



Lublin Office Market

January 2024

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56

Number of modern office buildings



243,256 sq m

Total office stock



26,506 sq m

Office space for rent



10,9 %

Vacancy rate



14,478 sq m

In the pipeline



EUR 11.50-13.50
Average rents per sq m



Office space for rent



Location | 27 Kraśnicka Av



Year built | 2022



Class | A



Total space | 16,000 sq m



Space available | 8 782 sq m



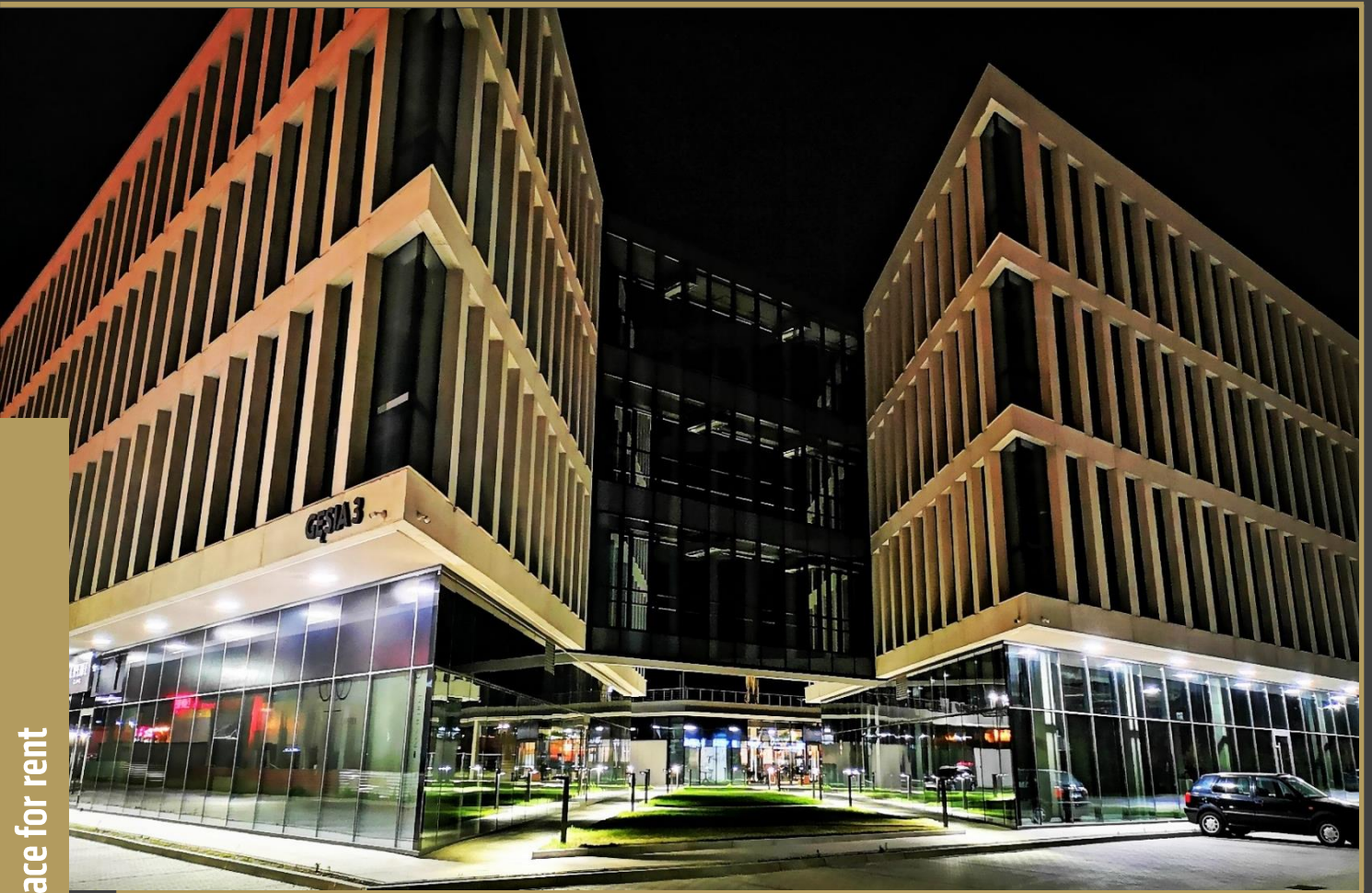
Investor | Centrum Zana Holding Sp. z o.o.



