



# PALIO

OFFICE PARK

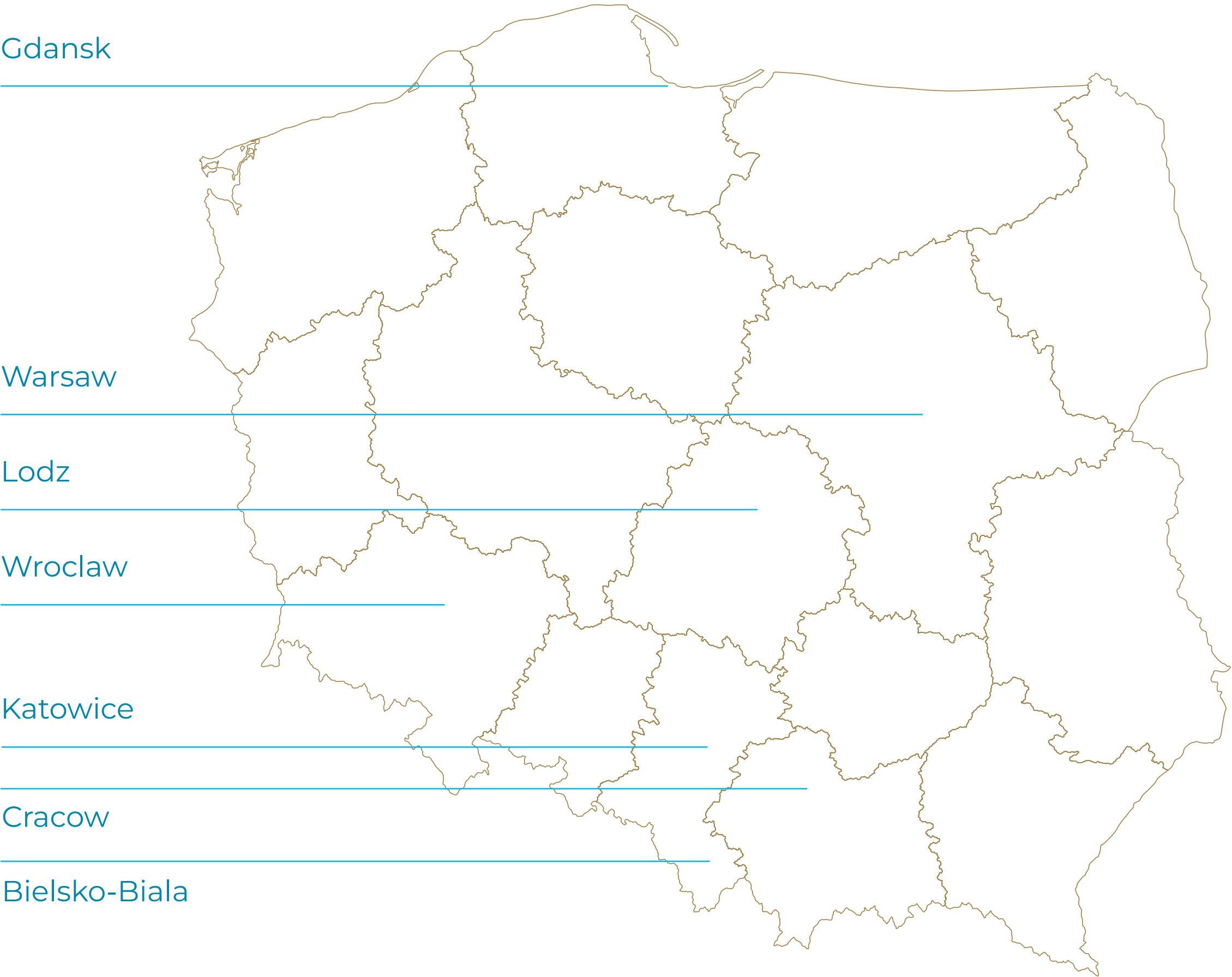
DESIGNED & DEVELOPED BY



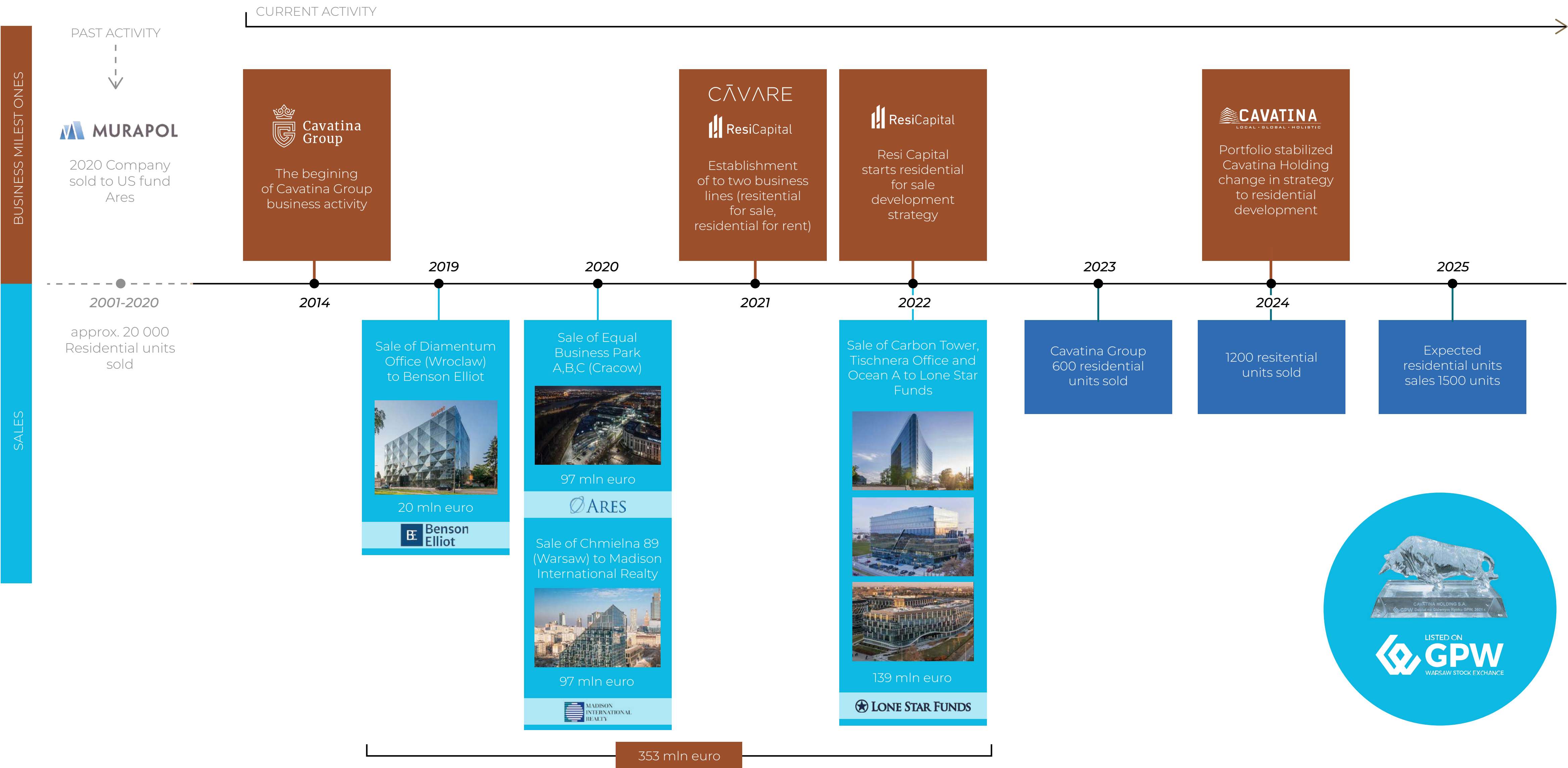
# LEADING POLISH DEVELOPER OPERATING ON MAJOR REAL ESTATE MARKETS



1	2	3
Residential for sale & leased offices portfolio	Residential for sale	Residential for rent
 LOCAL • GLOBAL • HOLISTIC		CĀVARE
Public entity listed on  WARSAW STOCK EXCHANGE		
<b>2 900</b> residential for sale	<b>3 950 units</b> residential for sale	<b>2700 units</b> residential for rent
<b>150 000 sq m</b> offices (sold)		
<b>200 000 sq m</b> leased offices portfolio		



# OUR HISTORY AND TRACK RECORD OF SUCCESSFUL RAPID GROWTH





# COMPETENCES ARE OUR ADVANTAGE

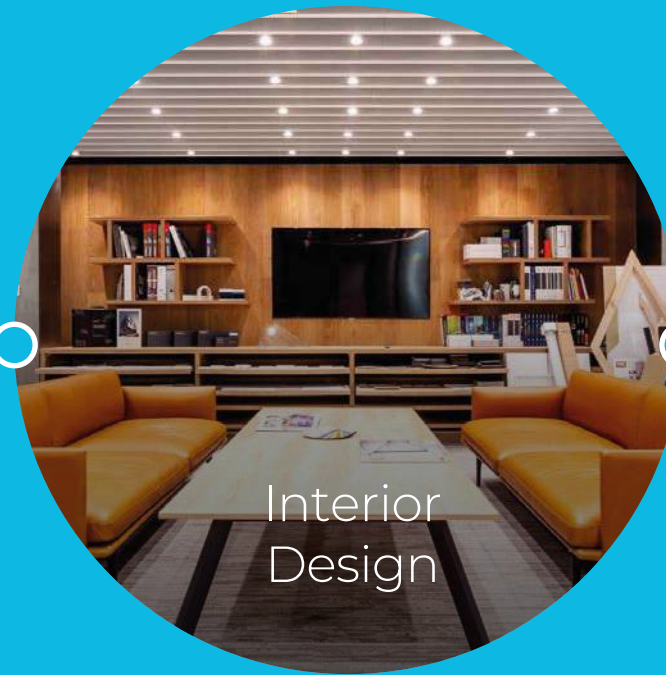
We manage the entire investment process in-house – from land acquisition, through design and construction, to sales, management and promotion. This gives us full control, consistency and a unique competitive advantage at every stage.



