

# Quorum

the meeting place

*Designed & developed by*





LISTED ON

**GPW**

WARSAW STOCK EXCHANGE

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



EUROPEAN  
PROPERTY  
AWARDS  
DEVELOPMENT



ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

**AWARD WINNER**

MIXED USE DEVELOPMENT  
POLAND

Quorum  
by Cavatina Holding

2021-2022

# AWARD WINNING ARCHITECTURE

- Mixed-use Development, Poland  
2021 - 2022

# WROCLAW'S NEW MEETING PLACE

Three impressive towers with offices and apartments, abundance of greenery, diverse places to socialise, and central location on the bank of the Oder river makes Quorum the ultimate melting pot of Wrocław.

Let's meet in the new social hub of the city.



offices  
& services

**B**

offices  
& services

**A**

residential

**C**

offices  
& services

**D**

# *DIFFERENT PATHS, ONE DESTINATION*



LET'S MEET IN  
**WROCLAW**

A forward-thinking city, Wrocław is one of the most exponentially growing cities in Poland – a technology, business and education hub located in the heart of Europe. It's a city that connects its industrial heritage with innovation. Wrocław is truly open, friendly, vibrant and diverse.

# THE CITY OF CULTURE

Culturally Wrocław has grown into one of the most exciting cities in Poland. This was emphasised when it received the nod as European Capital of Culture, a title which no other Polish city except for Kraków (back in 2000) had previously held.

The following film festivals take place in Wrocław: Nowe Horyzonty, KAN Amateur and Independent Cinema Festival, Ofensywa International Film Festival.



# THE POTENTIAL OF WROCLAW

*No. 1*

the most business-  
friendly city in 2018

Ranking by Forbes and the Central  
Economic Information Center

*No. 1*

elected the Best  
European Destination (2018)

Best Destinations in Europe

*~1 mln*

residents in Wrocław  
metropolitan area

Wrocław Agglomeration Development Agency

*51,600*

employees in 188 business  
services centers (as of 2020)

ABSL „Business Services Sector in Poland 2020”

*106,800*

students in 25 higher education  
institutions

ABSL „Business Services Sector in Poland 2020”