Contact person | Agnieszka Wawszczak, +48 605 881 004
aw@zana.pl, www.zana.pl



Tenants | Loftmill, PGE GK SA, Vistra Poland, Pekao SA



Office space for rent



Location | 3 Gęsia St



Year built | 2021



Class | A



Total space | 12,000 sq m



Space available | 3,200 sq m



Investor | Billennium Campus Sp. z o.o.



Contact person | Agnieszka Kożuchowska, +48 536 139 142



Tenants | Billennium, PGE Systemy SA, PKO Leasing, Phuc, Sueno, Musi Sushi



Office space for rent



Location | 5 Gęsia St



Year built | 2017



Class | A



Total space | 5,600 sq m



Space available | 320 sq m



Investor | Ice Lublin Sp. z o.o.



Contact person | Agnieszka Kożuchowska, +48 536 139 142



Tenants | Embiq, Clurgo, Stowarzyszenie Aktywny Dialog, Centrum Edukacji Montessori, Collegium Humanum



Office space for rent

 **Location** | 32A Tomasza Zana St

 **Year built** | 2011

 **Class** | A

 **Total space** | 13,156 sq m

 **Space available** | 710 sq m

 **Investor** | Centrum Zana Witosa Sp. z o.o.

 **Contact person** | Agnieszka Wawszczak, +48 605 881 00
aw@zana.pl, www.zana.pl

 **Tenants** | PKO BP, Alior Bank, Randstad Payroll Solutions, 9bits



 **Location** | 32B Tomasza Zana St

 **Year built** | 2009

 **Class** | A

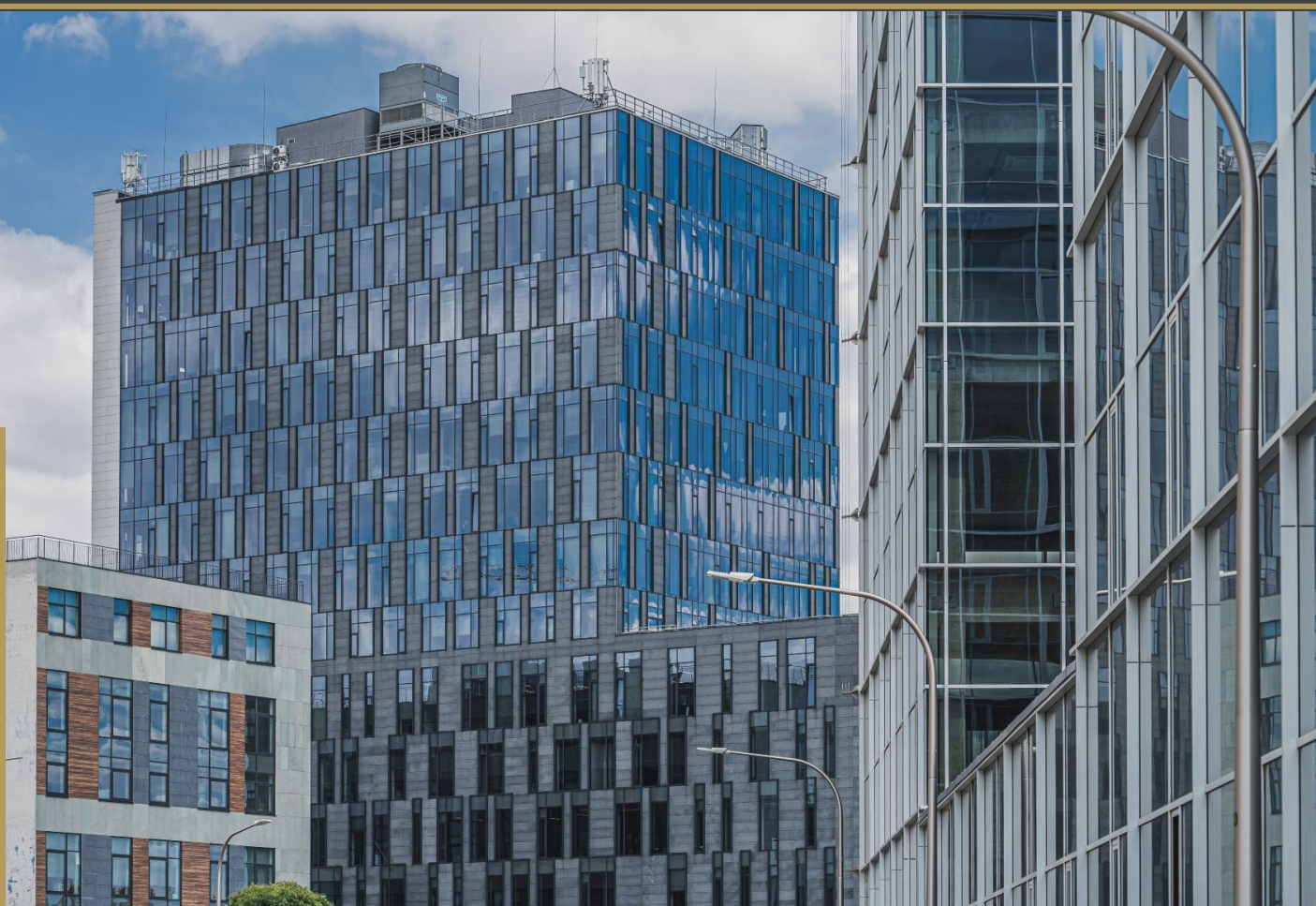
 **Total space** | 3,798 sq m

 **Space available** | 675 sq m

 **Investor** | Centrum Zana Witosza Sp. z o.o.

 **Contact person** | Agnieszka Wawszczak, +48 605 881 00
aw@zana.pl, www.zana.pl

 **Tenants** | PGE Obrót, Asseco Business Solutions, Pekao Faktoring



Location | 14 Nałęczowska St



Year built | 2017/2018



Class | A



Total space | 20,900 sq m



Space available | 2,177 sq m



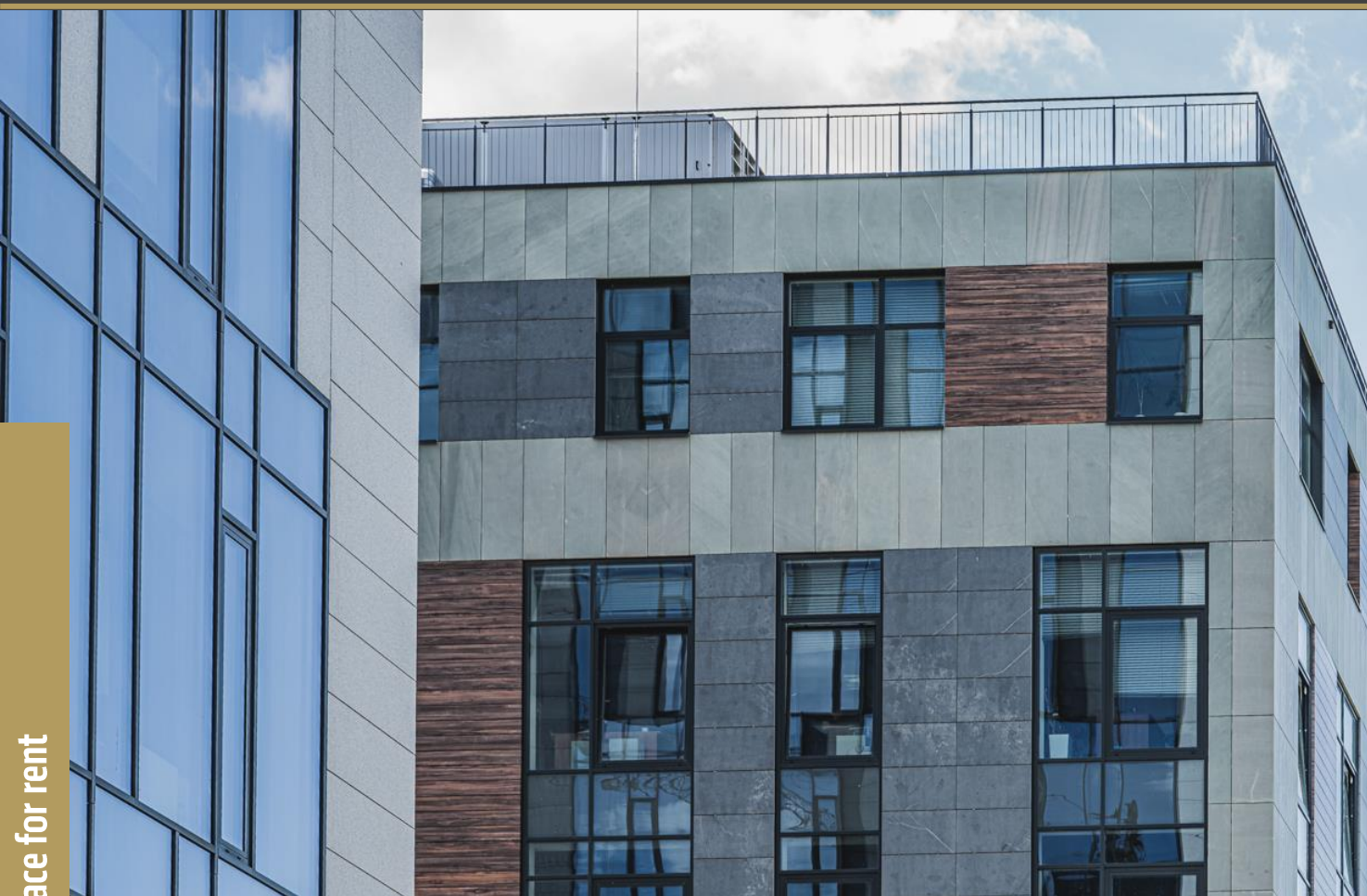
Investor | Centrum Zana Holding Sp. z o.o.



Contact person | Agnieszka Wawszczak, +48 605 881 00
aw@zana.pl, www.zana.pl



Tenants | Lingaro, Onwelo, Santander Bank Polska SA, Monogo, PwC, Capgemini, Vosti, nocowanie.pl, Tutlo, Foodcom



 **Location** | 16 Nałęczowska St

 **Year built** | 2018

 **Class** | A

 **Total space** | 3,500 sq m

 **Space available** | 700 sq m

 **Investor** | IT Office Park Sp. z o.o. Sp. k.

 **Contact person** | Agnieszka Wawszczak, +48 605 881 00
aw@zana.pl, www.zana.pl

 **Tenants** | eLeader, Finanteq, Compensa, Stokrotka, Masterlease



Location | 2 Rapackiego St



Year built | 2017



Class | A



Total space | 3,678 sq m



Space available | 480 sq m



Investor | Makrochem SA



Contact person | Paweł Nadolski, +48 519 077 743



Lease rates | EUR 12.00 (PLN 55.80)/sq m net
+EUR 3.44 (PLN 16.00)/sq m net service charges