Land  
Acquisition



Architectural  
Design



Interior  
Design



Sales  
& Commercialisation



Construction  
& Fit-Out



Finance  
& Accounting



Ownership  
management



Legal  
& Administration



Marketing, Branding  
& Public Relations



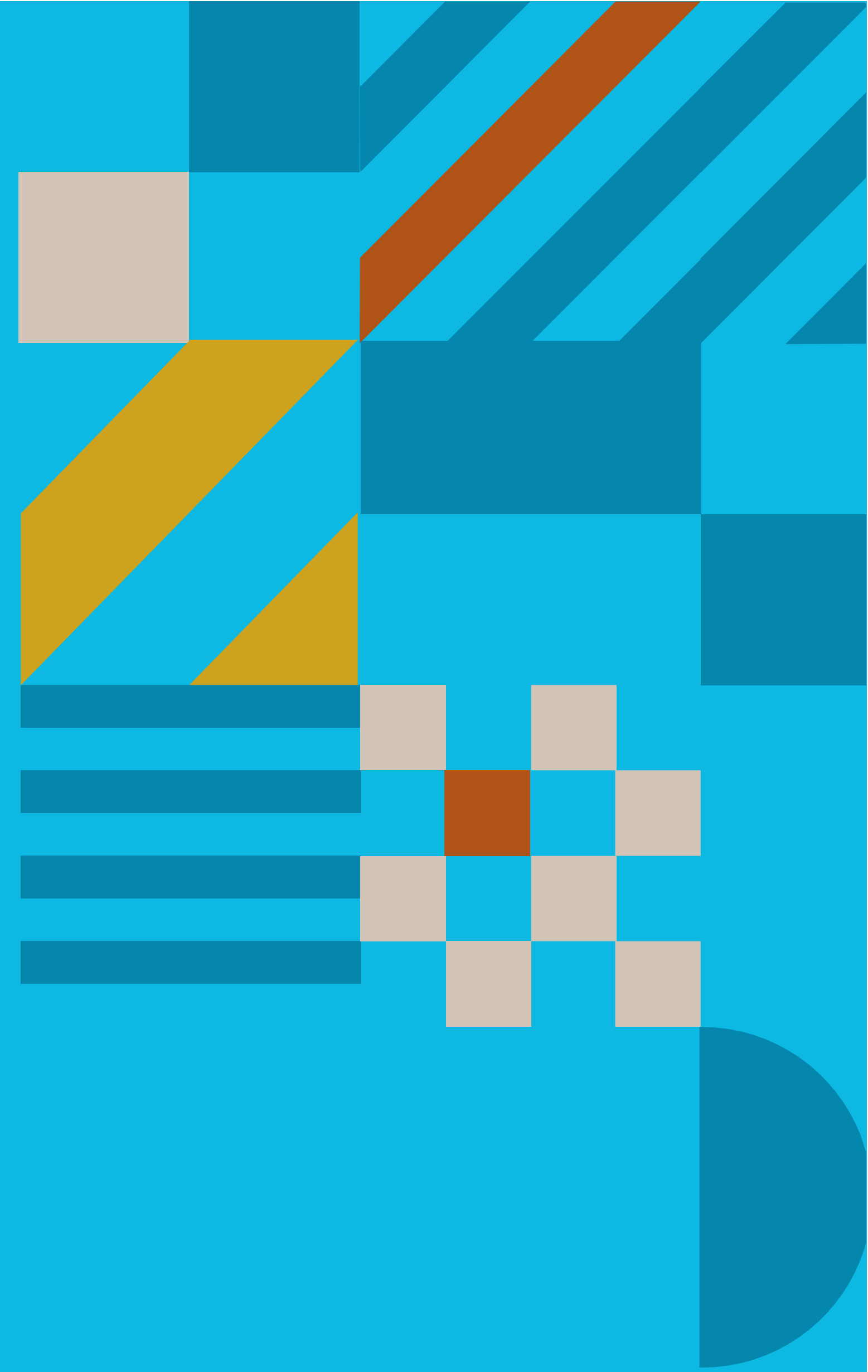
# THE LOCATION



IT'S VERY IMPORTANT THAT  
HISTORIC CITIES ARE ALLOWED  
TO REINVENT THEIR FUTURE.

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ZAHA HADID, ARCHITECT





# GDAŃSK, THE CITY OF FREEDOM



3<sup>RD</sup> PLACE "IN QUALITY  
OF LIFE" CATEGORY IN  
THE EMERGING EUROPE  
AWARDS 2020

With its rich history, strategic location on major trade and transport routes, and a long-standing port tradition, Gdańsk has always been a place where cultures and nationalities converge. Today, it is a modern, fast-growing city—dynamic, vibrant, and full of opportunities.



# GDAŃSK, IN NUMBERS

**No. 1**

Gdańsk received the  
“European  
Entrepreneurship  
Region 2020” award

**70 BLN**

Planned investments in  
revitalisation projects by  
2035

**3.7%**

Growth since 2018  
in no. of business  
entities

**1,09 MLN**

Residents in the Tricity  
Metropolitan Area

**20,100**

Graduates from  
20 higher education  
institutions





# TRICITY, THE URBAN CONNECTION

Driving distances:

10 min

Sopot

15 min

Tricity Ring Road (S6)

20 min

Gdańsk City Centre  
Gdańsk Airport

30 min

Gdynia City Centre

3,5 h

Warsaw





# TRANSPORT





# AMENITIES NEARBY

-  Restaurant
-  Coffee shop
-  Sport centre
-  Cultural centre
-  Leisure centre
-  Fitness club
-  Medical centre
-  Pharmacy
-  Grocery store
-  Hotel





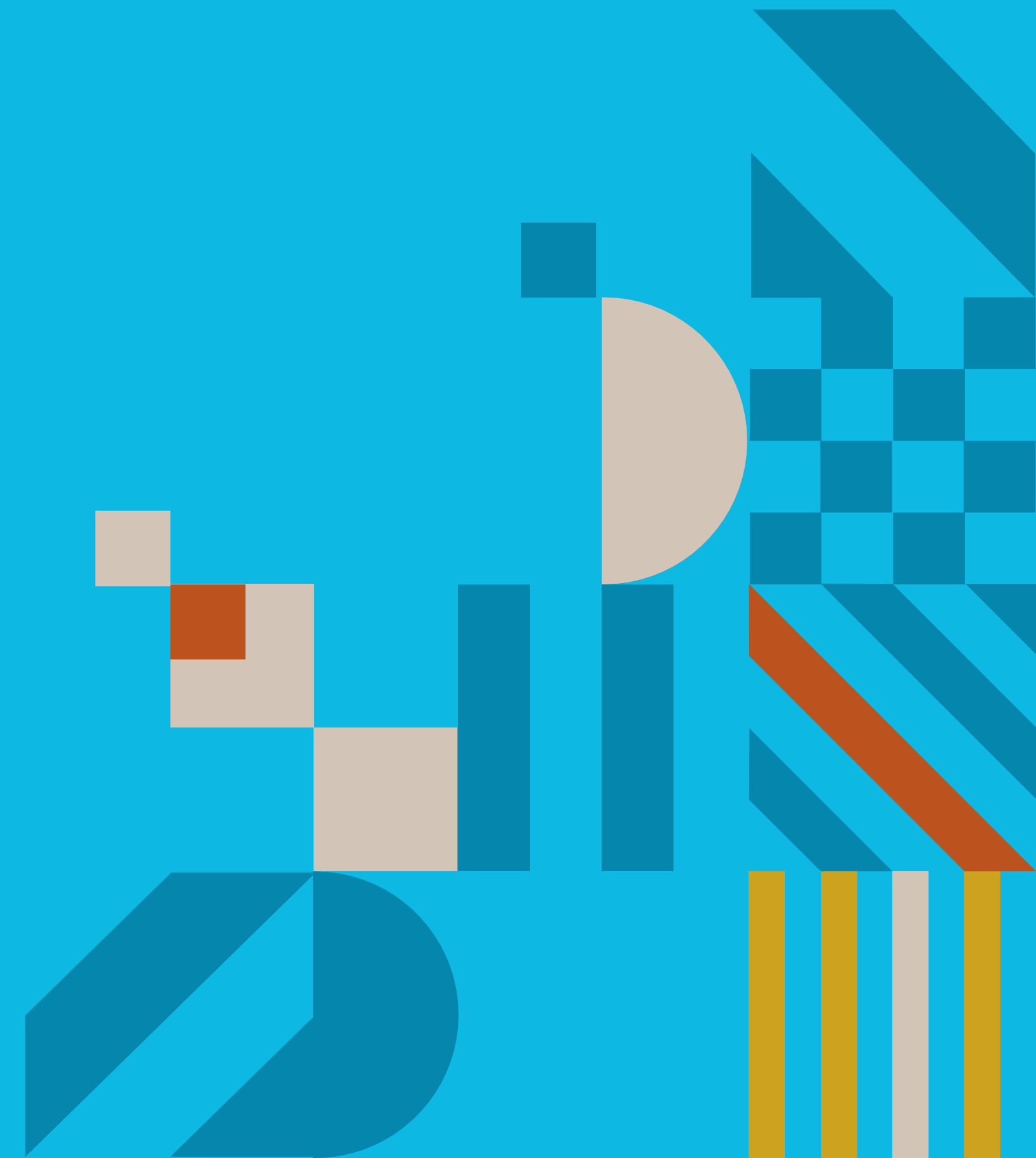


WE SHALL LEAVE THIS CITY NOT LESS  
BUT GREATER, BETTER AND MORE  
BEAUTIFUL THAN IT WAS LEFT TO US.

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THE ATHENIAN EPHEBIC OATH (5<sup>TH</sup> CENTURY BC)

An industrial site is being transformed into one of Gdańsk's new landmarks. Drawing on its unique history, Palio embodies a spirit that bridges past and future. Designed to serve both tenants and the wider community, it offers an authentic experience while preserving the district's original character—where history meets modernity.