# CITY LOCATION WITH POTENTIAL

## Wroclaw

**1 mln** | Residents of the Wroclaw agglomeration

**27** | Universities

**3** | Special economic zones

**89** | Local and international connections



# LOCATION & MAIN ARTERIES

## Driving distances (min):

17

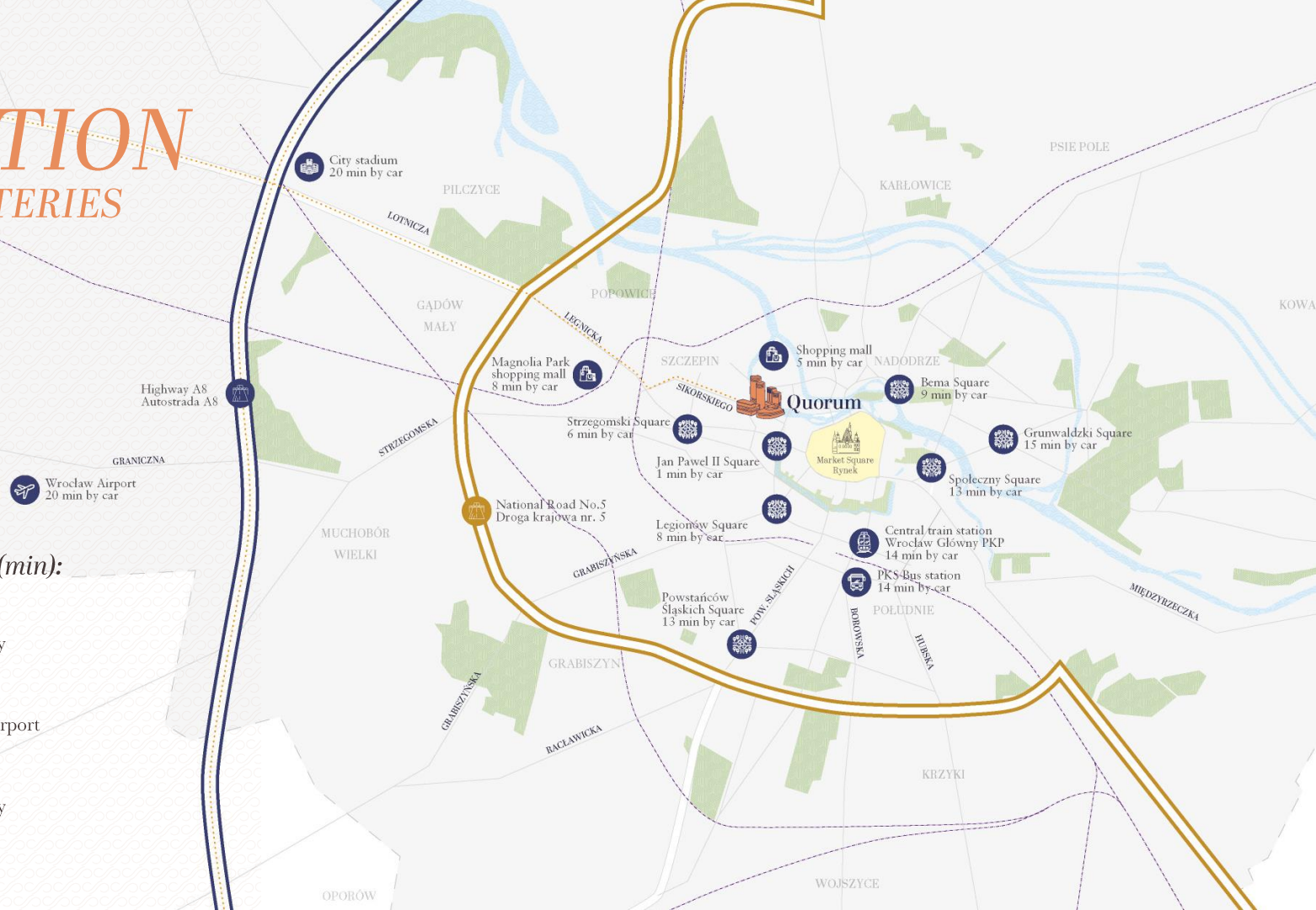
A8 Highway

20

Wrocław Airport

25

A4 Highway



# ACCESSIBILITY & LOCATION

## Walking distances (min):

10

Neon Side  
Archeological Museum

15

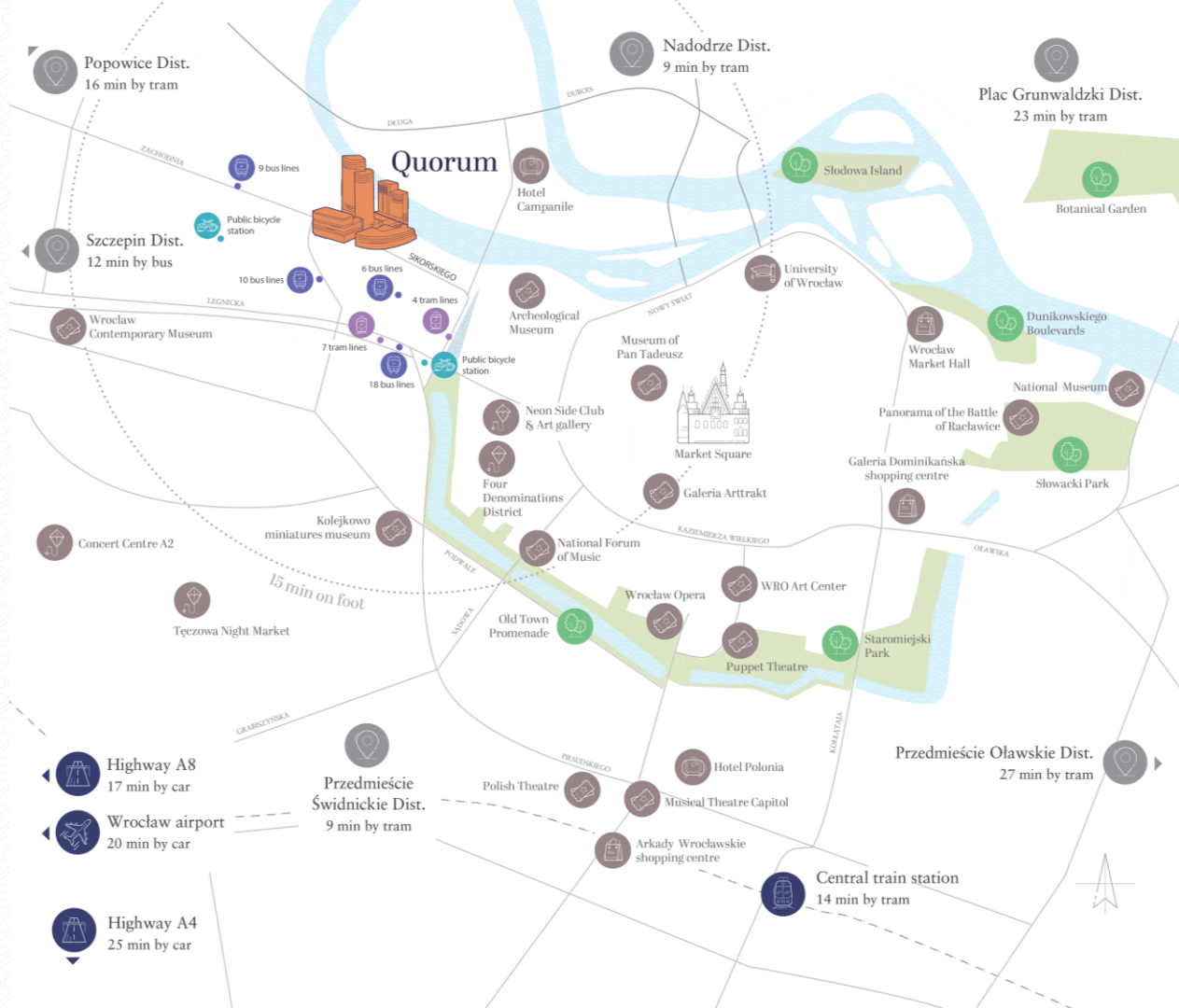
Old Market Sq.  
National Forum of Music  
University of Wrocław

17

Wrocław Opera  
WRO Art Centre

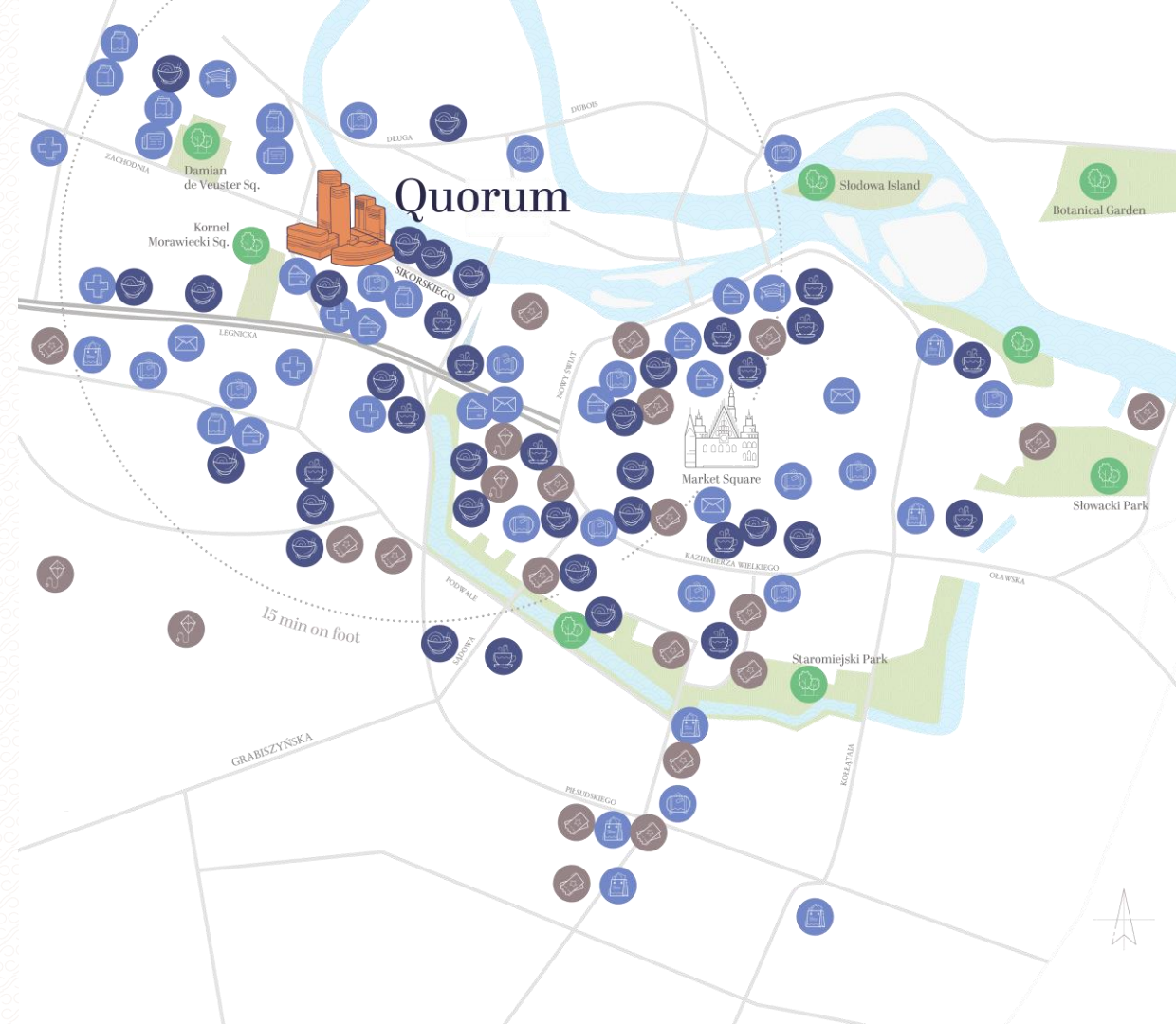
20

Ślodowa Island  
Dunikowskiego Boulevards  
Wrocław Market Hall  
Wrocław Puppet Theatre  
Staromiejski Park



# ABUNDANCE OF AMENITIES

-  Restaurants
-  Coffee shops
-  Recreation centres
-  Cultural venues
-  Universities
-  Shops
-  ATMs
-  Post offices
-  Hotels
-  News stand
-  Grocery store
-  Medical centre & practice
-  Parks & squares



