

Modern Office Space Market in Lublin

August 2019

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Office space for rent



52
Number of modern
office buildings



207,874 sqm
Modern office stock



25,720 sqm
Office space for rent



12%
Vacancy rate

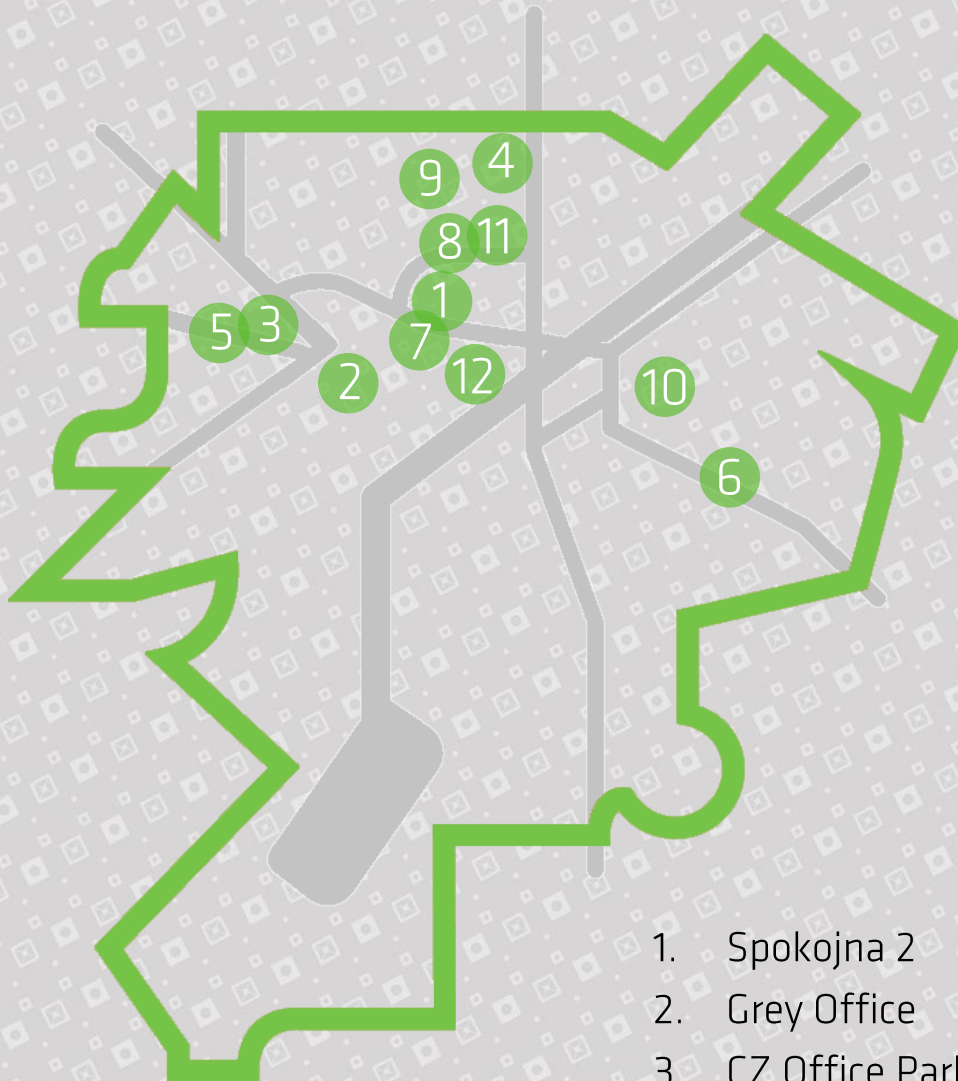


39,901 sqm
Office space under
construction & planned



EUR 9-13/sqm/month
Office rent

EUR 1 = PLN 4.3844
Exchange rate as of 30.08.2019



1. Spokojna 2
2. Grey Office
3. CZ Office Park 1UA
4. Makrochem
5. CZ Office Park 4U
6. Technic Park
7. Rupes
8. Nord Office Park
9. Związkowa 21
10. Witosa 16
11. Północna 5
12. Narutowicza 55b

Spokojna 2



Location.....	Lublin, 2 Spokojna St
Year of construction.....	2018
Class.....	A
Total office space in sqm.....	18,490
Available office space in sqm.....	6,277
Investor / Management.....	Przedsiębiorstwo Produkcyjno-Handlowe ORION Edward Leńczuk
Contact person.....	Sylwia Hunek +48 794 984 100 biuro@orion.lublin.pl www.spokojna2.pl
Office rent.....	EUR 11.41 - 12.54 (PLN 50-55)/sqm/month net EUR 3.42 (PLN 15)/sqm/month net service charges
Tenants.....	Sollers Consulting, mBank, Vorwerk