PALIO  
OFFICE PARK



REINVENTING THE FUTURE  
OF HISTORIC GDANSK SHIPYARD





**A** OFFICE PARK  
GLA: 16 601 sq m  
8 storeys

**B** OFFICE PARK  
GLA: 7 716 sq m  
8 storeys

**C** PRS: 10 184 sq m  
336 apartments  
GLA: 498 sq m  
9 storeys

**D1** PRS: 9 552 sq m  
310 apartments  
GLA: 460 sq m  
9 storeys

**D2** PRS: 6 435 sq m  
210 apartments  
GLA: 460 sq m  
9/4 storeys

**E** Retail Park

**F** Retail Park



**7**  
buildings



**51 906 sq m**  
total project area



**24 317 sq m**  
office GLA



**26 171 sq m**  
PRS



**856**  
PRS apartments



**1 418 sq m**  
services GLA



**849**  
parking spaces



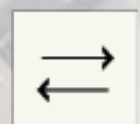
**+3 000 M²**  
green spaces



# OFFICE COMPLEX SITEPLAN BUILDINGS A, B, C, D

Jana z Kolna st.  
2-way motion

Malarzy st.  
2-way motion



Traffic flow



Main entrances



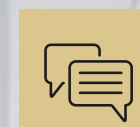
Underground parking



Surface parking



Gastronomic zone



Interaction & relaxing zone



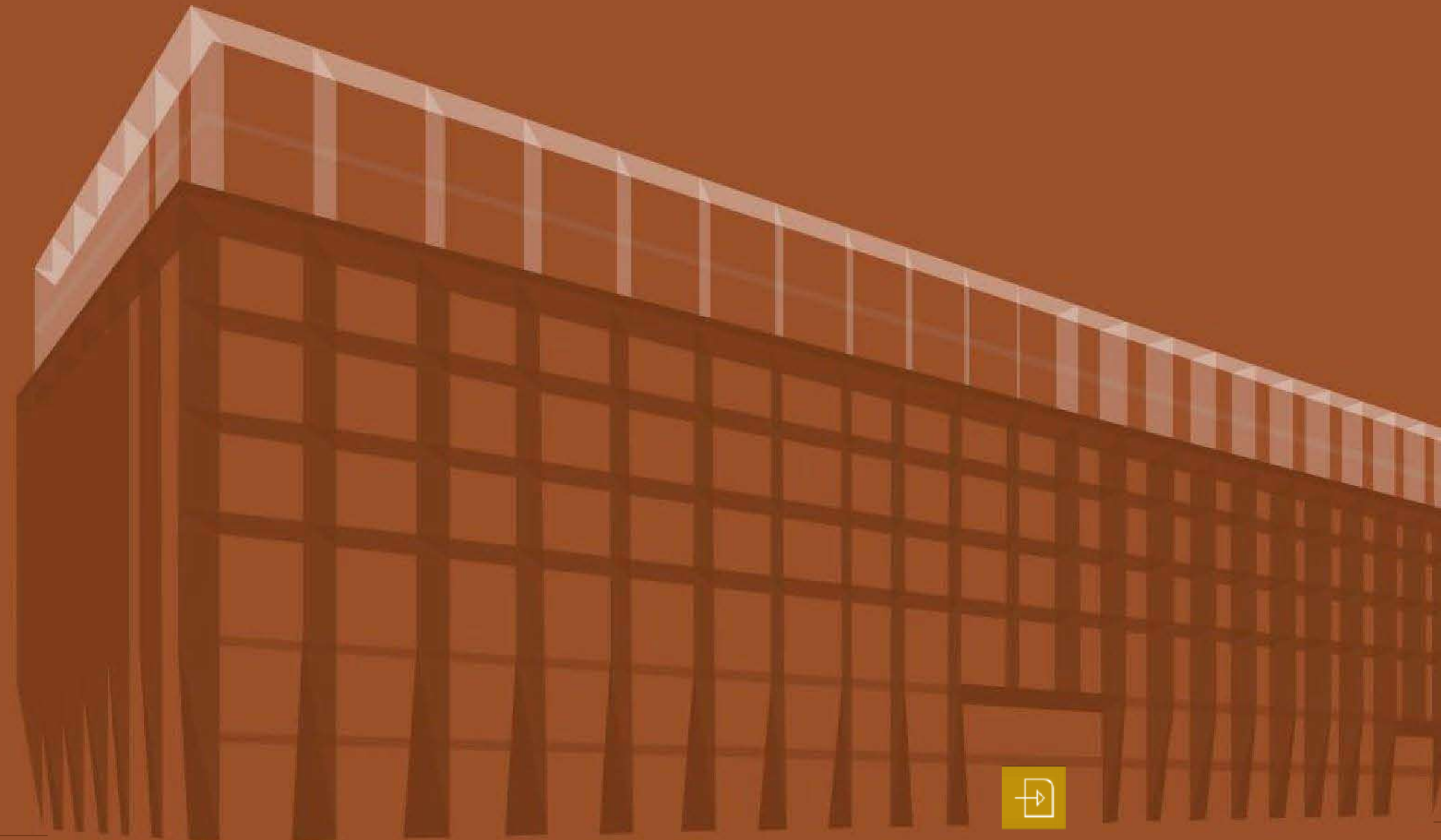
Activity zone





# BUILDING A

**100%**  
occupancy



Underground  
parking entrance –  
131 spaces.



193 surface parking  
spaces

Main entrance

JANA Z KOLNA ST.