# *MODERN*

## *LOBBY*



# QUORUM

## IN NUMBERS

91,182 m<sup>2</sup>

total office GLA

1,220

parking spaces  
for offices

2,450 m<sup>2</sup>

2-level amenities area  
in buildings A & B

~7,000 m<sup>2</sup>

terraces with 4,513 m<sup>2</sup>  
open to the public

330

apartments

346

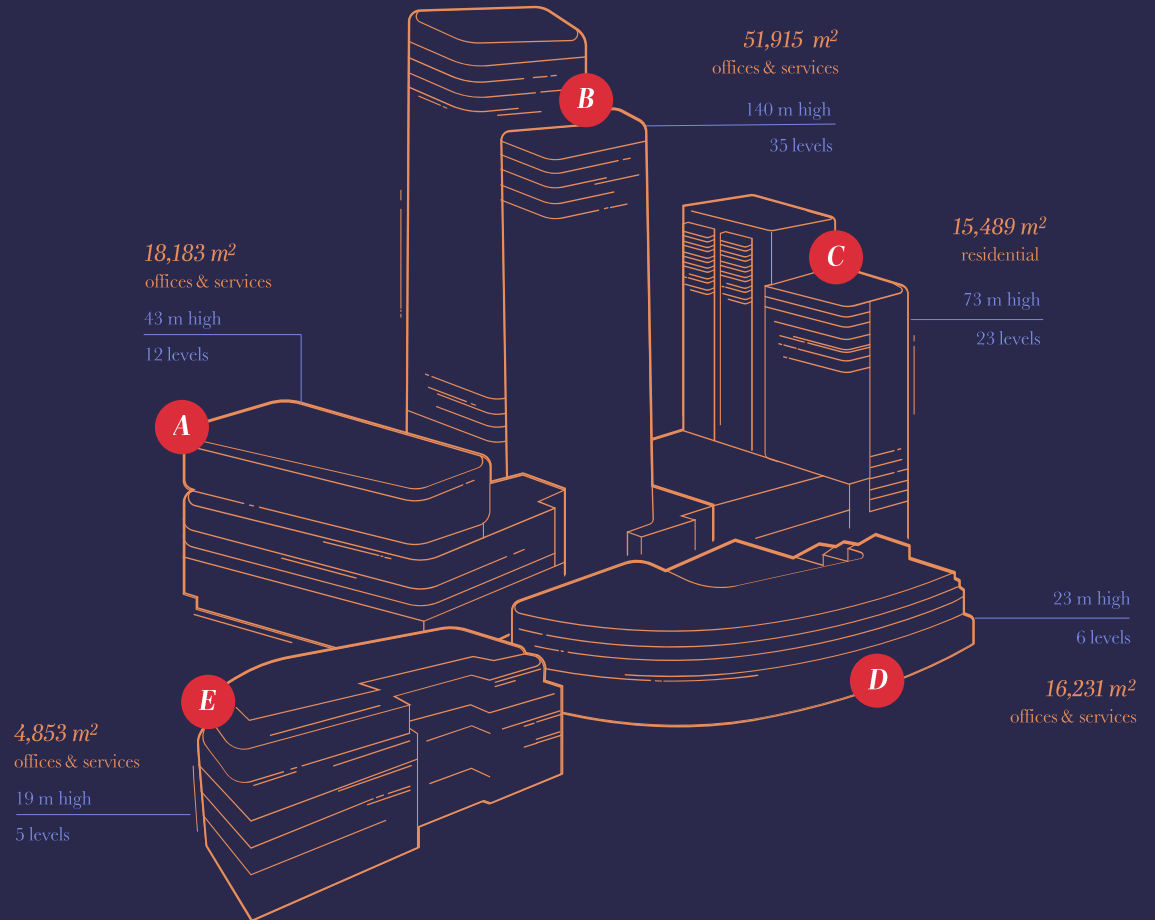
parking spaces  
for residents

450 m<sup>2</sup>

service area  
in building C

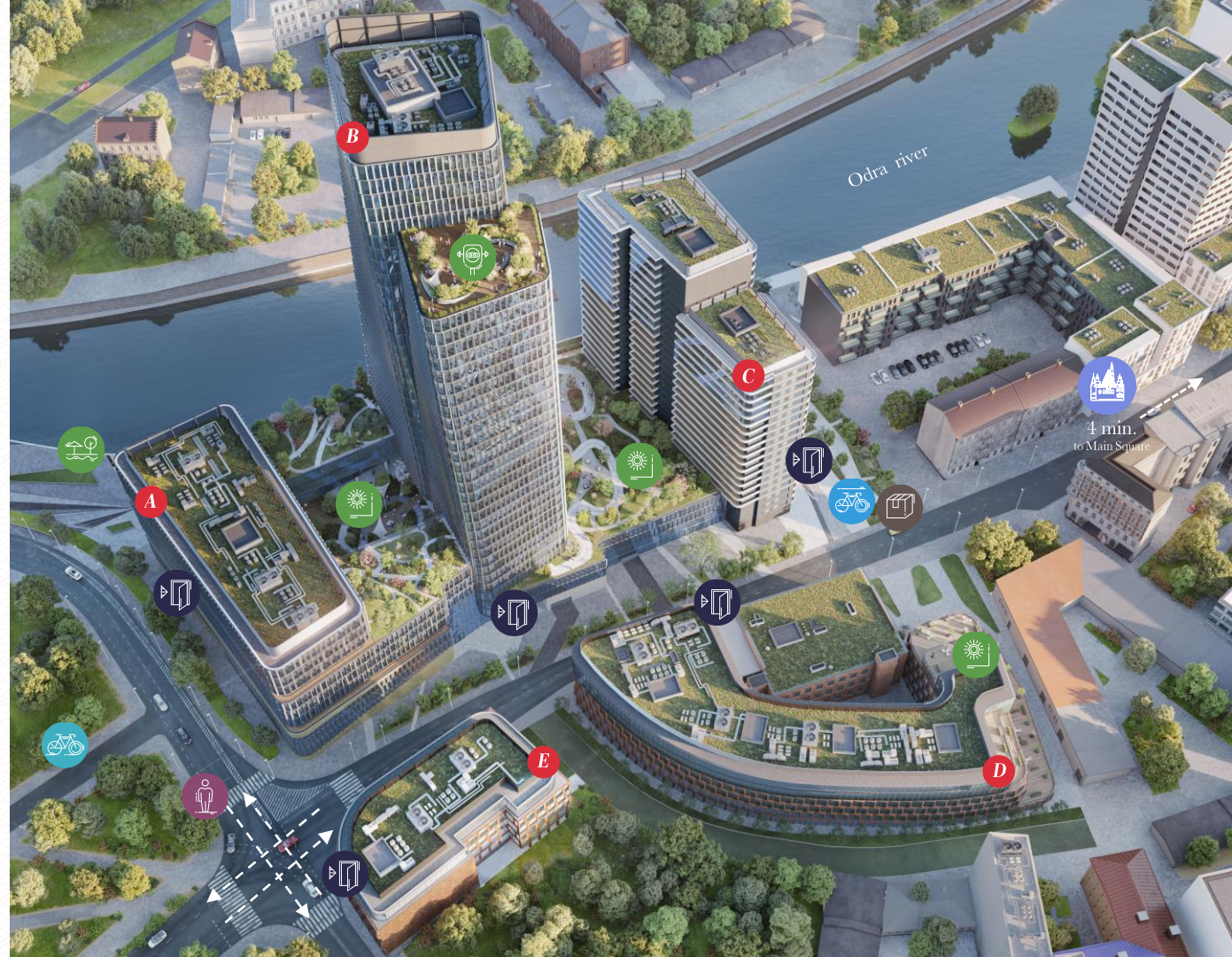
**BREEAM**

excellent



# MASTER PLAN

-  Traffic flow
-  Entrances
-  Underground parking
-  Visitor parking
-  Courier loading zone
-  Bicycle parking
-  Bicycle path
-  Bus stop
-  Pedestrian crossing
-  Observation deck
-  Patio / terrace
-  Boulevard



# QUORUM

*WHERE PATHS MEET &  
CONNECTIONS ARE MADE*

A new meeting place comes to life in Wrocław. Quorum is where ideas are exchanged, where work meets play and life offers endless possibilities. Enjoy a relaxing time in the new promenade, have a meeting in one of the green terraces, lunch in the garden.... the choice is endless.





# BUZZING

RIVERSIDE LIFE



The promenade will connect the project with the river Oder, offering meeting & relaxation areas.



# UNFORGETTABLE VIEWS



140 m high terrace with an observatory  
deck offering panoramic views of the city.

# *UNLIMITED SPACE TO RELAX*



Quorum will feature multi-level terraces and a green patio offering relaxation and meeting areas. Bring your work outside.

# NATURAL SURROUNDINGS

7,000 m<sup>2</sup>

of green open spaces. A peaceful setting to relax and breath in.



Co-working areas.



Activity zones.