Tenants | SDF, Team International, CompuGroup Medical, WeWorkOffice



Office space for rent

 **Location** | 7 Dobrzańskiego St

 **Year built** | 2016

 **Class** | B+

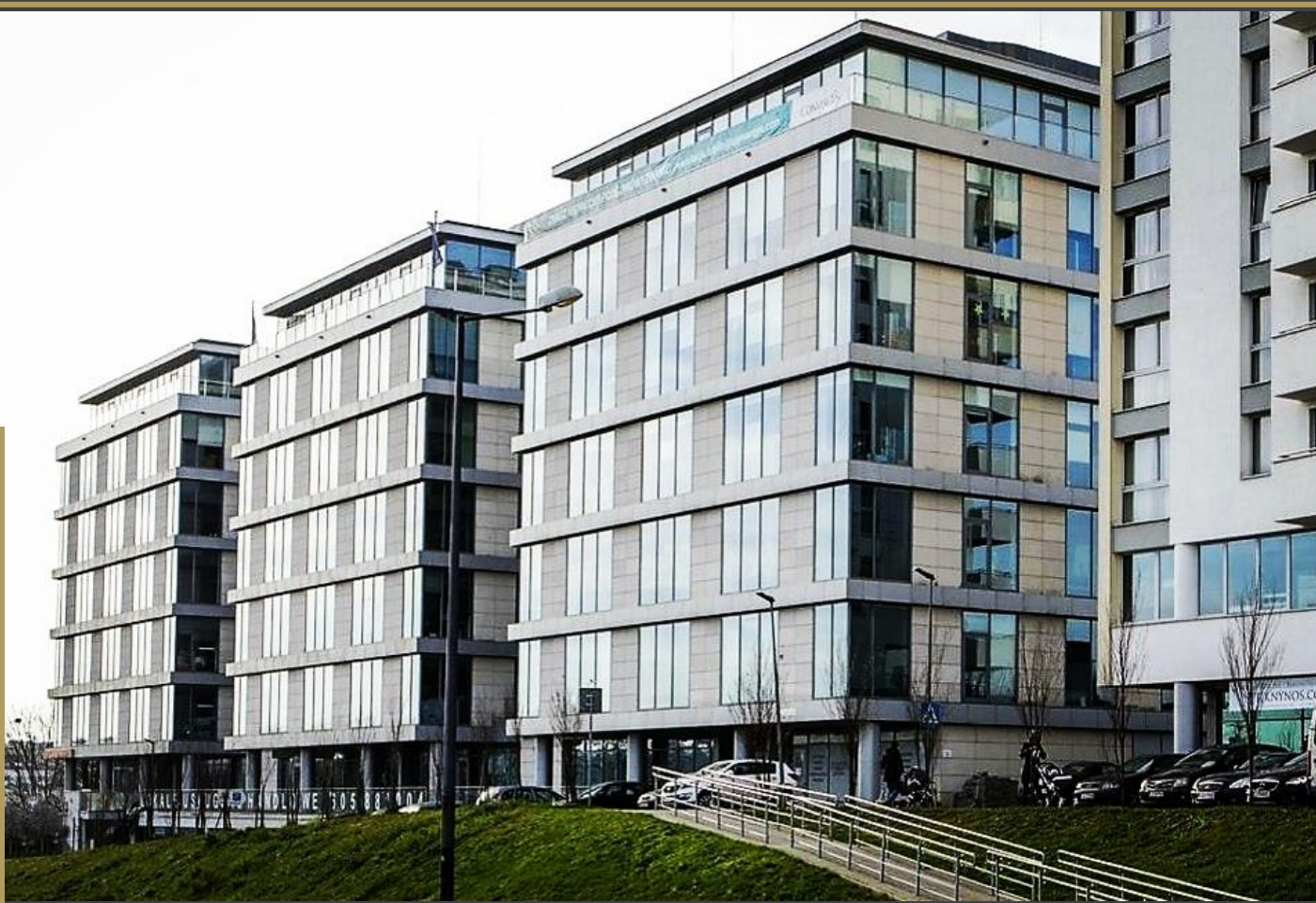
 **Total space** | 6,900 sq m

 **Space available** | 3,345 sq m

 **Investor** | Centrum Zana Holding Sp. z o.o. Sp. k.

 **Contact person** | Agnieszka Wawszczak, +48 605 881 00
aw@zana.pl, www.zana.pl

 **Tenants** | ARiMR, Impel, Netbulls, Embe Press



Office space for rent

 **Location** | 6 Szeligowskiego St

 **Year built** | 2013

 **Class** | A

 **Total space** | 13,500 sq m

 **Space available** | 1,152 sq m

 **Investor** | Centrum Zana Witosa Sp. z o.o.

 **Contact person** | Agnieszka Wawszczak, +48 605 881 00
aw@zana.pl, www.zana.pl

 **Tenants** | Sii, Concentrix, Phlexglobal



Office space for rent

 **Location** | 8 Raclawickie Av


 **Year built** | 2012


 **Class** | A


 **Total space** | 5,000 sq m

 **Space available** | 844 sq m

 **Investor** | Rupes Sp. z o.o.

 **Contact person** | Paweł Trojniał, raclawickie8@gmail.com
+48 81 745 07 98, +48 501 447 887

 **Lease rates** | EUR 15.48 (PLN 72.00)/sq m net (ground floor)
EUR 11.83 (PLN 55.00)/sq m net (3rd, 5th floor)
+EUR 2.90 (PLN 13.50)/sq m net service charges

 **Tenants** | Ringier Axel Springer, PDK Polska, Oponeo, Ameropa, Hro Personel, Genner, Helvetia, Stokrotka, Altkom Software & Consulting, Durado, DNA, Goldenmark



Location | 39 Zana St



Year built | 2001



Class | B



Total space | 6,174 sq m



Space available | 1,591 sq m



Investor | First Property Poland Sp. z o.o.



Contact person | Jeremi Słomiński, +48 603 123 608
jeremi.slominski@fprop.com.pl, www.fprop.com.pl