**8**  
storeys

**16 600,9 sq m**  
total gross office area

**342**  
parking places

**1/59**  
parking patio

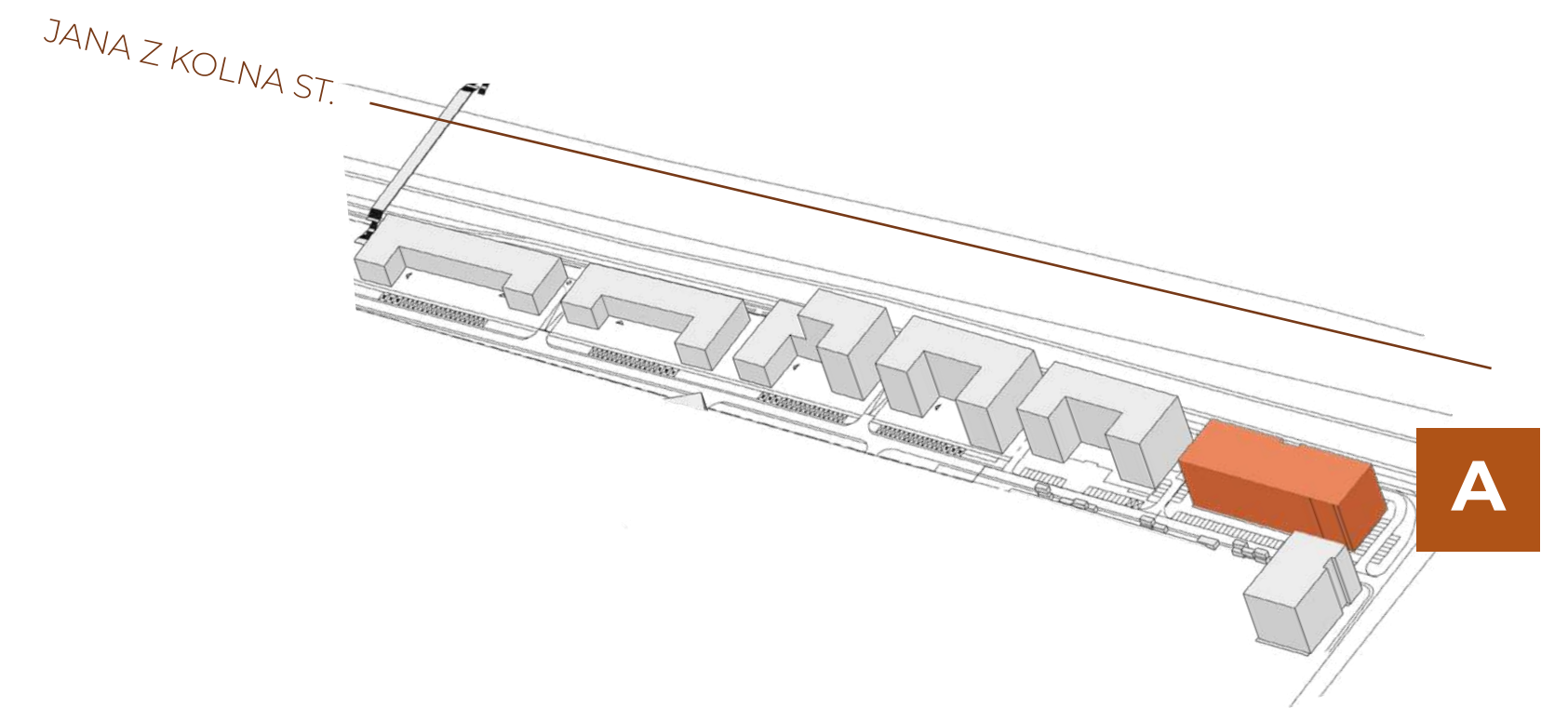
**5.8%**  
add-on

**BREEAM**  
excellent



# BUILDING A

## OFFICE ARRANGEMENT



295

**4<sup>TH</sup>**  
floor

**1**  
tenant

**2,286 M<sup>2</sup>**  
gross office area



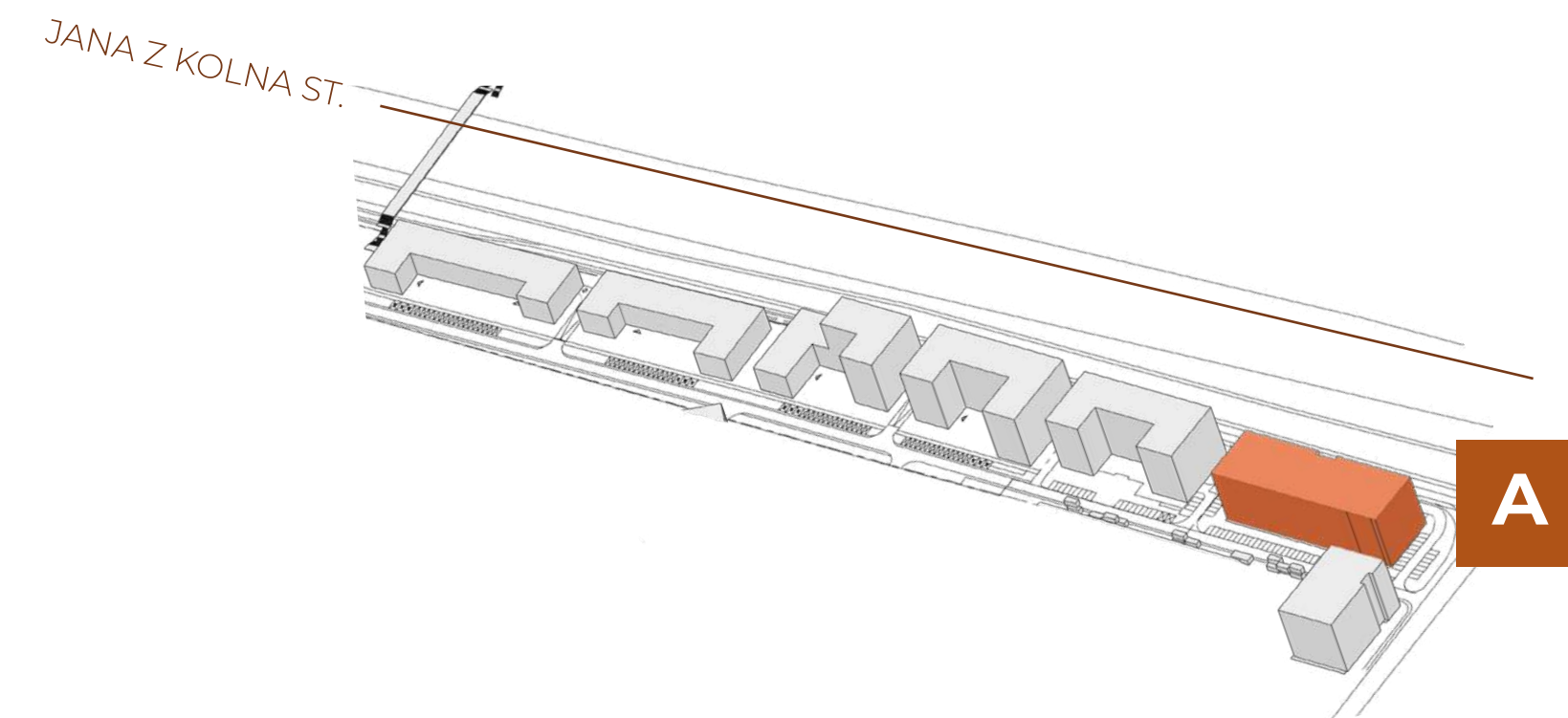
JANA Z KOLNA ST.





# BUILDING A

## OFFICE ARRANGEMENT

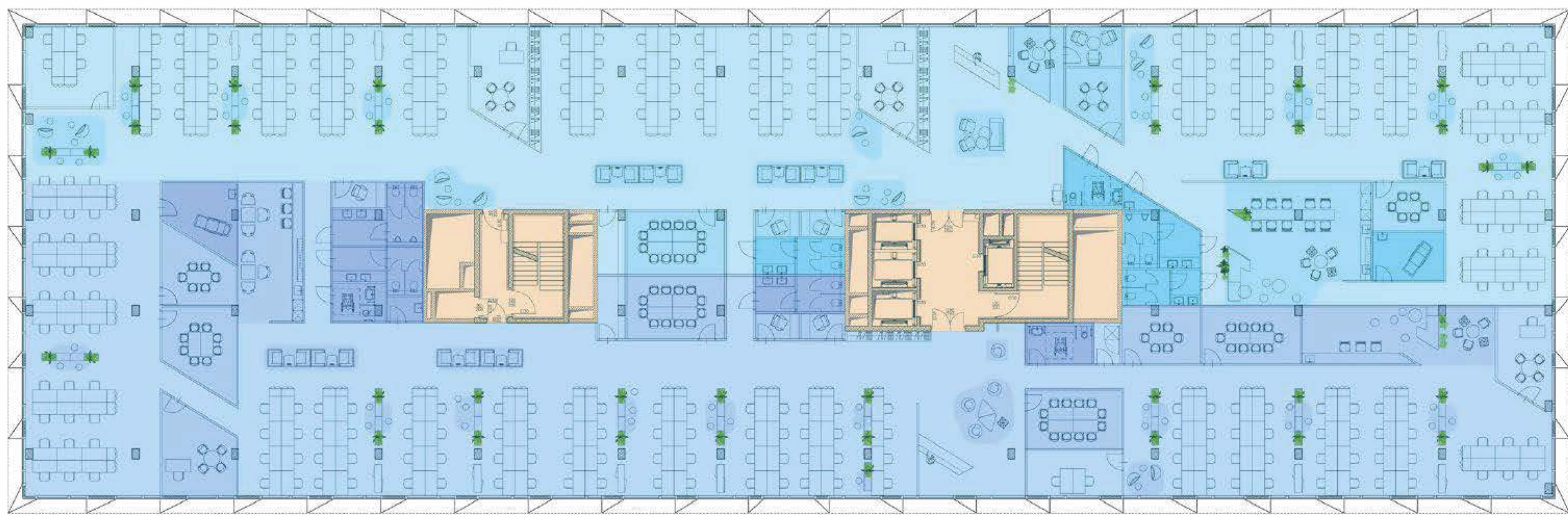


1,123 m<sup>2</sup>  
# 135

**4<sup>TH</sup>**  
floor

**2**  
tenants

**2,286 M<sup>2</sup>**  
gross office area



1,163 m<sup>2</sup>  
# 135

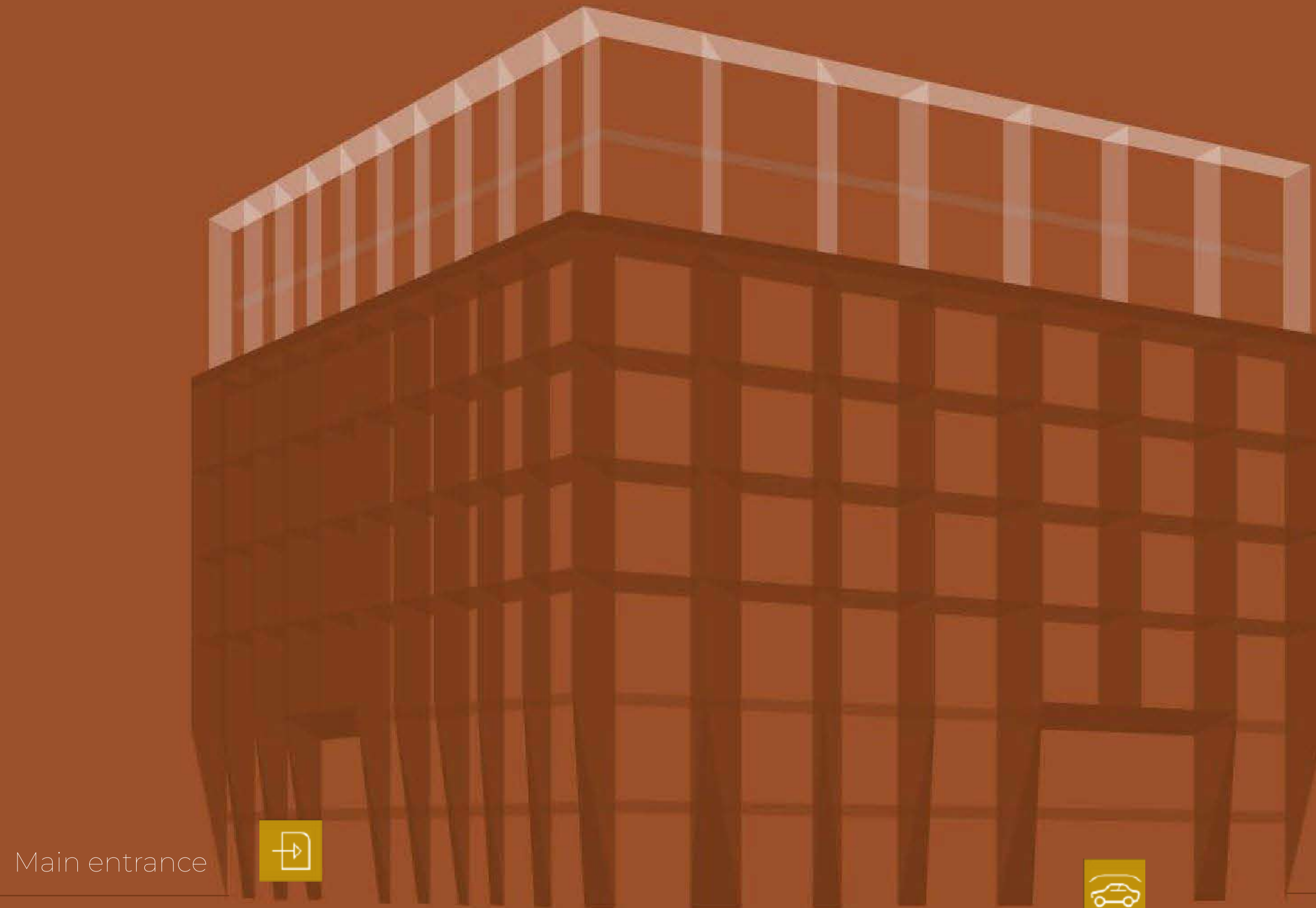
JANA Z KOLNA ST.





# BUILDING B

**100%**  
occupancy



Main entrance

Parking entrance



76 surface parking spaces



59 underground parking spaces

MALARZY ST.