*LIFE AT  
IT'S BEST*













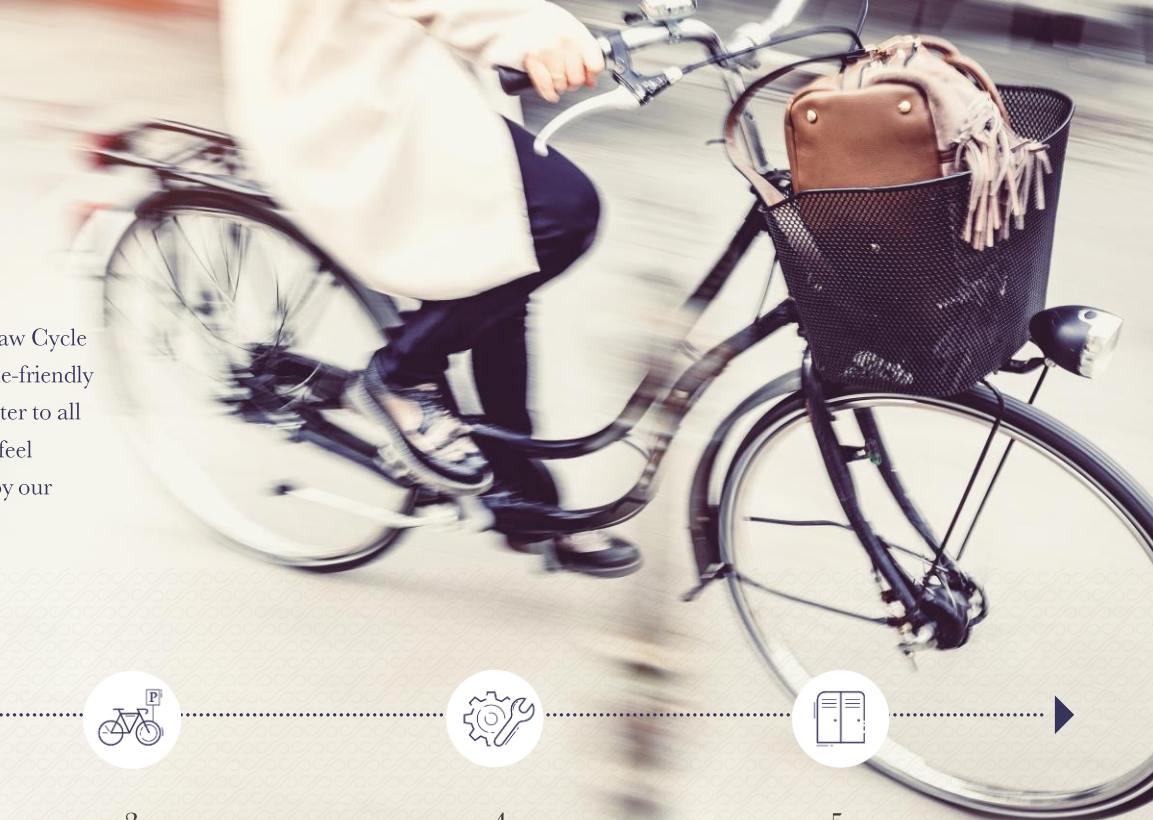
# *MEET, INNOVATE & COLLABORATE*



Move to a modern contemporary co-working space in the city centre. Quorum is perfect for those looking for flexibility and the full comfort of high standard offices. The lively atmosphere, combined with all amenities Quorum has to offer, helps promote growth, performance and creativity.

# FULL CONVENIENCE FOR CYCLISTS

With 1200 km of bicycle paths in the city and festivals like „Wrocław Cycle Fest“, Wrocław rightfully won first place in 2018 as the most bicycle-friendly city in Poland (Rowertour magazine ranking). At Quorum we'll cater to all the cycling lovers and will make your journey from home to work feel effortless. Want to ride your bike into work? Be our guest and enjoy our end-of-the trip facilities.



1.

Arrive to Quorum  
with ease



2.

Use the designated  
entrances for bicycles to the  
indoor parking



3.

Park in on available bicycle  
spaces. A secure spot for  
your bike.



4.

Use the repair or cleaning  
stations. You won't be left  
with a flat tyre!



5.

Freshen up in the shower  
& change rooms. Start the  
day in style.

# OTHER AVAILABLE AMENITIES

The two-level retail spaces will offer the everyday essentials, bringing comfort & convenience to a new level.



Restaurants



Coffee shop



Newsstand



Grocery store



Dry cleaners



Barber



Beauty salon



ATM



Wine shop



Florist



Post office



Collectomate parcel lockers



**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



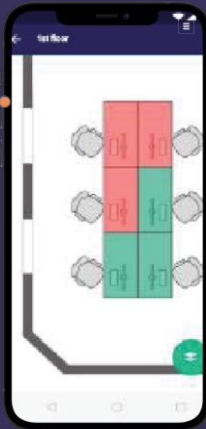
Parking booking system



Mobile remote access

*EASILY  
MANAGED*

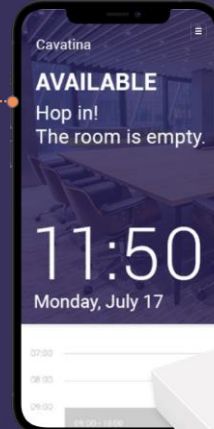
*ADDITIONAL*



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.





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.



# 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.



*REDEFINING OFFICE*  
**EXPERIENCE**

Quorum offices will offer the perfect blend of efficiency and life-balance. The prime location, its connection with the river, the abundance of green spaces and the engaging social spaces will bring Quorum's diverse community together.



# BUILDING STANDARD



BMS



Emergency power supply



Fibre optic cables



Lockers & showers for cyclists



E-car & scooter charging stations



CCTV & 24h security



Co-working spaces



New promenade with relaxation areas  
and gastronomic zone



~7,000 m<sup>2</sup> of green terraces,  
4,513 m<sup>2</sup> open to the public



# OFFICE STANDARD



Raised floors & suspended ceilings



Floor boxes



Structured cabling



Eye-friendly lighting



Tilt windows



Smoke detectors



Carpeting



Clear ceiling height: 2,80 m

# BUILDING A

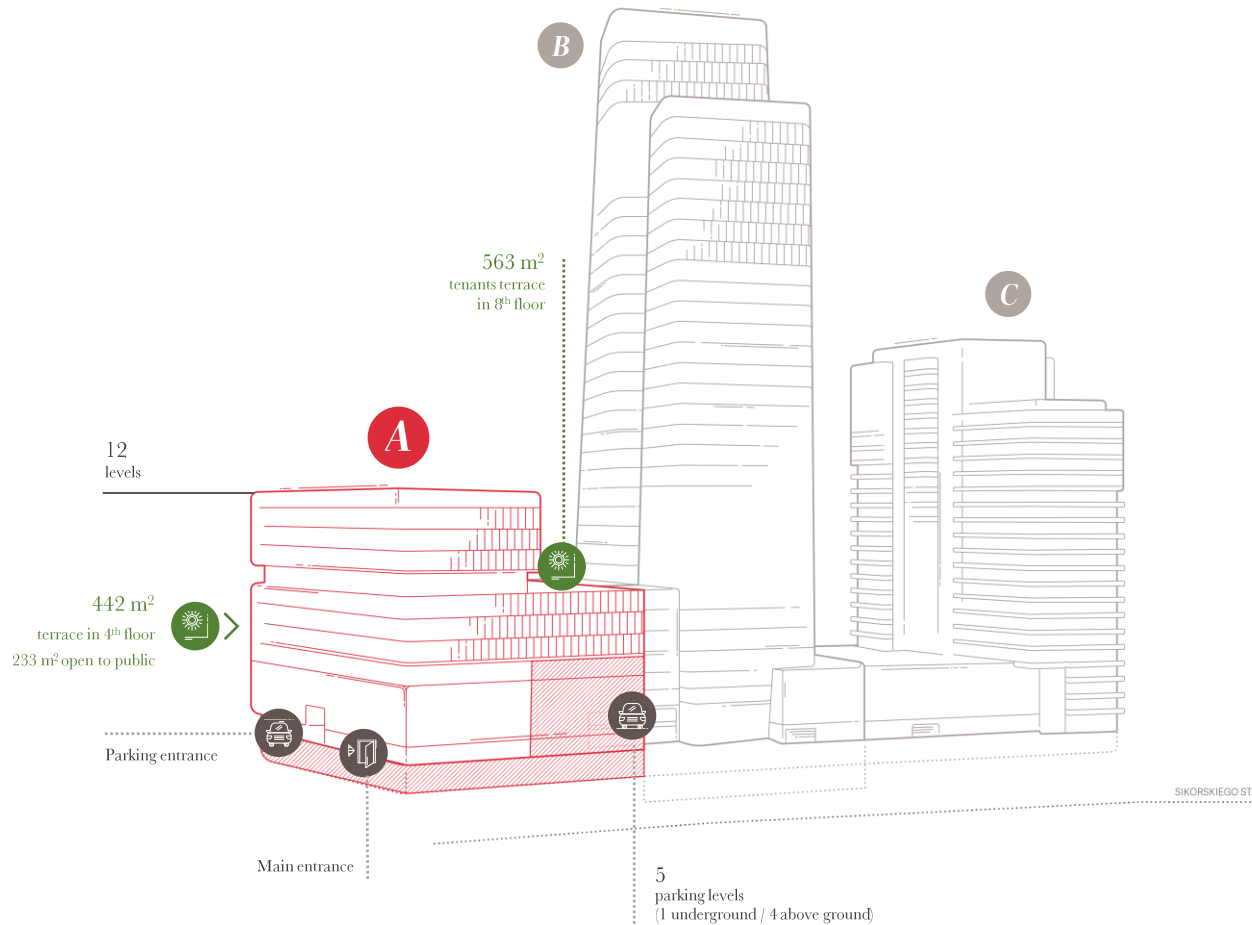
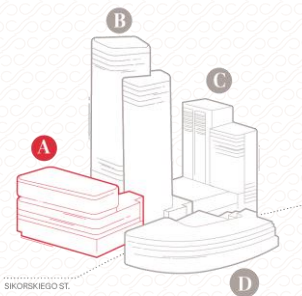
**18,183 m<sup>2</sup>**  
total office GLA