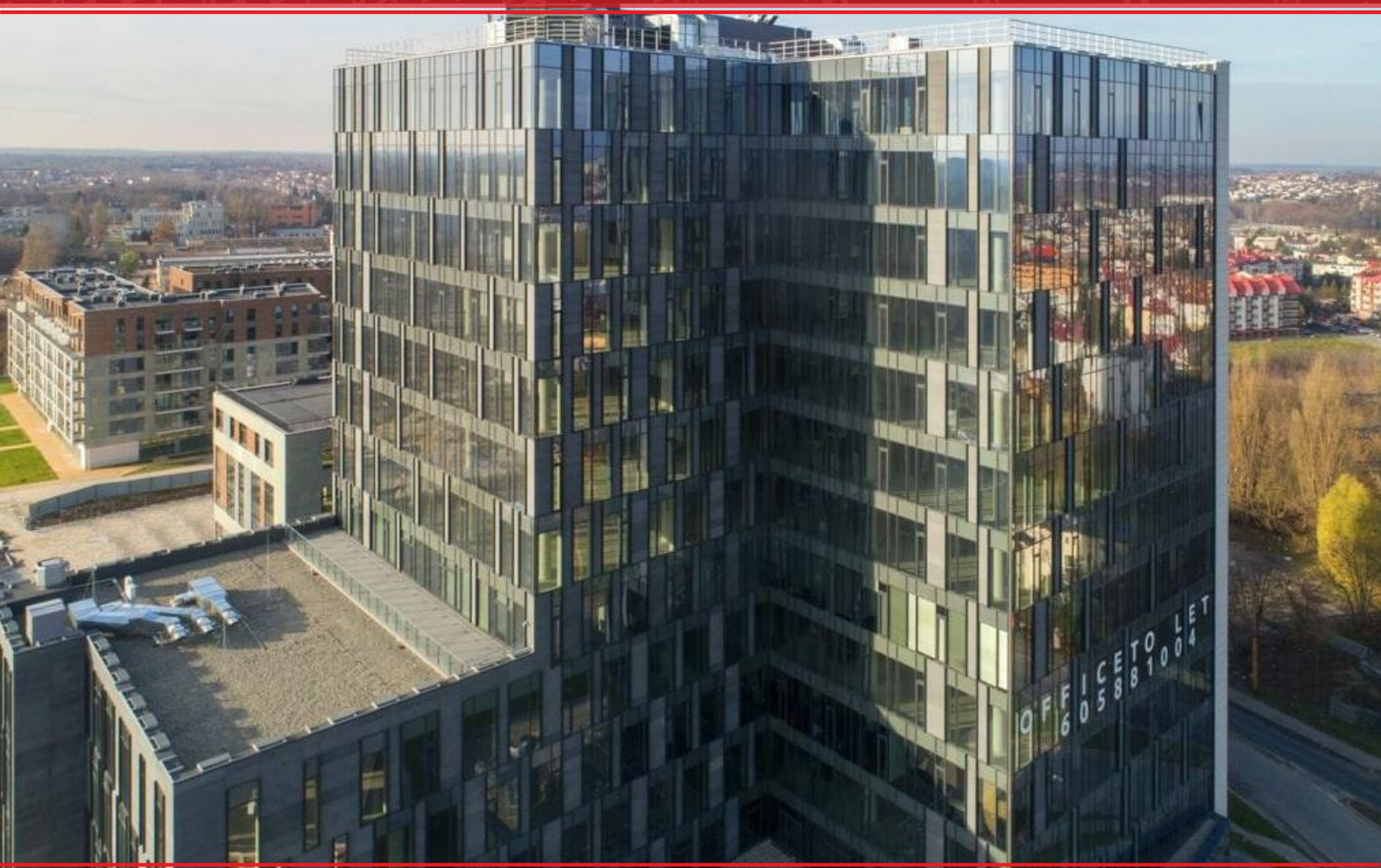


Grey Office Park A



Location.....	Lublin, 32a Tomasza Zana St
Year of construction.....	2011
Class.....	A
Total office space in sqm.....	13,156
Available office space in sqm.....	1,313
Investor / Management.....	Centrum Zana Holding Sp. z o.o. Sp. K.
Contact person.....	Agnieszka Wawszczak +48 605 881 004 aw@zana.pl www.zana.pl
Office rent.....	EUR 11 (PLN 48.23)/sqm/month net EUR 3.08 (PLN 13.50)/sqm/month net service charges
Tenants.....	PKO BP, Alior Bank, PGE Obrót, Randstad Payrol Solutions, Predica