**8**  
storeys

**7 716,12 M<sup>2</sup>**  
total gross office area

**135**  
parking places

**1/59**  
parking patio

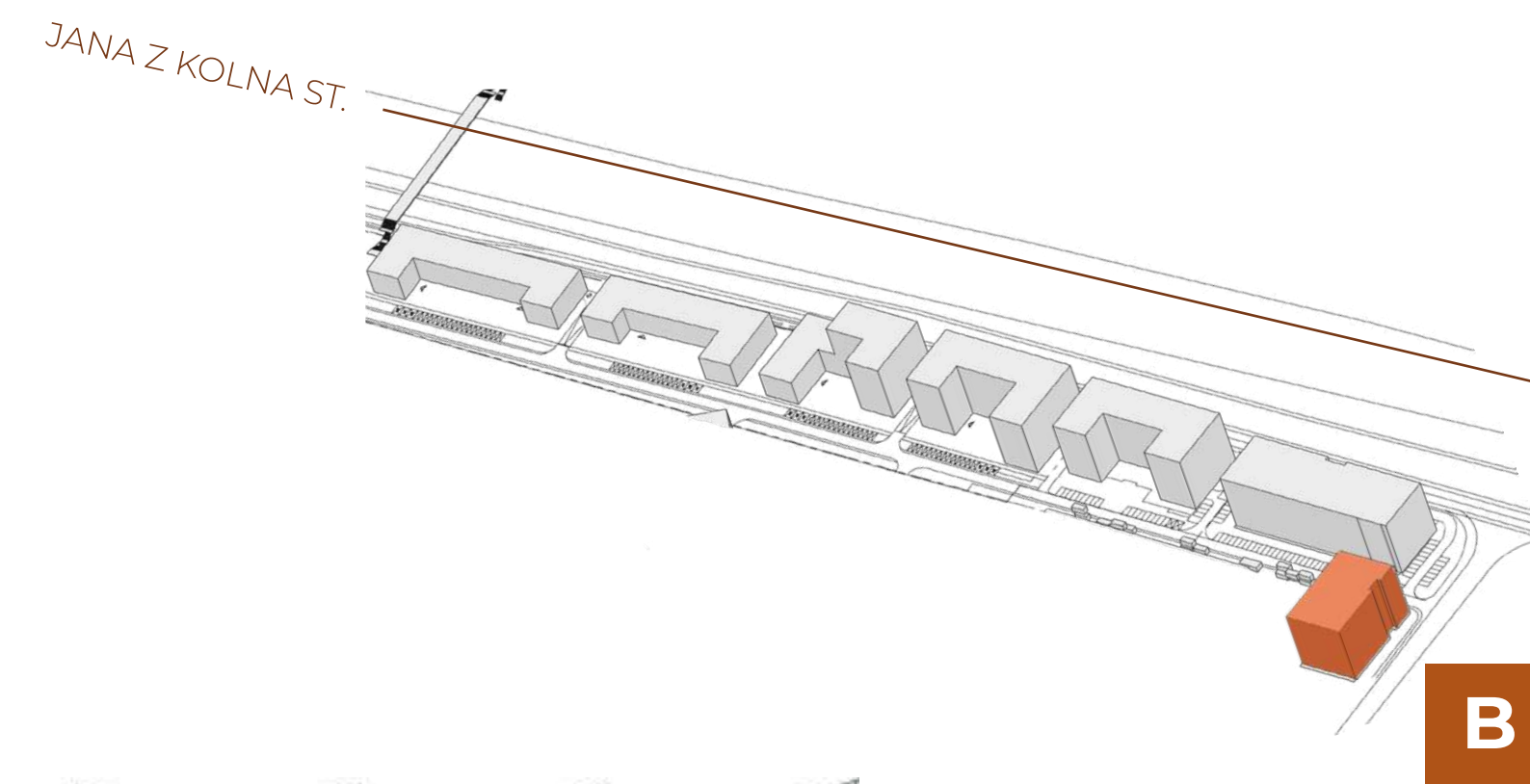
**5.8%**  
add-on

**BREEAM**  
excelent



# BUILDING B

## OFFICE ARRANGEMENT



**6<sup>TH</sup>**  
floor

**1**  
tenant

**1,096 M<sup>2</sup>**  
gross office area

130



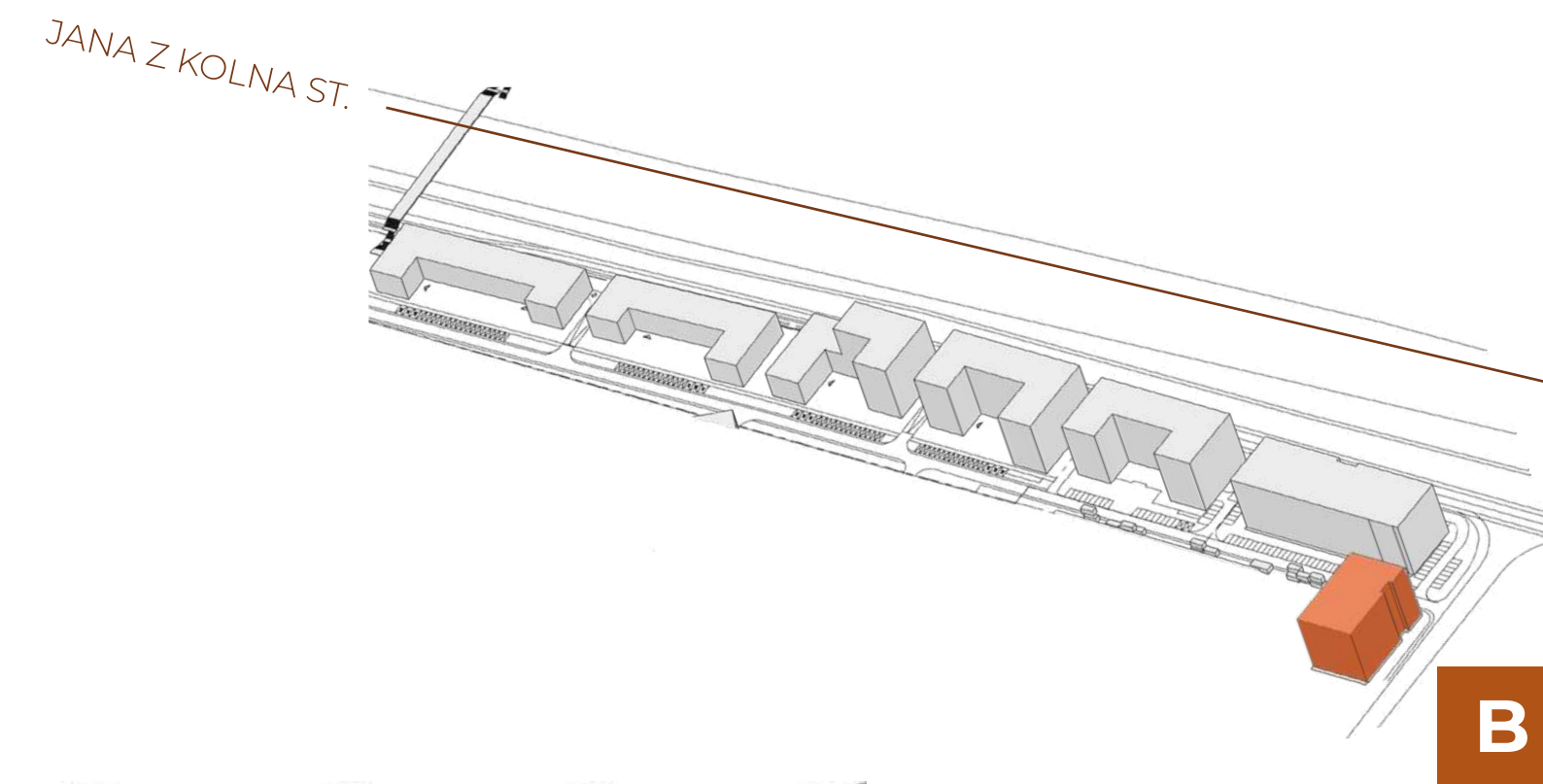
JANA Z KOLNA ST.





# BUILDING B

## OFFICE ARRANGEMENT



B

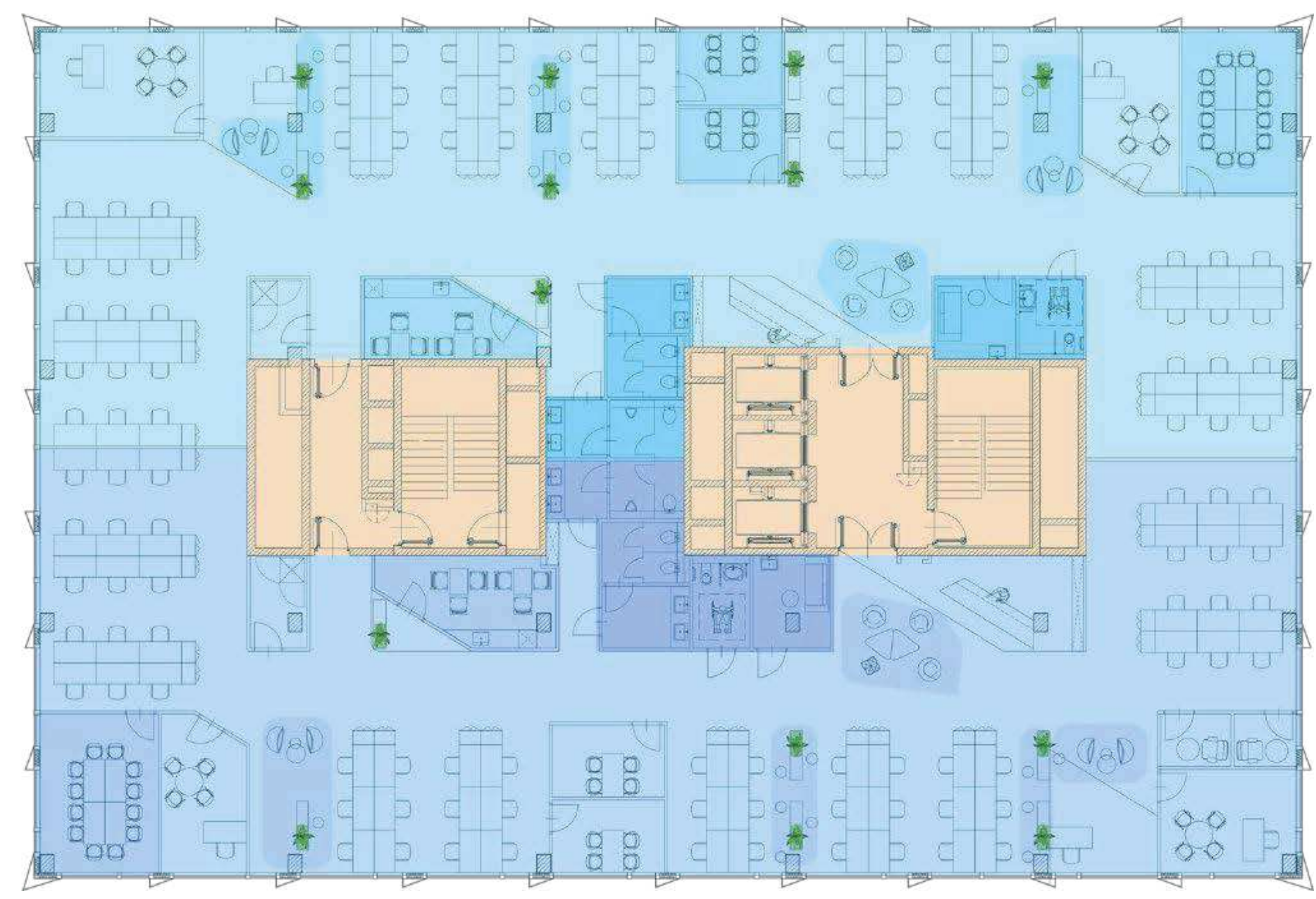
**6<sup>TH</sup>**  
floor

**2**  
tenants

**1,096 M<sup>2</sup>**  
gross office area

60

60



JANA Z KOLNA ST.