**346 m<sup>2</sup>**  
total service area

**6,57%**  
add-on factor

**339**  
total parking spaces

**~1,000 m<sup>2</sup>**  
total terraces



# BUILDING A

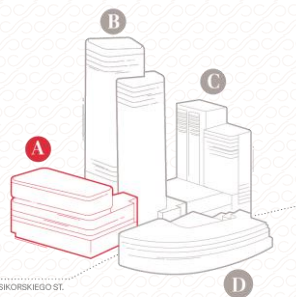
## PARKING

**339**

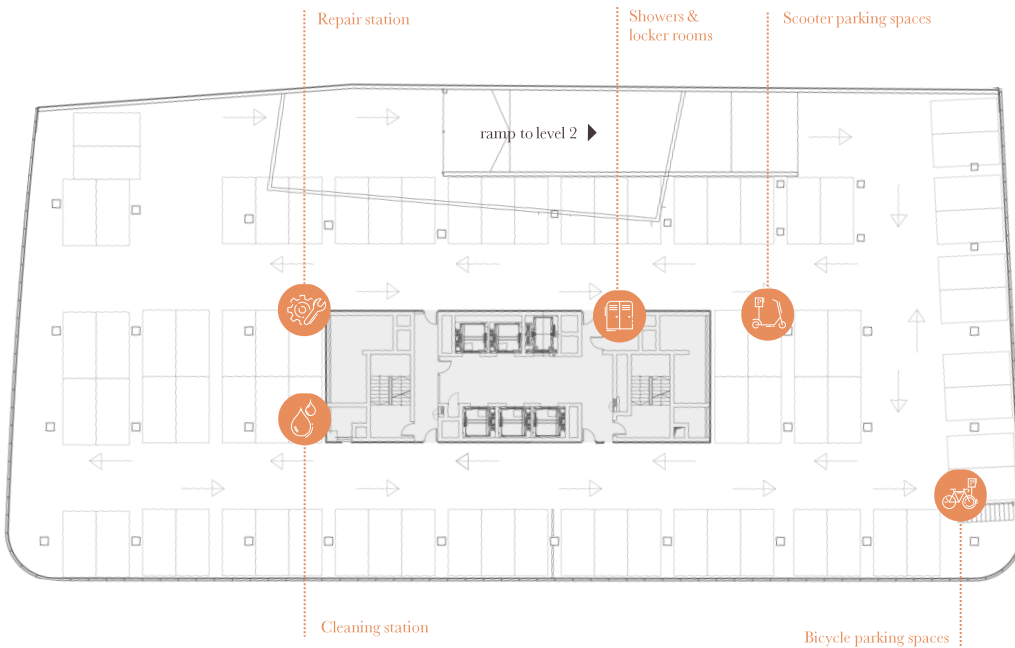
parking spaces

**50**

bicycle parking spaces



SIKORSKIEGO ST.



SIKORSKIEGO ST.

# BUILDING A

## EXEMPLARY OFFICE ARRANGEMENT

7<sup>th</sup>

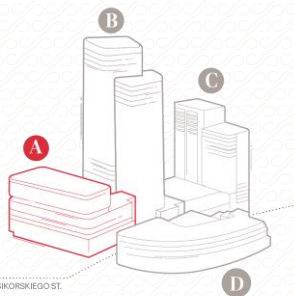
floor

1

tenant

2,458 m<sup>2</sup>

gross office area



SIKORSKIEGO ST.

# BUILDING A

## EXEMPLARY OFFICE ARRANGEMENT

7<sup>th</sup>

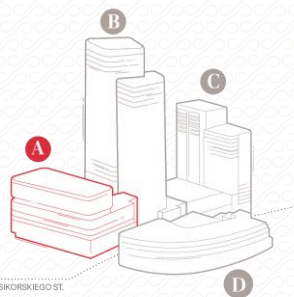
floor

4

tenants

2,458 m<sup>2</sup>

gross office area



# BUILDING B

**51,915 m<sup>2</sup>**  
total office GLA

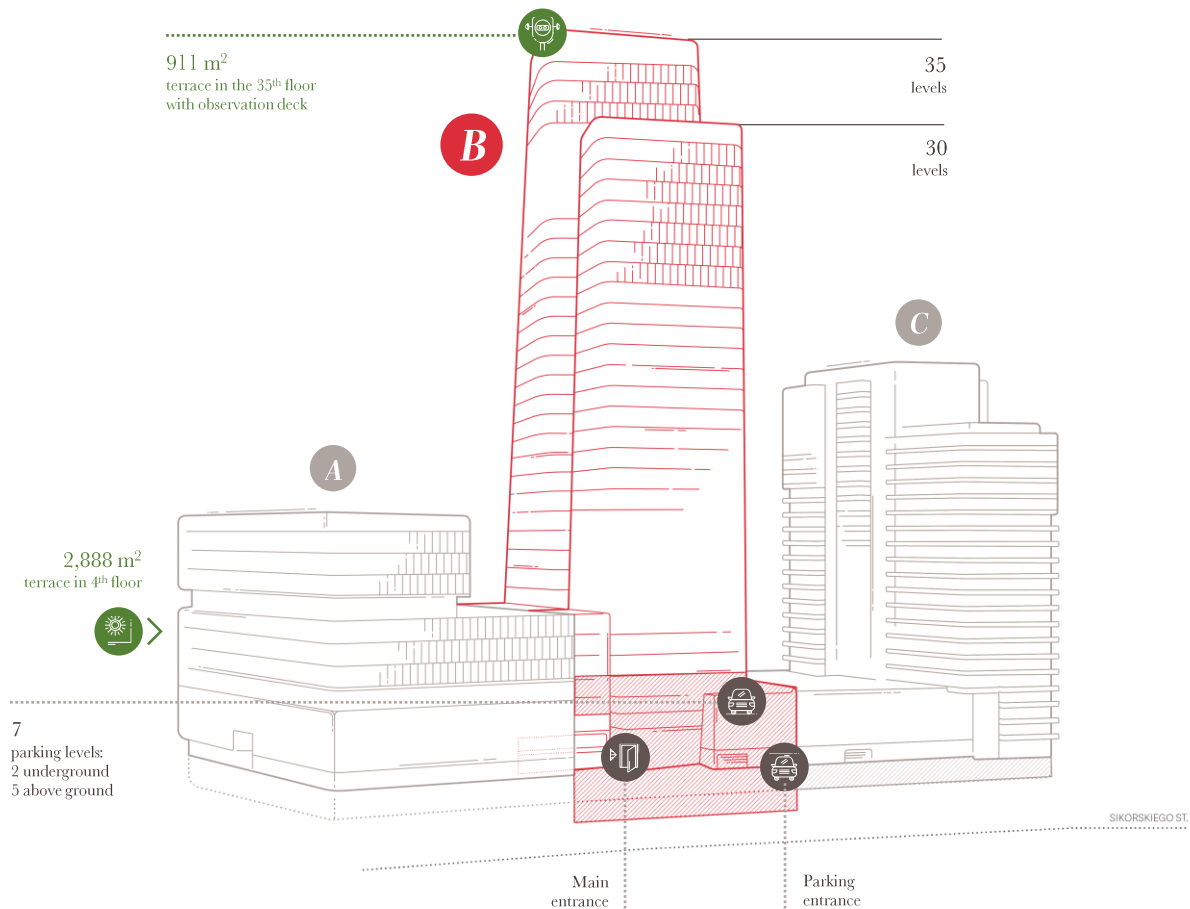
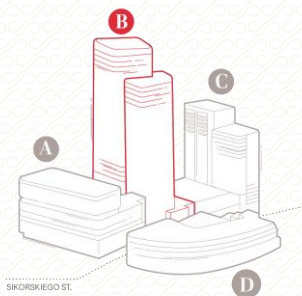
**2,637 m<sup>2</sup>**  
total service area