Lease rates | EUR 10.00 (PLN 46.50)/sq m net
+EUR 4.62 (PLN 21.50)/sq m net service charges



Tenants | Kredyt Inkaso, ING Bank Śląski, Warta, Mikrobit



Location | 18 Witosza St.



Year built | 2008



Class | B+



Total space | 2 315



Space available | 765



Investor | Centrum Zana Witosza Sp. z o.o.



Contact person | Agnieszka Wawszczak, +48 605 881 004
aw@zana.pl ; www.zana.pl



Główni najemcy | Genpact



Location | 16 Witosa Av



Year built | 2011 (major renovation in 2019)



Class | B



Total space | 2,830 sq m



Space available | 360 sq m



Investor | Kamares Sp. z o.o.



Contact person | Andrzej Król, +48 601 164 145
ac.krol@tlen.pl, www.kamares.pl



Lease rates | EUR 10.50 (PLN 48.83)/sq m net
+EUR 3.66 (PLN 17.00)/sq m net service charges



Tenants | PGE Obrót, Getback SA, Netuity Networks Sp. z o.o.



Office space for rent



Location | 34 Spółdzielczości Pracy Av



Year built | 2005



Total office space | 2,100 sq m



Office space available | 720 sq m



Investor | Transhurt Sp. z o.o.



Contact person | Tomasz Karman, +48 733 566 577
biuro@tngs.pl, www.tngs.pl



Lease rates | EUR 8.83 (PLN 40.00)/sq m net
+EUR 3.31 (PLN 15.00)/sq m net service charges



Location | 13 Frezerow St.



Year built | 2022



Total office space | 2,327 sq m



Office space available | 685 sq m



Investor | Towarzystwo Inwestycyjne Elektrownia Wschód S.A.



Contact person | Tomasz Karman, +48 733 566 577
biuro@tngs.pl, www.tngs.pl



Lease rates | PLN 35 per sqm net + service charges

Office space in the pipeline





Office space in the pipeline



Location | Gęsia St



Completion date | 2025



Class | A



Total space | 9,000 sq m



Investor | G7 Inter Office Sp. z o.o.