# INVESTMENT HIGHLIGHTS



Location in the Mlynska district in the immediate vicinity of the downtown zone of Gdansk, about 2 km from the historic Old Town and the most popular monuments of Gdansk.



One of the most promising and rapidly revitalizing districts in Gdansk making it an attractive area for residents, tenants and investors.



Modern, class A office buildings with high quality technical specification, unique design, intelligent building solutions and BREEAM certification and an impressive clear height of 2.9 metres.



Public transportation allows for quick access to the Old City (ca. 10 minutes) and other parts of Gdansk.



Fully let buildings with sustainable income.



Office rents at an attractive, sustainable level resulting in a very attractive capital value per sq m.



BREEAM EXCELLENT certification in place



Attractive lot size ensuring high liquidity.



# PROPERTY FACT SHEET

An industrial site is being transformed into one of Gdańsk’s new landmarks. Drawing on its unique history, Palio embodies a spirit that bridges past and future. Designed to serve both tenants and the wider community, it offers an authentic experience while preserving the district’s original character—where history meets modernity.

Name	Palio A	Palio B
Adress	Marynarki Polskiej 197, 80-557 Gdansk	
Tota GLA (sq m)	16 601	7 716
Above Ground Levels	8	8
Parking Places	324	190
Occupancy Ratio (by GLA)	100%	100%
Current Annual NOI (EUR)	3.23 mln	1.43 mln
WAULT	2.67 years	5.12 years
Avg. Headline Rent (EUR / sq m)	14.9	14.0
Main Tenants	Alior Bank, Fortum, Orange, Medcover	Baltic Hub Container Terminal, State Labor Inspectorate, PZU
Green Certification	BREEAM EXCELENT	BREEAM EXCELLENT
Title	Freehold	Freehold
Developer	Cavatina	Cavatina
Vendor	Cavatina	Cavatina



# KEY TENANTS



**5765,3** sq m

Alior Bank is a Polish universal bank founded in 2008, known for combining traditional banking with modern digital solutions. It serves both individual and business clients and is listed on the Warsaw Stock Exchange.



**1254,4** sq m

Orange is a leading telecommunications company in Poland, offering mobile, internet, and TV services. It is part of the global Orange Group and serves millions of individual and business customers.



**2290** sq m

Fortum is a Finnish energy company focused on clean energy and sustainability. It provides electricity, heating, cooling, and recycling solutions across several European markets.



**2199,1** sq m

Baltic Hub is a major container terminal and logistics hub, playing a key role in global shipping routes. It connects Central and Eastern Europe with international trade flows.



**1723,4** sq m

Państwowa Inspekcja Pracy is a Polish government body overseeing compliance with labour law. It ensures safe working conditions, protection of employee rights, and fair employment practices.





**PALIO**  
OFFICE PARK







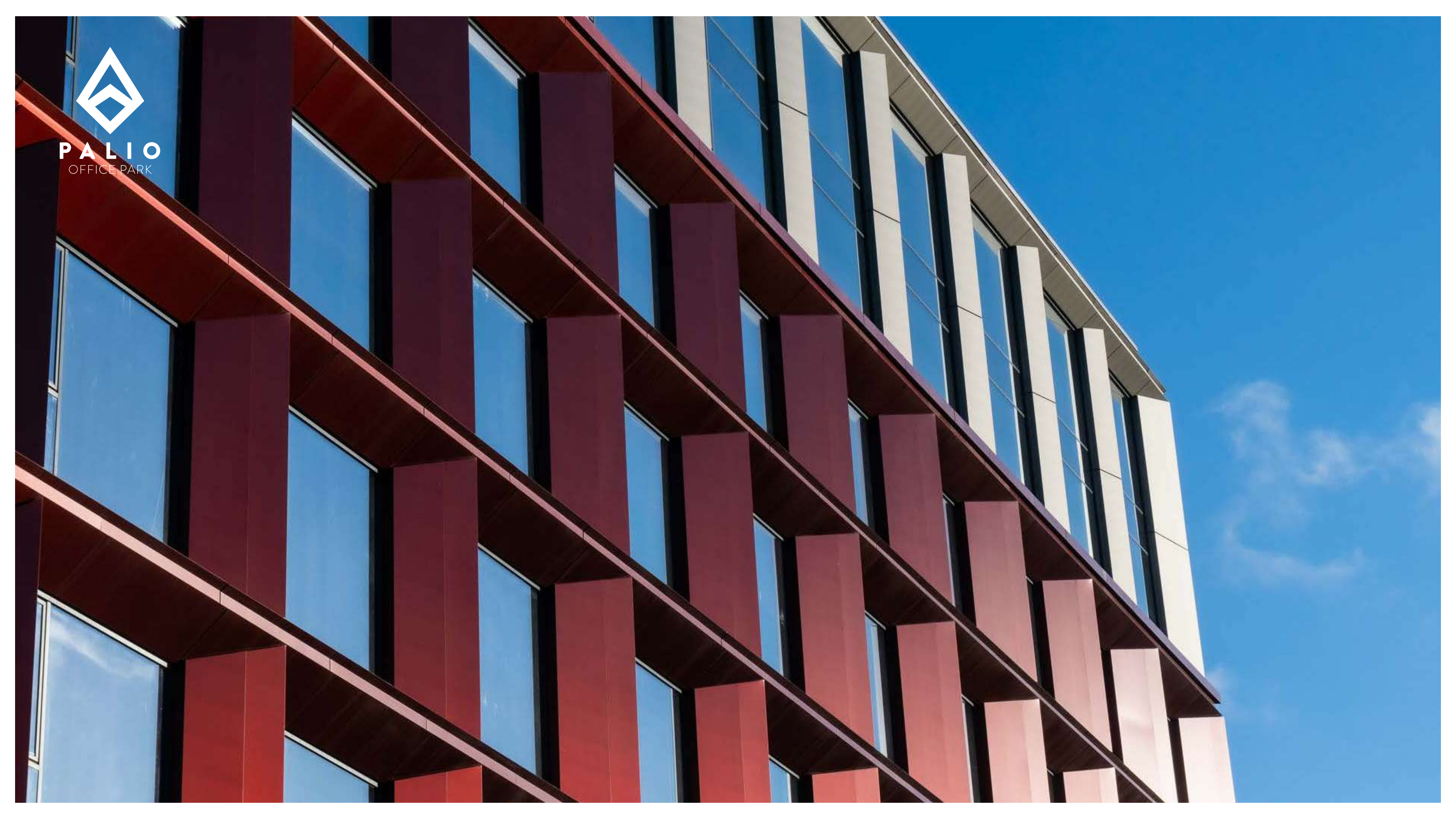








**PALIO**  
OFFICE PARK











- 7 JB Solutions
- 6
- 5
- 4
- 3
- 4
- 1
- 0





# OFFICE STANDARD



Height floor-to-ceiling:  
2.9 m

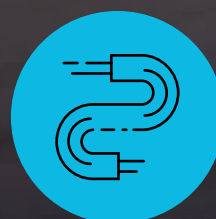
Energy-efficient  
lighting



Tilt windows



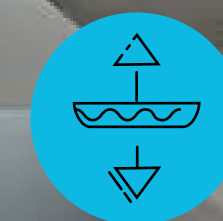
Floor boxes



Structured  
cabling



Carpets



Raised floor and  
suspended  
ceilings



# NEIGHBORHOOD



PUT THE NEIGHBOR  
BACK IN THE HOOD

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GRACE LEE BOGS, ACTIVIST





PALIO  
OFFICE PARK



“PLACE” IS A LOCATION  
CREATED BY HUMAN  
EXPERIENCES.

YI-FUN TUAN, PHILOSOPHER

The Shipyard is a truly unique place within Młode Miasto—deeply tied to historic events and to the hearts of Gdańsk’s citizens. It is here that the movement for Polish independence was born. Today, this former industrial area has evolved into one of the city’s most beloved destinations, emerging as the vibrant heart of Gdańsk.



# THE YOUNG CITY



THE REVITALISATION OF MŁODE  
MIASTO WILL COVER OVER 73 HA  
OF THE FORMER SHIPYARD.

With its industrial heritage, the historic Młode Miasto district is set to become one of the most significant opportunities for Gdańsk's development in years. Contemporary architecture, vibrant public spaces, alternative culture, and a wide range of services will transform the area into the city's most desirable destination.



MŁODE MIASTO OFFERS THE PERFECT  
BACKGROUND FOR CULTURAL EXPRESSION:  
ART, MUSIC GASTRONOMY ARE BOOMING.