**6,57%**  
add-on factor

**582**  
total parking spaces

**~3,800 m<sup>2</sup>**  
total terraces

**2,450 m<sup>2</sup>**  
2-level amenities area



# BUILDING B

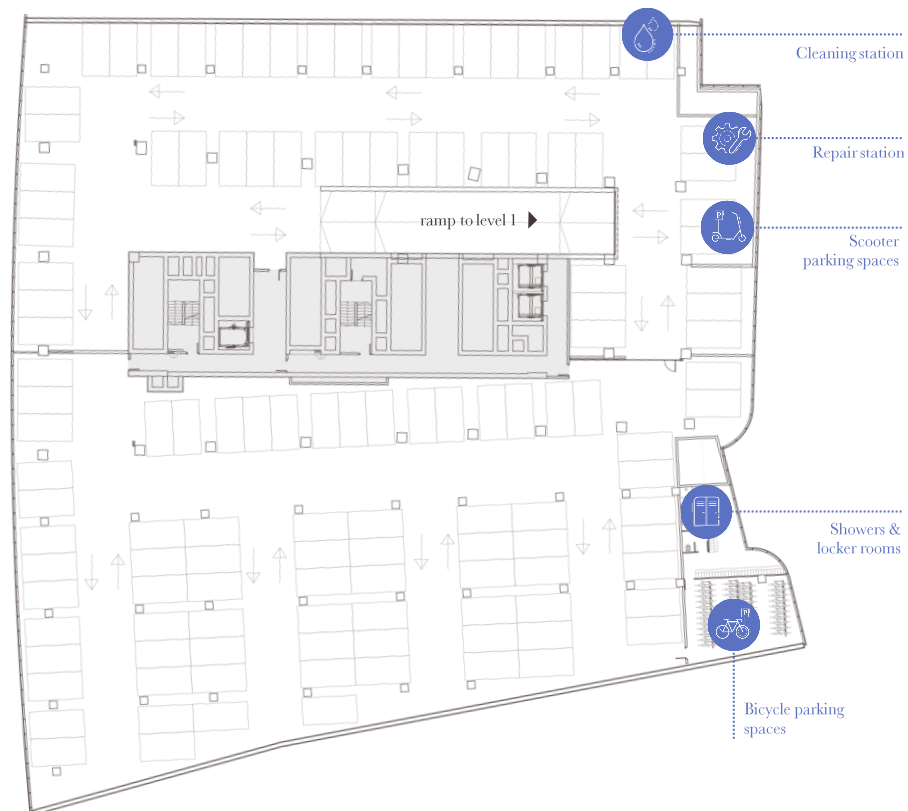
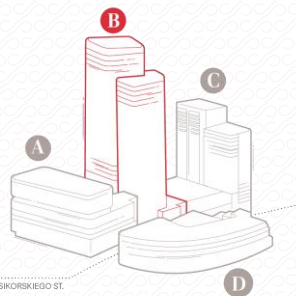
## PARKING

582

parking spaces

120

bicycle parking spaces



SIKORSKIEGO ST.



# BUILDING B

## EXEMPLARY OFFICE ARRANGEMENT

18<sup>th</sup>

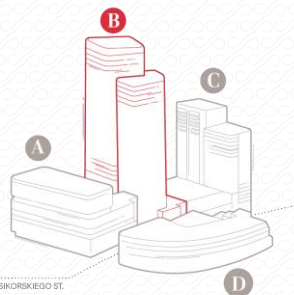
floor

1

tenant

1,671 m<sup>2</sup>

gross office area



# BUILDING B

## EXEMPLARY OFFICE ARRANGEMENT

18<sup>th</sup>

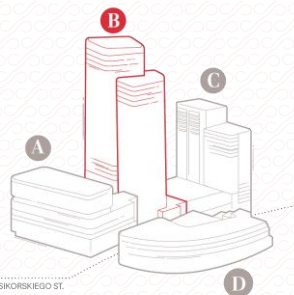
floor

4

tenants

1,671 m<sup>2</sup>

gross office area



# BUILDING D

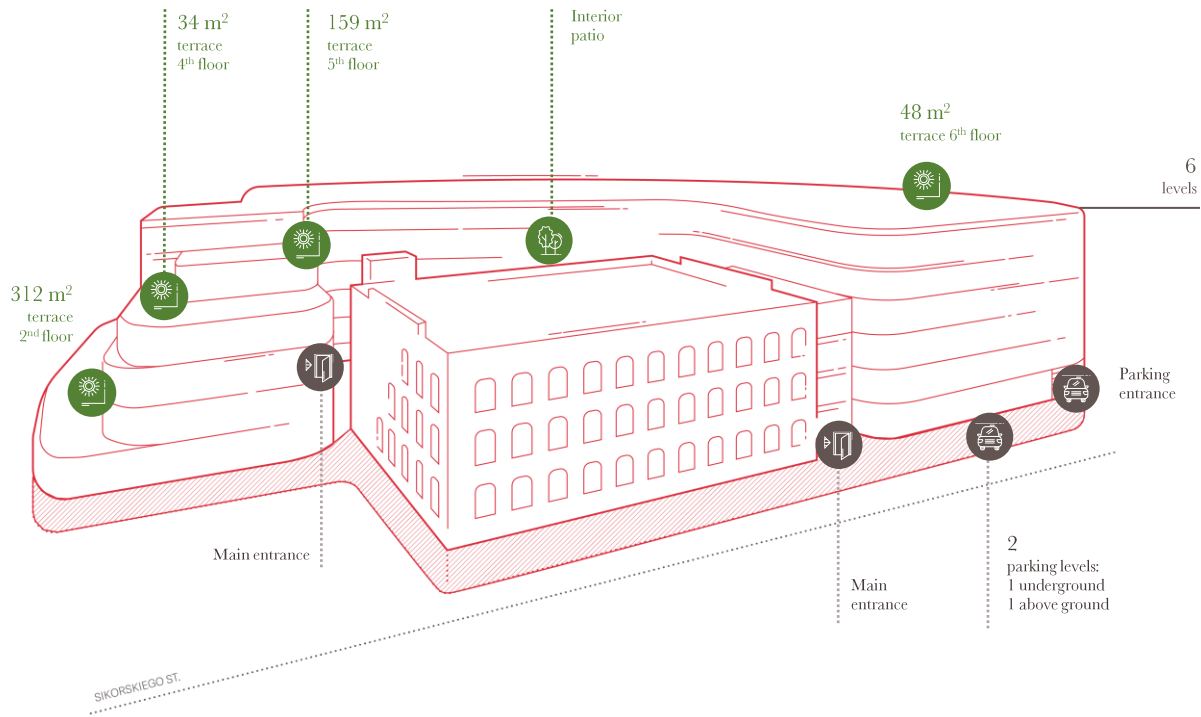
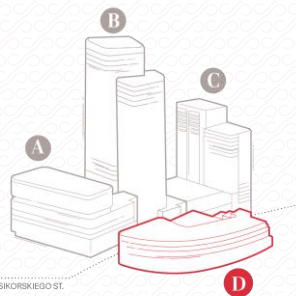
**16,231 m<sup>2</sup>**  
total office GLA