CZ Office Park A



Location.....	Lublin, 14 Nałęczowska St
Year of construction.....	2017, 2018
Class.....	A
Total office space in sqm.....	20,900
Available office space in sqm.....	4,012
Investor/ Management.....	Centrum Zana Holding Sp. z o.o. Sp. K.
Contact person.....	Agnieszka Wawszczak +48 605 881 004 aw@zana.pl www.zana.pl
Office rent.....	EUR 12 (PLN 52.61), EUR 15 (PLN 65.77) GF/sqm/month net, EUR 3.08 (PLN 13.50)/sqm/month service charges
Tenants.....	Lingaro, Mobica, Centralny Ośrodek Informatyki, Onwelo, Edge One Solutions, Santander Bank Polska SA



Makrochem



Location.....	Lublin, 2 Rapackiego St
Year of construction.....	2017
Class.....	A
Total office space in sqm.....	3,678
Available office space in sqm.....	1,500
Investor / Management.....	Makrochem SA
Contact person.....	Paweł Nadolski +48 519 077 743
Office rent.....	EUR 12 (PLN 52.61)/sqm/month/net EUR 3.30 (PLN 14.50)/sqm/month net service charges
Tenants.....	Team International

CZ Office Park C



Location.....	Lublin, 16 Nałęczowska St
Year of construction.....	2018
Class.....	A
Total office space in sqm.....	3,500
Available office space in sqm.....	1,140
Investor / Management.....	Centrum Zana Holding Sp. z o.o. S.K.
Contact person.....	Agnieszka Wawszczak +48 605 881 004 aw@zana.pl www.zana.pl
Office rent.....	EUR 11.50 (PLN 50.42)/sqm/month net EUR 3.08 (PLN 13.50)/sqm/month net service charges
Tenants.....	eLeader, Finanteq, Compensa, Stokrotka



Technic Park



Location.....	Lublin, 7 Dobrzańskiego St
Year of construction.....	2016
Class.....	B+
Total office space in sqm.....	6,900
Available office space in sqm.....	3,418 (building A – 487, building B – 2,931)
Investor / Management.....	Centrum Zana Holding Sp. z o.o. S.K.
Contact person.....	Agnieszka Wawszczak
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	www.zana.pl
Office rent.....	EUR 9.75 (PLN 42.75)/sqm/month net (EUR 10.25-2F)
	EUR 2.28 (PLN 10)/sqm/month net service charges
Tenants.....	ARiMR, Impel, Laboratorium Badań Genetycznych
Building covered by a Special Economic Zone	



Rupes



Location.....	Lublin, 8 Raławickie Av
Year of construction.....	2012
Class.....	A
Total office space in sqm.....	5,000
Available office space in sqm.....	740
Investor / Management.....	Rupes Sp. z o.o.
Contact person.....	Paweł Trojniał +48 81 745 07 98 +48 501 447 887 biuro@rupeslublin.pl
Office rent.....	EUR 12 (PLN 52.61)/sqm/month net
Tenants.....	Pdco Sp. z o.o., Homebroker, Open Finance, Vistra



Nord Office Park



Location.....	Lublin, 6 Szeligowskiego St
Year of construction.....	2013
Class.....	A
Total office space in sqm.....	13,500
Available office space in sqm.....	267
Investor / Management.....	Centrum Zana Holding Sp. z o.o. S.K.
Contact person.....	Agnieszka Wawszczak +48 605 881 004 aw@zana.pl www.zana.pl
Office rent.....	EUR 11 (PLN 48.23)/sqm/month net EUR 2.85 (PLN 12.50)/sqm/month net service charges
Tenants.....	Sii, Concentrix, Generali, Altkom, Phlexglobal

Związkowa 21



Location.....	Lublin, 21 Związkowa St
Year of construction.....	2005
Class.....	B
Total office space in sqm.....	1,960
Available office space in sqm.....	1,300
Contact person.....	Mirosław Świerz +48 514 282 274
Office rent.....	EUR 10.50 (PLN 46.07)/sqm/month net + service charges
Tenants.....	Betacom SA



Witosa 16



Location.....	Lublin, 16 Witosa St
Year of construction.....	2011 (2019 renovation)
Class.....	A
Total office space in sqm.....	2,830
Available office space in sqm.....	360 (optionally 2 x 360)
Investor / Management.....	Kamares Sp. z o.o. Sp. K.
Contact person.....	Andrzej Król +48 601 164 145 ac.krol@tlen.pl www.kamares.pl
Office rent.....	EUR 10.50 (PLN 46.04)/sqm/month net EUR 2.96 (PLN 13)/sqm/month net service charges
Tenants.....	PGE Obrót, Getback SA, Netuity Networks Sp. z o.o.