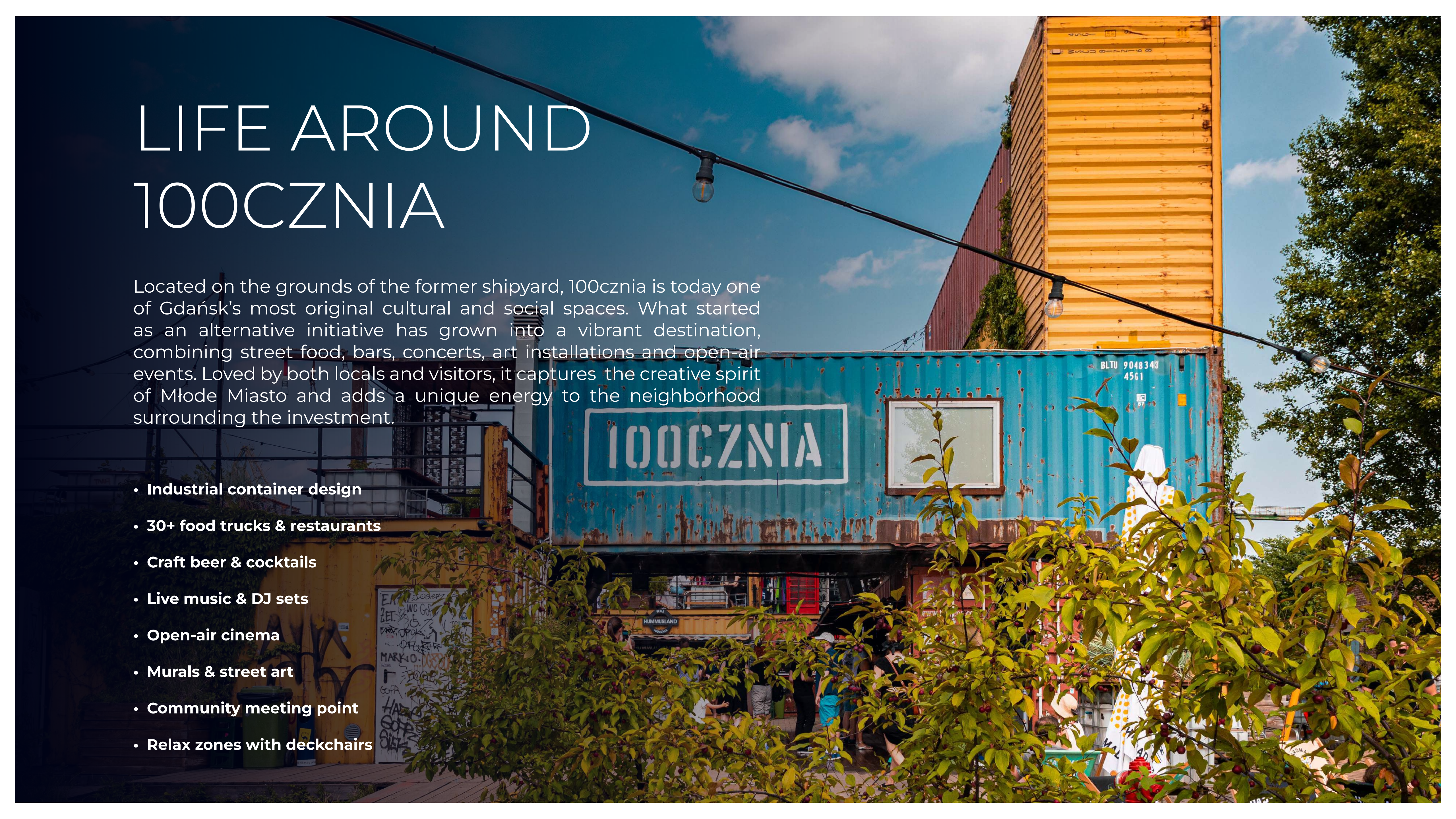




# LIFE AROUND 100CZNIA

Located on the grounds of the former shipyard, 100cznia is today one of Gdańsk's most original cultural and social spaces. What started as an alternative initiative has grown into a vibrant destination, combining street food, bars, concerts, art installations and open-air events. Loved by both locals and visitors, it captures the creative spirit of Młode Miasto and adds a unique energy to the neighborhood surrounding the investment.

- Industrial container design
- 30+ food trucks & restaurants
- Craft beer & cocktails
- Live music & DJ sets
- Open-air cinema
- Murals & street art
- Community meeting point
- Relax zones with deckchairs