**776 m<sup>2</sup>**  
total service area

**5,28%**  
add-on factor

**222**  
total parking spaces

**720 m<sup>2</sup>**  
interior patio





# BUILDING D

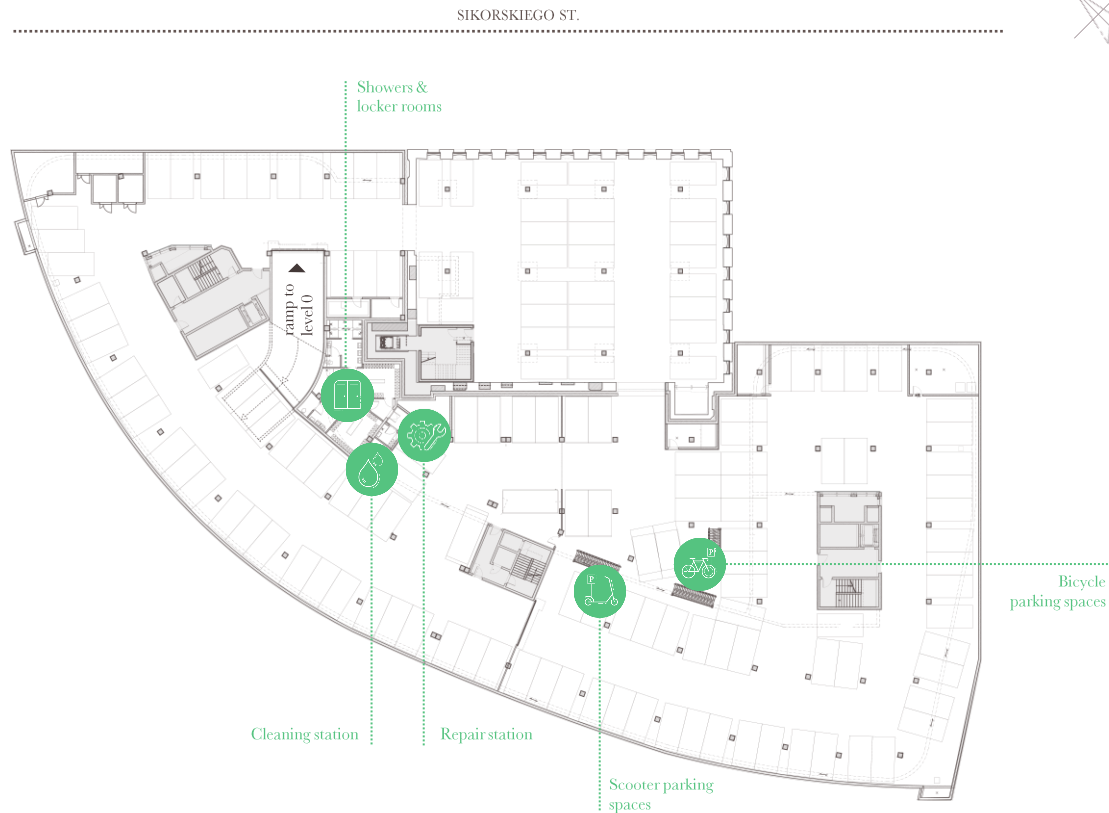
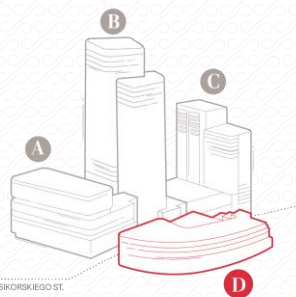
## PARKING

222

parking spaces

40

bicycle parking spaces



# BUILDING D

## EXEMPLARY OFFICE ARRANGEMENT

3<sup>rd</sup>

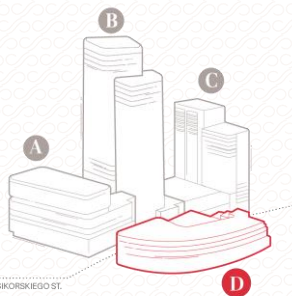
floor

1

tenant

**3,789 m<sup>2</sup>**

gross office area



SIKORSKIEGO ST.



# BUILDING D

## EXEMPLARY OFFICE ARRANGEMENT

3<sup>rd</sup>

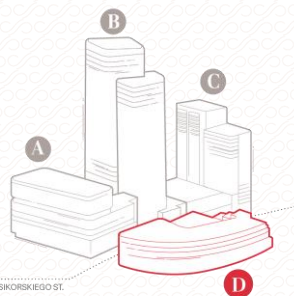
floor

4

tenantS

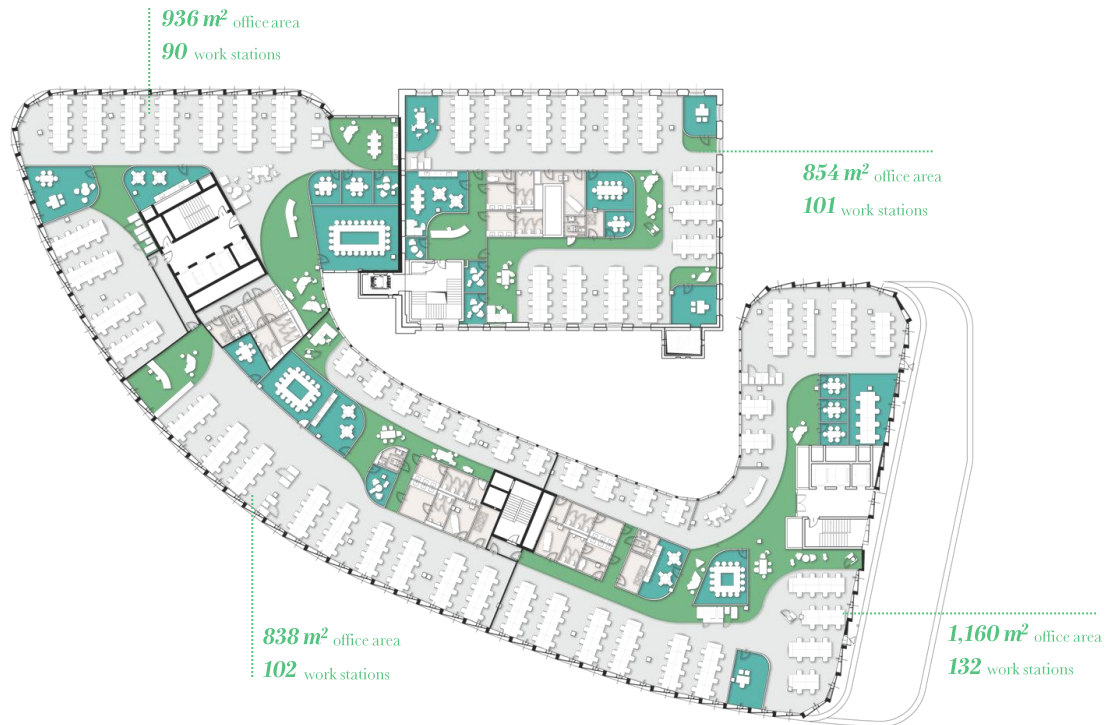
**3,789 m<sup>2</sup>**

gross office area



SIKORSKIEGO ST.

SIKORSKIEGO ST.