Północna 5



Location	Lublin, 5 Północna St
Year of construction	2018
Class.....	B+
Total office space in sqm.....	2,692 (ground floor, 1st floor)
Available office space in sqm.....	2,224
Investor / Management.....	Północna 5 Sp. z o.o.
Contact person.....	Beata Kawiak +48 668 290 372 bkawiak@ltn.pl www.północna 5.pl
Office rent.....	EUR 10.26-11.40 (PLN 45-50)/sqm/month/net + service charges



Narutowicza 55b



Location.....	Lublin, 55b Narutowicza St
Year of construction.....	2009
Class.....	B
Total office space in sqm.....	1,450
Available office space in sqm.....	370
Investor / Management.....	CH Development
Contact person.....	Magdalena Chrzanowska +48 603 780 760 biuro@chdevelopment.pl www.chdevelopment.pl
Office rent.....	from EUR 9.58 (PLN 42)/sqm/month net EUR 1.82 (PLN 8)/sqm/month net service charges
Tenants.....	NewsHubMedia, Tesseract Dev

Office space under construction & planned



Wojciechowska 9A

Total office space	6,700 sqm
Class	A
Address	9a Wojciechowska St
Investor	W9 Investments S.C. J.Urban D.Piątek
Completion date	Q3 2020

CZ Office Park 3U

Total office space	15,000 sqm
Class	A
Address	Kraśnicka Av
Investor	Centrum Zana Holding Sp. z o.o. Sp. k.
Office rent	EUR 12 (PLN 55)/sqm/month net EUR 3.19 (PLN 14)/sqm service charges
Completion date	Q4 2020 (I phase) Q4 2021 (II phase)



G7

G7

Total office space	16,000 sqm
Class	A
Address	7 Geşia St
Investor	JBU Sp. z o.o. Sp. k.
Completion date	Q3 2020

Summary

Existing A-class buildings

No	Name	Location	Year	Office space
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.	G5	5 Gęsia St	2017	5,600
5.	Grey Office Park A	32a Zana St	2011	13,156
6.	Grey Office Park B	32b Zana St	2009	3,798
7.	Grey Office Park C	4c Wallenroda St	2007	7,000
8.	Grey Office Park D	4d Wallenroda St	2007	8,700
9.	Makrochem	2 Rapackiego St	2017	3,678
10.	Nord Office Park	6 Szeligowskiego St	2013	13,500
11.	Point 75	75 Spółdzielczości Pracy Av	2018	1,831
12.	Rupes	8 Racławickie Av	2012	5,000
13.	Spokojna 2	2 Spokojna St	2018	18,490
Total				108,153