Contact person | biuro@g7interoffice.pl, +48 532 363 236



Location | 3 Agatowa St



Completion date | Q2 2024



Class | A



Total space | 2,000 sq m



Space available | 841 sq m



Investor | Franczewska Nieruchomości s.c. Adrianna Franczewska-Krupa, Mariusz Krupa



Contact person | Adrianna Franczewska-Krupa, +48 (81) 479 69 69
Ewa Tomasik, 733 388 008, biuro@franczewska.pro



Rates | EUR 15.05 (PLN 70.00)/sq m net (ground floor)+service charges
EUR 2,258.10 (PLN 10,500)/sq m net (1st, 2nd floor) – for sale



Location | 3 Staszica St



Completion date | 2025



Class | A



Total space | 2,500 sq m



Investor | Building Investment Sp. z o.o. Sp. K.



Contact person | Maciej Urban, urban02@o2.pl, +48 603 393 883



Office space in the pipeline



Location | 11 Wieniawska St



Completion date | Q1 2024



Class | A



Total available | 978 sq m



Space available | 978 sq m



Investor | TKM Global Tomasz Księżopolski



Contact person | +48 510 990 201, 510 990 202, e-mail: kontakt@wieniawska11.pl,
www.wieniawska11.pl



Lease rates | 12.69 EUR (59.00 PLN)/m² netto + opłaty eksploatacyjne

Modern office space market in Lublin

Summary

Existing A-class buildings

No	Name	Location	Year built	Office space in sq m
1.	Centrum Park	60 Leszczyńskiego St	2015	3,000
2.	CZ Office Park A	14 Nałęczowska St	2017	20,900
3.	CZ Office Park C	16 Nałęczowska St	2018	3,500
4.	CZ Office Park D	27 Kraśnicka Av	2022	16,000
5.	G3	3 Gęsia St	2021	12,000
6.	G5	5 Gęsia St	2017	5,600
7.	Grey Office Park A	32a Zana St	2011	13,156
8.	Grey Office Park B	32b Zana St	2009	3,798
9.	Grey Office Park C	4c Wallenroda St	2007	7,000
10.	Grey Office Park D	4d Wallenroda St	2007	8,700
11.	Makrochem	2 Rapackiego St	2017	3,678
12.	Nord Office Park	6 Szeligowskiego St	2013	13,500
13.	Point 75	75 Spółdzielczości Pracy St	2018	1,831
14.	Rupes	8 Raławickie Av	2012	5,000
15.	Spokojna 2	2 Spokojna St	2018	18,490
16.	Wojciechowska 9B	9b Wojciechowska St	2021	6,700
Total				142,853

	Name	Location	Year built	Office space in sq m
1.	Bursaki Grey Office	1 Ceramiczna St	2013	4,400
2.	BZWBK	37 Krakowskie Przedmieście St	2007	2,900
3.	CB Kaskada	27 Chodźki St	2013	2,400
4.	Center Office	19a Czechowska St	2017	1,800
5.	Corner House	54 Krakowskie Przedmieście St	2004	1,500
6.	Czechowska 19	19 Czechowska St	2007	1,750
7.	Dalimex	4/6/8 Obywatelska St	2013	3,000
8.	Dalimex	74a Lubartowska St	2003	2,700
9.	Frezerów 13	Frezerów 13	2022	2327
10.	Hanesco Nieruchomości P13	13 Peowiaków St	2013	1,800
11.	Hanesco Nieruchomości Z43	43 Zana St	2006	998
12.	Hvile Park Business Area	175 Nałęczowska St	2020	1,437
13.	Jana Pawła II 13	13 Jana Pawła II St	2014	2,000
14.	JPBC	17 Jana Pawła II St	2014	4,713
15.	LC3	3 Leszka Czarnego St	2014	1,000
16.	Narutowicza 55b	55b Narutowicza St	2009	1,450
17.	MTK18	18 Matki Teresy z Kalkuty St	2014	1,200
18.	Orion, Stefczyka	3b Stefczyka St	2009	3,000
19.	Orkana 7	7 Orkana St	2018	2,667
20.	Parys II	3a Hanki Ordonówny St	2004	2,000
21.	Północna 5	5 Północna St	2018	2,692
22.	Skłodowska Point	3 Skłodowskiej St	2014	1,950
23.	TBV Office Center	17 Chodźki St	2013	2,536
24.	Technic Park	7 Dobrzańskiego St	2016	6,900
25.	Venture Hub	4a Lipowa St	2014	1,700
26.	W9 Investment	3 Skromna St	2014	3,000
27.	W9 Investment	3 Wojciechowska St	2010	2,300
28.	W9 Investment	9a Wojciechowska St	2010	2,716
29.	Walentynowicz 10	10 Walentynowicz St	2009	1,914
30.	Warta	12 Wieniawska St	2013	1,213
31.	Witosa I	18 Witosa Av	2008	2,315
32.	Witosa 16	16 Witosa Av	2011	2,830
33.	Zana 11a	11a Zana St	2013	2,500
34.	Zana 39	39 Zana St	2001	6,174
35.	Zana 39a	39a Zana St	2005	3,953
36.	Zana House	2 Jana Sawy St	2008	1,320
37.	Zana Office I	2e Wallenroda St	2004	2,950
38.	Zana Office II	2f Wallenroda St	2005	2,838
39.	Związkowa 21	21 Związkowa St	2005	1,960
40.	Związkowa Center	26 Związkowa St	2011	1,600
			Total	100,403