# BUILDING E

**4,853 m<sup>2</sup>**

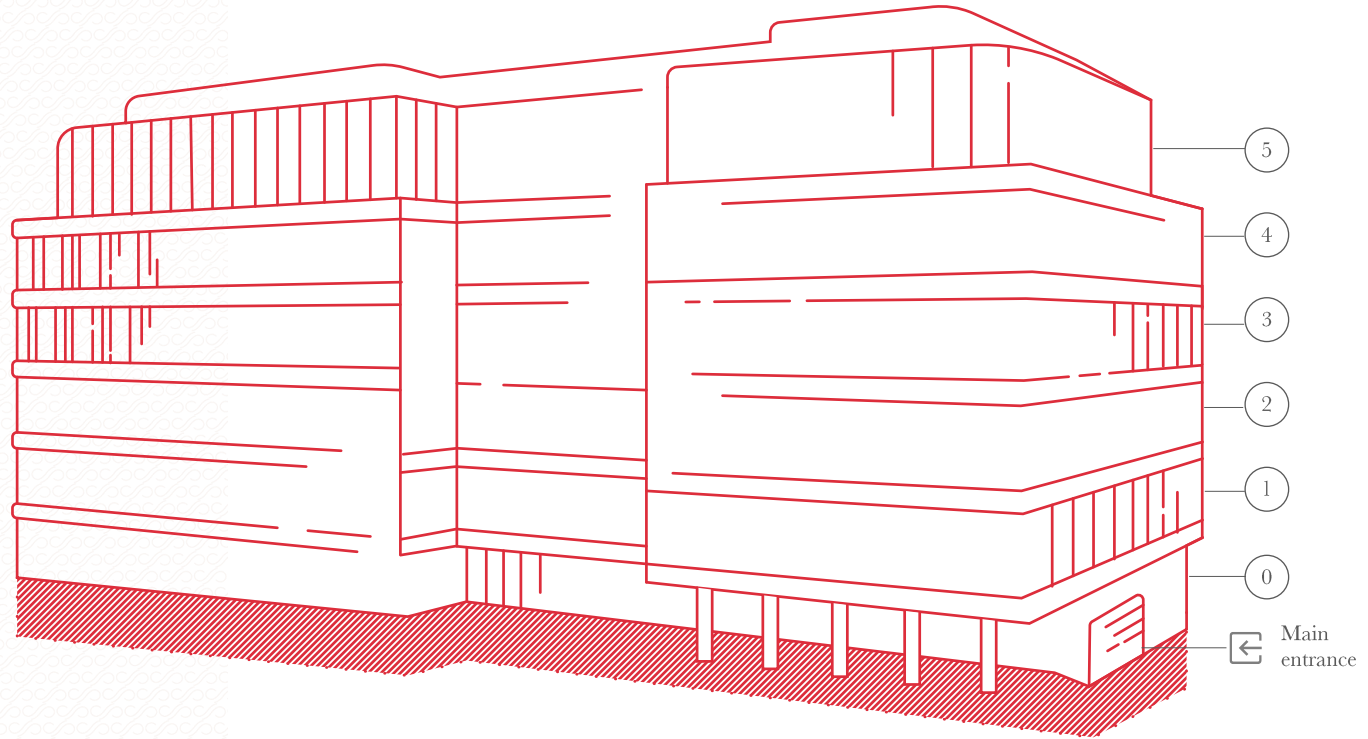
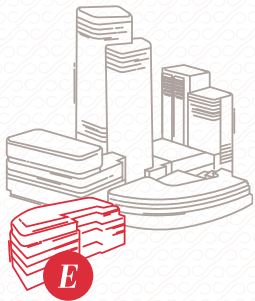
total office GLA

**5,85%**

add-on factor

**70**

total parking spaces





# BUILDING E

## EXEMPLARY OFFICE ARRANGEMENT

4<sup>th</sup>

floor

1

tenant

**1192,61 m<sup>2</sup>**

gross office area

**1126,7 m<sup>2</sup>**

net office area

SIKORSKIEGO ST.



**119**

workstation

# EFFICIENT LIFT SYSTEM

## BUILDING A

**1** lift lobby  
**6** lifts

## BUILDING B

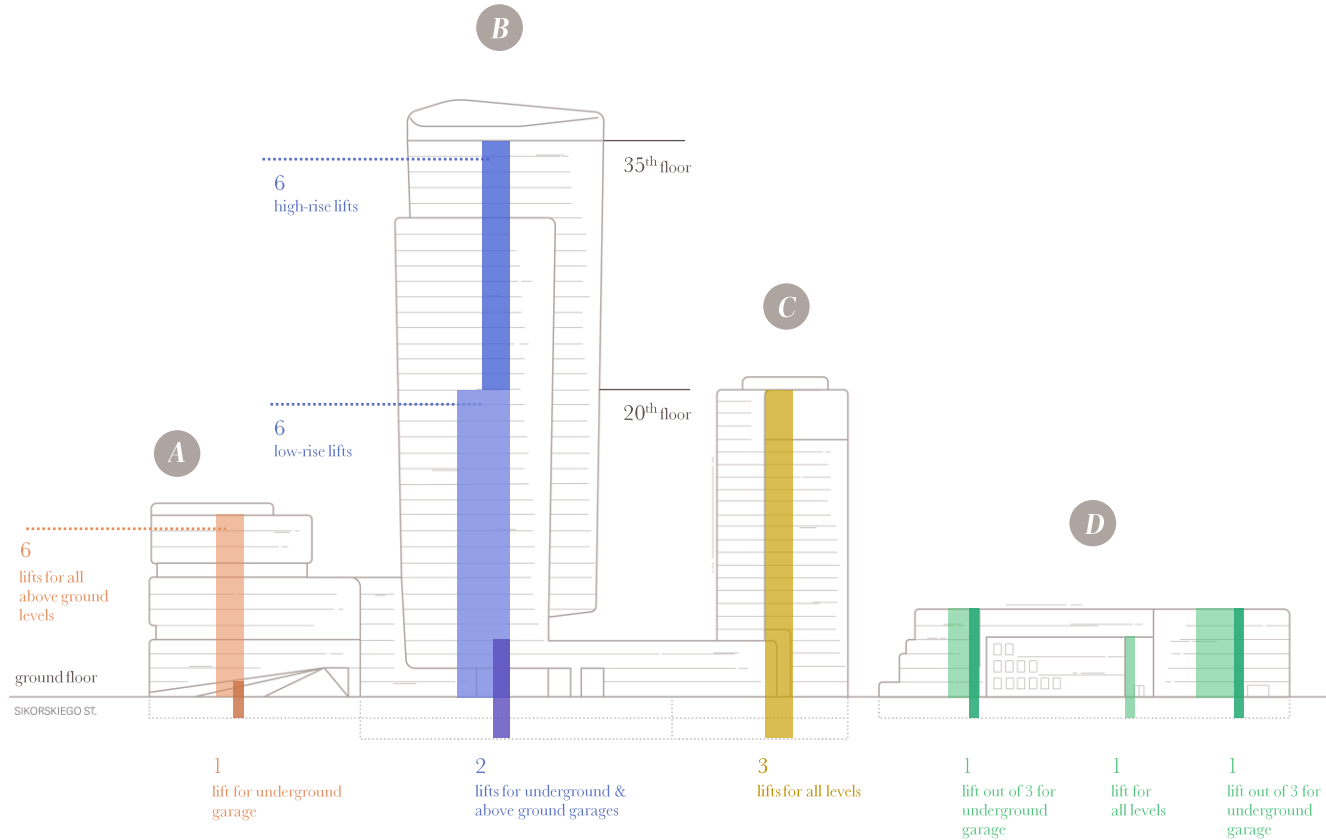
**2** lift lobbies  
**12+2** lifts

## BUILDING C

**1** lift lobby  
**3** lifts

## BUILDING D

**3** lift lobbies  
**7** lifts



# LEADERS

## IN THE MARKET



Cavatina Group is one of the leaders in the commercial real estate market. It is based only on polish capital and holds a portfolio of 0,5 mln sq m, which intends to implement by 2022. From the start of its operating activity in 2015, Cavatina Group managed to achieve incredible efficiency and dynamics of development, which is confirmed by seven projects in major polish cities such as Kraków, Warsaw, Tricity and Wrocław.

0.5 mln m<sup>2</sup>

commercial projects

7

biggest polish cities

10

active projects

10

international awards



WATCH OUR VIDEO

# 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.

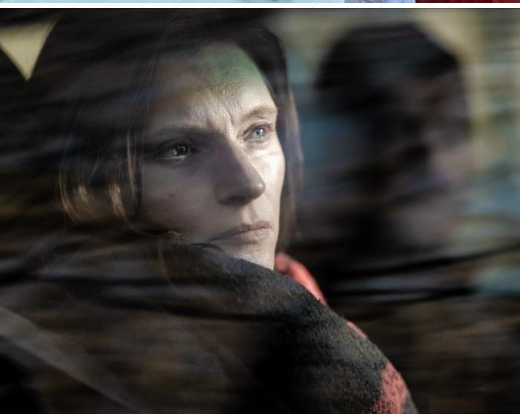




# CAVATINA HALL CAVATINA STUDIO

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.

# CONTACT

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[www.cavatina.pl](http://www.cavatina.pl)