Existing B-class buildings

No	Name	Location	Year	Office space
1.	Batory	31 Kraśnicka Av	2014	3,200
2.	Bursaki Grey Office	1 Ceramiczna St	2013	4,400
3.	BZWBK (former Kredyt Bank)	37 Krakowskie Przedmieście St	2007	2,900
4.	CB Kaskada	27 Chodźki St	2013	2,400
5.	Center Office	19a Czechowska St	2017	1,800
6.	Centrum Zana I	39 Zana St	2001	5,449
7.	Centrum Zana II	39a Zana St	2005	4,560
8.	Corner House	54 Krakowskie Przedmieście St	2004	1,500
9.	Czechowska 19	19 Czechowska St	2007	1,750
10.	Dalimex	4,6,8 Obywatelska St	2013	3,000
11.	Dalimex	74a Lubartowska St	2003	2,700
12.	DK-MED.	4a Lipowa St	2014	1,700
13.	Hanesco Nieruchomości LC3	3 Leszka Czarnego St	2014	1,000
14.	Hanesco Nieruchomości P13	13 Peowiaków St	2013	1,800
15.	Hanesco Nieruchomości Z43	43 Zana St	2006	998
16.	Jana Pawła II 13	13 Jana Pawła II St	2014	2,000
17.	JPBC	17 Jana Pawła II St	2014	4,713
18.	Narutowicza 55b	55b Narutowicza St	2009	1,450
19.	MTK18	18 Matki Teresy z Kalkuty St	2014	1,200
20.	Orion, Stefczyka	3b Stefczyka St	2009	3,000
21.	Orkana 7	7 Orkana St	2018	2,667
22.	Parys II	3a Hanki Ordonówny St	2004	2,000
23.	Północna 5	5 Północna St	2018	2,692
24.	Skłodowska Point	3 Skłodowskiej St	2014	1,950
25.	TBV Office Center	17 Chodźki St	2013	2,536
26.	Technic Park	7 Dobrzańskiego St	2016	6,900
27.	W9 Investment	3 Skromna St	2014	3,000
28.	W9 Investment	3 Wojciechowska St	2010	2,300
29.	W9 Investment	9a Wojciechowska St	2010	2,716
30.	Walentynowicz 10	10 Walentynowicz St	2009	1,914
31.	Warta	12 Wieniawska St	2013	1,213
32.	Witosa I	18 Witosa Av	2008	2,315
33.	Witosa 16	16 Witosa Av	2011	2,830
34.	Zana 11a	11a Zana St	2013	2,500
35.	Zana House	2 Jana Sawy St	2008	1,320
36.	Zana Office I	2e Wallenroda St	2004	2,950
37.	Zana Office II	2f Wallenroda St	2005	2,838
38.	Związkowa 21	21 Związkowa St	2005	1,960
39.	Związkowa Center	26 Związkowa St	2011	1,600
Total				99,721

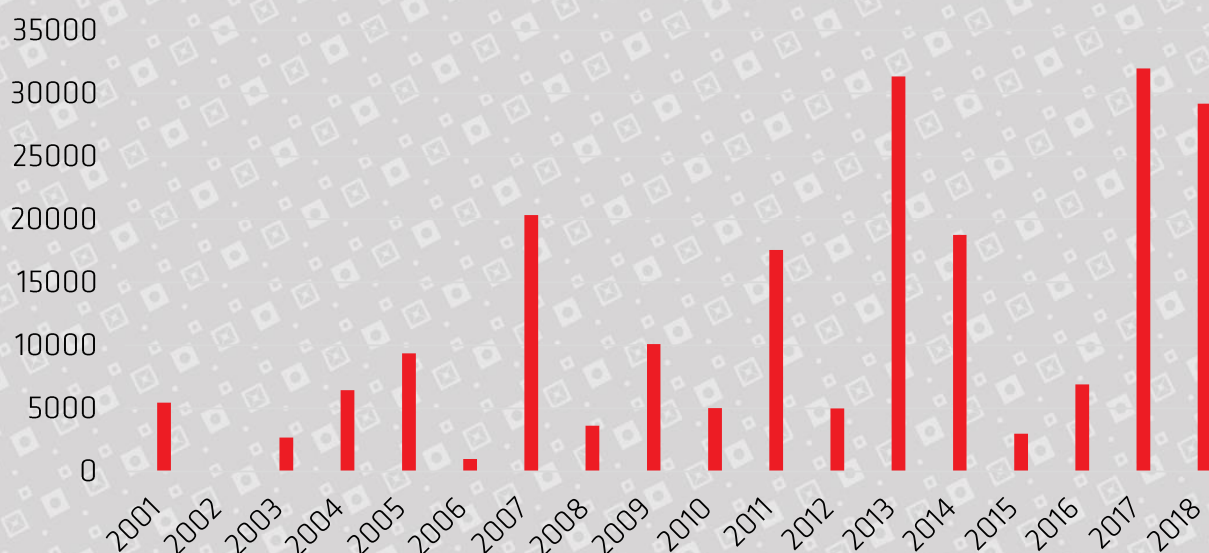
Existing buildings

Class	Number of buildings	Office space
A	13	108,153
B	39	99,721
Total	52	207,874

Office space under construction & planned

No	Name	Location	Office space
1.	Wojciechowska 9a	9a Wojciechowska St	6,700
2.	CZ Office Park 3U	Kraśnicka Av	15,000
3.	Spółdzielczości Pracy 97	97 Spółdzielczości Pracy St	1,186
4.	G7	7 Gęsia St	16,000
5.	Metalurgiczna	Metalurgiczna St	1,015
Total			39,901

New supply of A- and B-class office space





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