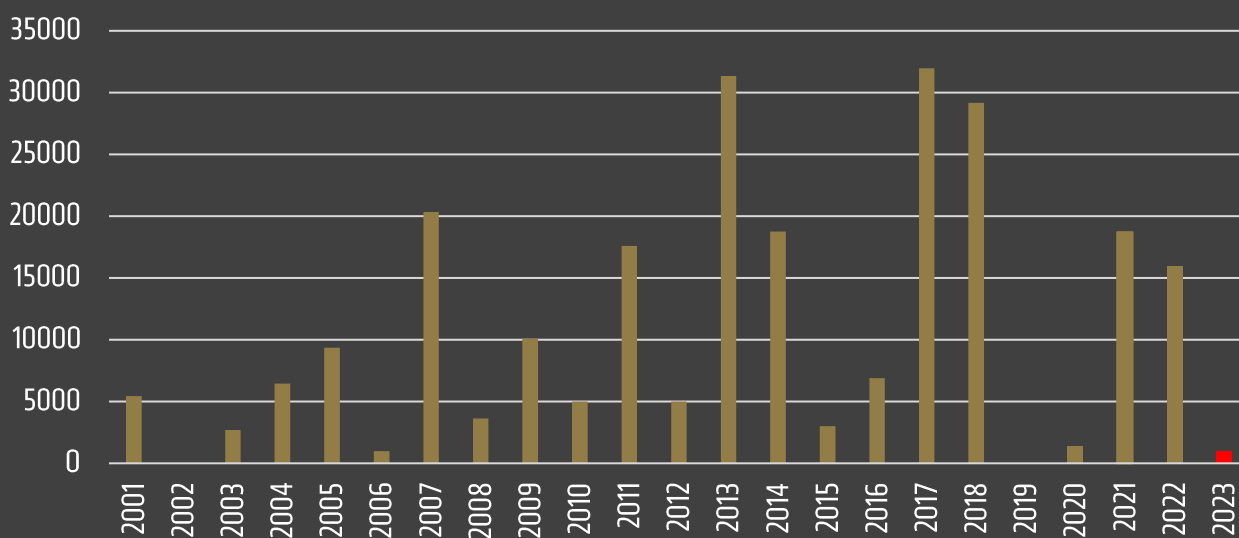
Existing buildings

Class	Number of buildings	Office space in sq m
A	16	142,853
B	39	100,403
Total	55	243,256

In the pipeline

No	Name	Location	Office space in sq m
1.	G7 Inter Office	Gęsia St	9,000
2.	Agatowa Office	3 Agatowa St	2,000
3.	Pałac Potockich	3 Staszica St	2,500
4.	Wieniawska 11	11 Wieniawska St	978
Total			14,478

New supply of A- and B-class office space



Lublin City Hall
Strategy and Investor Relations Department
Investor Relations Office
Spokojna St. 2, 20-074 Lublin
+48 81 466 25 13, 605 903 521
biznes@lublin.eu