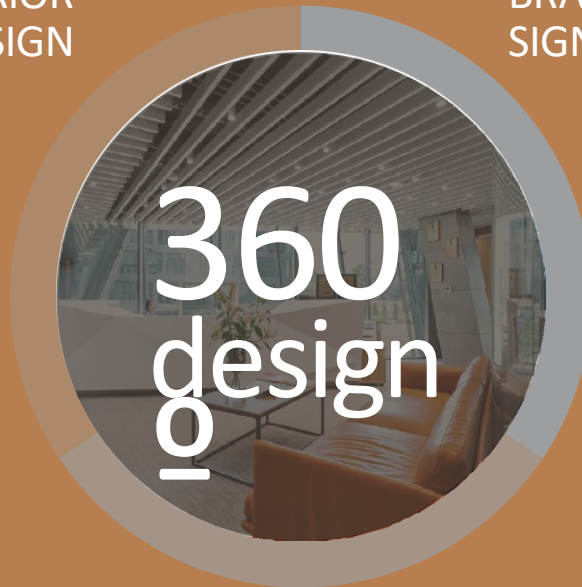


Fit-out & Branding

Offices A to Z

FIT-OUT
INTERIOR
DESIGN

GRAPHICS
BRANDING
SIGNAGE



FURNITURE
DESIGN

Scope of office works





WATCH OUR VIDEO

2022

ESG Report
Cavatina Group

Full Report

[click to learn more](#)

Extended Social
Responsibility

In our approach, we go far beyond basic industry-related social activity, which significantly distinguishes us from other developers. We act holistically and look at numerous aspects of social functioning in the places where we develop our investments.

We inspire and support their development through thoughtful, diverse charitable activities, sponsorships and cultural projects. These are carried out at Cavatina's corporate level and by entities with which we work closely.





Cavatina Group

Fiducia Foundation

The statutory objectives of the foundation include activities in the following areas:



Charitable activities and socially desirable initiatives



Equal opportunities and support for people excluded by age, gender, social position or disadvantage in life.



Provide access to culture and the arts, education and activation of younger and older people.

Cavatina Hall

A wide spectrum of experience

Music is emotion. We give them space. At Cavatina Hall, we act holistically, offering audiences exposure to music from all corners of the world in a comfortable space.

We also open our interiors to young talents and interesting ideas. We delight in music and good company, which is why we create this place as open to everyone.



Cavatina Hall

Cavatina Studio

Cavatina Studio is the heart of the Cavatina Hall facility. It is responsible for the realization of concerts and recordings on the main stage through the use of a direct connection to the hall, which makes it possible to realize recording sessions with large ensembles of musicians, combined broadcasts from the concert hall for television and the Internet - in technically and acoustically favorable conditions.





Cavatina *Film production*

The group has also developed in-house activities in the area of production, resulting in the Cavatina Film Production, created in 2016. It is engaged in the production and promotion of independent cinema.

The aim of its activities is to support worthy projects from different areas of cinematography.



Thank You for your attention

**Feel free
to contact us**

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