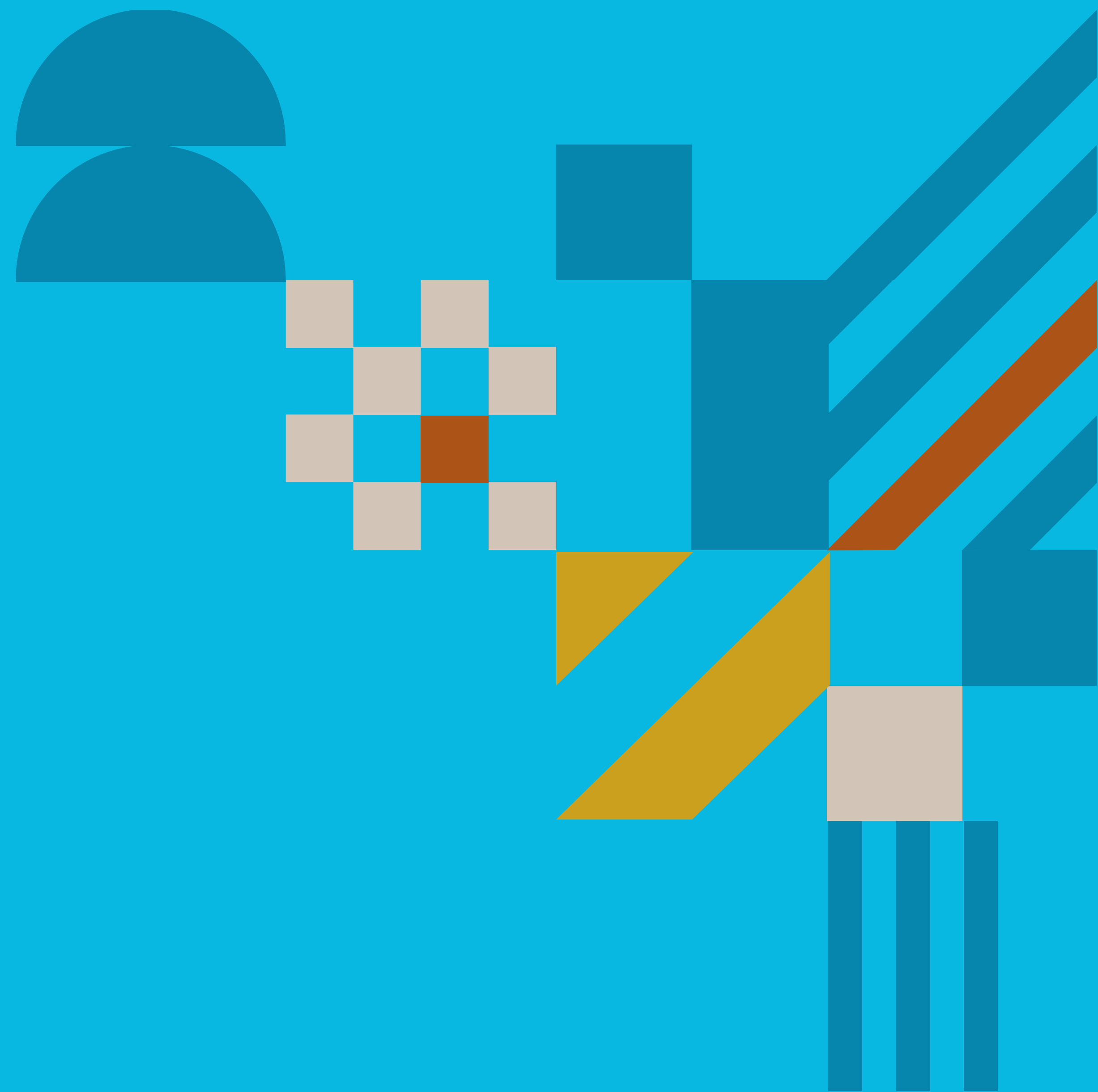


# ESG REPORT

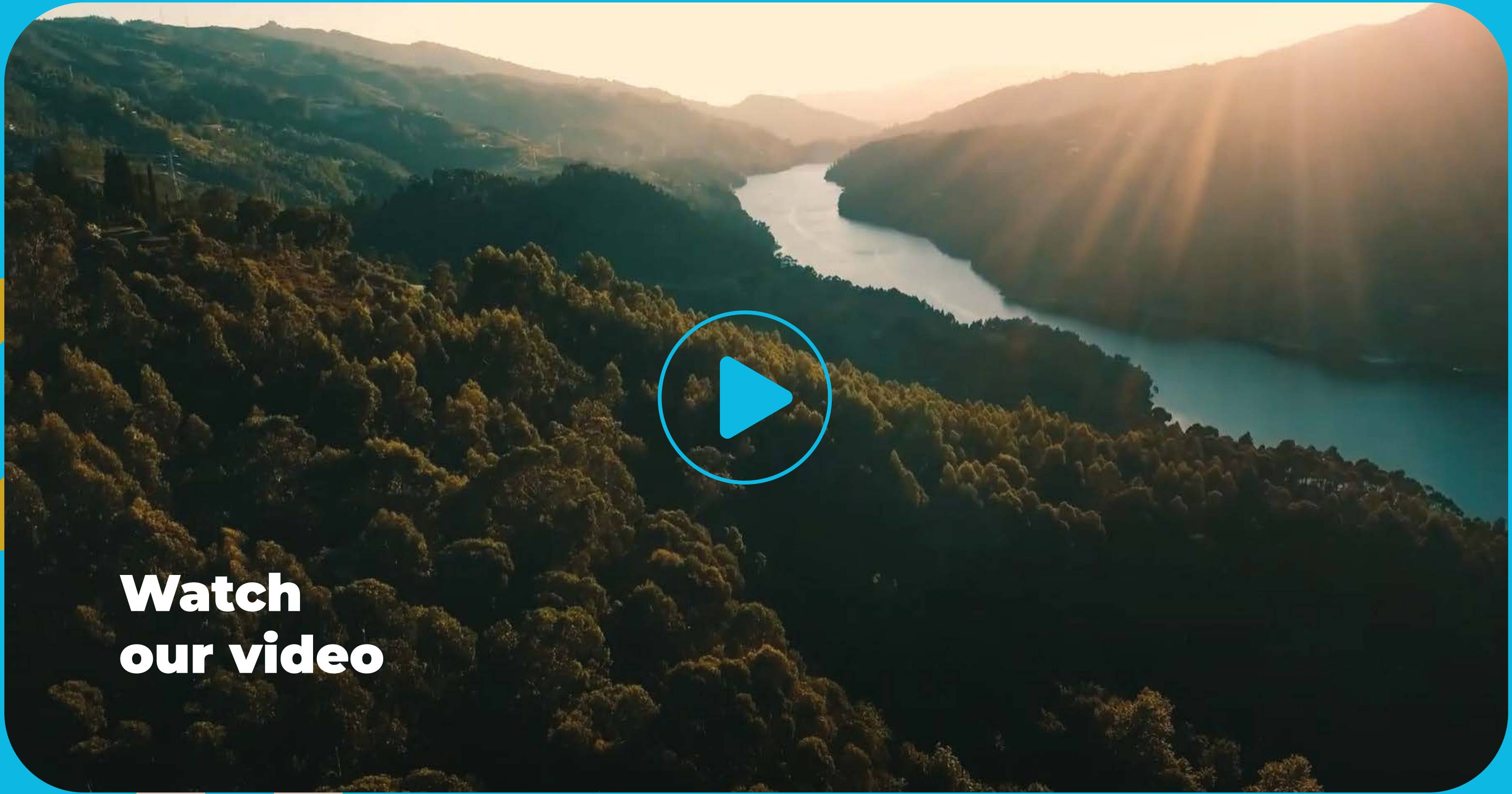
## Cavatina Group

FULL REPORT

[click to learn more](#)







**Watch  
our video**



# CAVATINA SUSTAINABILITY

## 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.

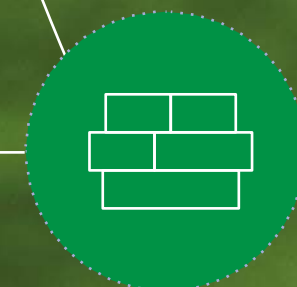
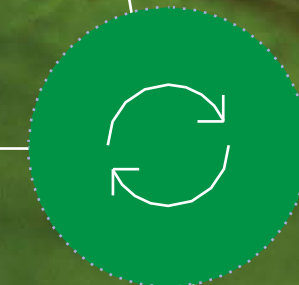
20% more fresh air  
inside buildings thanks  
to the implementation of modern  
ventilation systems.

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.





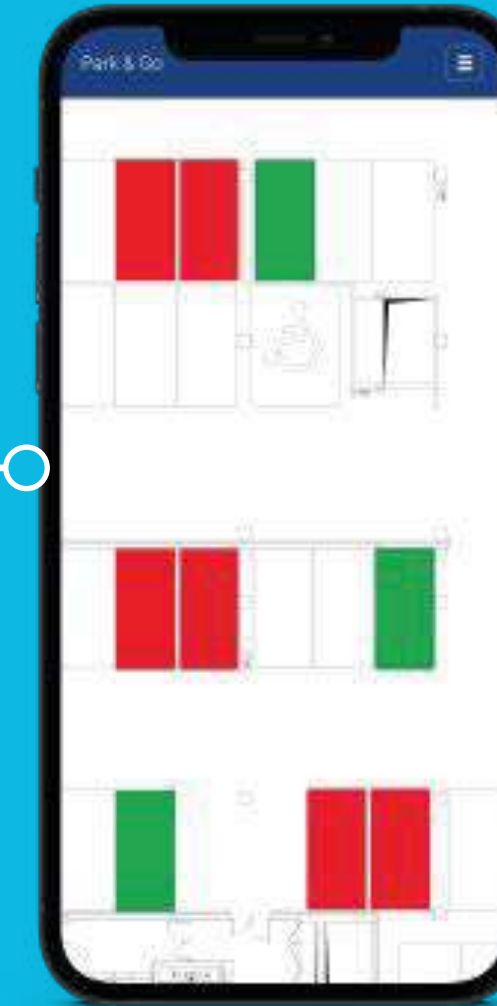
# EASILY MANAGED

basic

Conference  
room  
bookings



Parking  
booking  
system



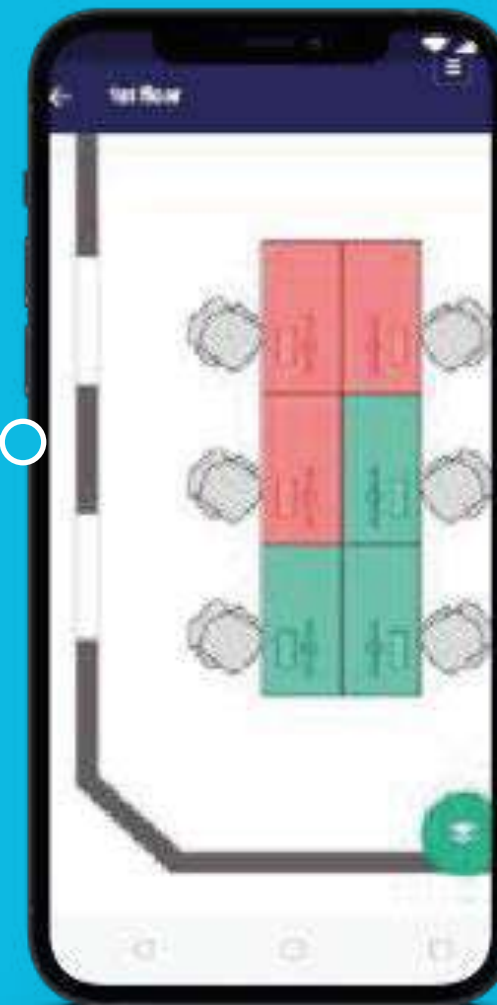
Mobile  
remote  
access



additional

**Desks with IoT  
sensors**

Dedicated occupancy  
workstation sensors



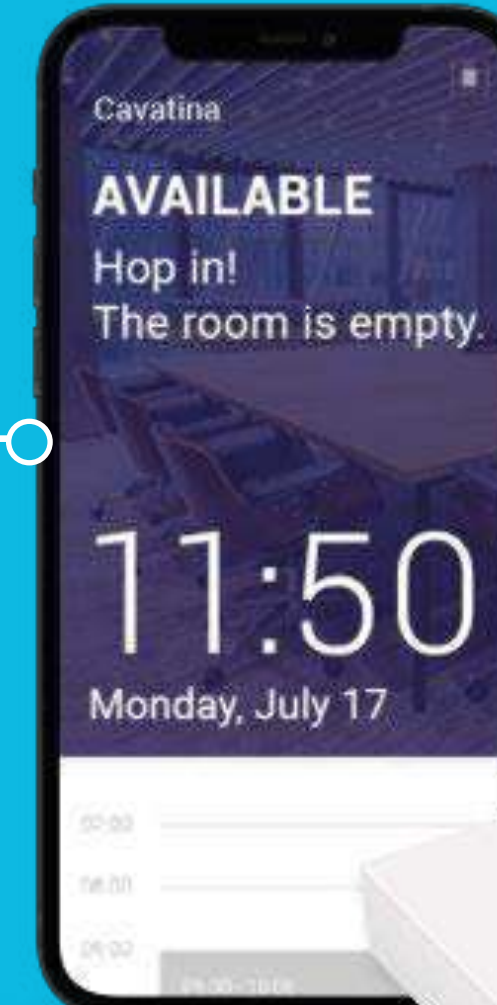
**Office space  
utilization**

Additional flexibility  
regarding office  
space utilization.



**Room  
reservation  
with IoT  
Sensors**

Manage all  
conference rooms  
from your mobile.







## CAVATINA HALL

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 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 film, resulting in the creation of Cavatina Film Production in 2016. It is engaged in the production and promotion of independent cinema, with the aim of supporting outstanding projects across various areas of cinematography.





## CAVATINA GROUP FIDUCIA FOUNDATION

The Fiducia Foundation, established with the support of the Cavatina Group, is dedicated to fostering equal access to education, culture, and the arts for people facing social exclusion. It runs charitable initiatives, interdisciplinary research and education programs, and supports young artistic talents through training, recordings, and performances.



## HOLISTIC THINK TANK

Holistic Think Tank, founded in 2021 with the support of the Cavatina Group, is a non-profit organization reimagining education. Its mission is to make schools spaces of self-discovery, dialogue, and cooperation, fostering agency, confidence, critical thinking, and social responsibility. In an age of AI and unlimited information, the organization emphasizes not only knowledge, but above all humanistic values.



## HOLISTIC NEWS

Holistic News is a digital platform and quarterly magazine published by the Fiducia Foundation, initiated by the Cavatina Group. It explores people's place in the modern world through the lens of science, culture, education, and human values, offering thoughtful journalism guided by Truth and Goodness.





# PENSIERI DI CAVATINA TIMELESS TUSCANY, CRAFTED BY CAVATINA

Pensieri di Cavatina is a boutique hotel by Cavatina, set within a historic 17th-century estate near Siena. Surrounded by rolling vineyards and centuries-old olive groves, the estate produces its own organic wines and extra virgin olive oil, continuing the traditions of the Tuscan land.

With 14 elegant rooms and a culinary team that transforms fresh local ingredients into dishes where innovation meets heritage, the hotel offers an experience that captures the true spirit of Tuscany — refined, authentic, and deeply connected to place.





# CONTACT



## **TOMASZ ZYDOREK**

Leasing Director  
(Gdańsk i Katowice)

**[tomasz.zydorek@cavatina.pl](mailto:tomasz.zydorek@cavatina.pl)**  
**+48 519 500 884**

## **SEBASTIAN SUCHODOLSKI**

Head of Leasing

**[sebastian.suchodolski@cavatina.pl](mailto:sebastian.suchodolski@cavatina.pl)**  
**+48 574 298 005**

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