



Office Space Market in Lublin

August 2017

Lublin
inspires business



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Office space for rent

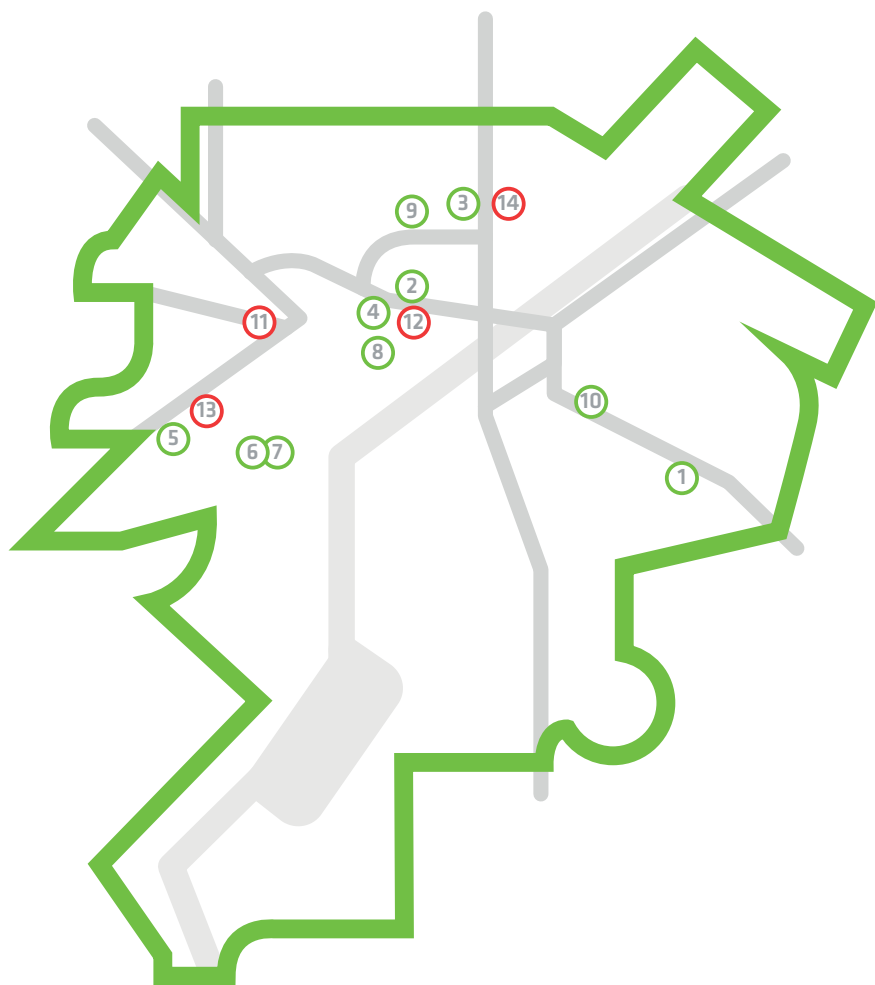
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Lublin

Localization



Office space for rent

1. TECHNIC OFFICE PARK
2. NORD OFFICE PARK
3. MAKROCHEM
4. CENTER OFFICE
5. G5
6. JPBC
7. 13 JANA PAWŁA II ST.
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9. 21 ZWIĄZKOWA ST.
10. 16 WITOSA ST. OFFICE BUILDING

Office space under construction

11. CZ OFFICE PARK
12. 2 SPOKOJNA ST.
13. 7 ORKANA ST.
14. POINT 75



46

Number of modern office buildings



157 856 m²

Existing office space



18 344 m²

Office space for rent



12%

Vacancy rate



50 438 m²

Office stock under construction



9 - 11 €/m²/month

39,5 - 48 PLN/m²/month

Prime asking rents

[1 EUR = 4,3766 PLN
according to table number 004/A/NBP/2017
dated 4 January 2017]

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OFFICE SPACE FOR RENT



1. TECHNIC OFFICE PARK

Location	Lublin, 7 Dobrzańskiego St.
Year of construction.....	2016 (building A and B)
Building class.....	B+
Total office space in m ²	6 900
Available office space in m ²	3 980 (NLA) Building A - 680 the whole Building B - 3 300
Investor/ Management	Centrum Zana Holding Sp. z o.o. Sp. K. Agnieszka Wawszczak ☎ +48 81 528 01 50 ☎ +48 605 881 004 ✉ aw@zana.pl www.zana.pl
Price of rent	9,50 EUR (40 PLN)/m² net + 2,28 EUR (10 PLN)/m ² net service charges
Tenants.....	ARiMR, Eports, Laboratorium Badań Genetycznych

The building covered by a Special Economic Zone.



2. NORD OFFICE PARK

Location	Lublin, 6 Szeligowskiego St.
Year of construction.....	2013
Building class.....	A
Total office space in m ²	13 500
Available office space in m ²	2 150 (NLA)
Investor/ Management	Centrum Zana Holding Sp. z o.o. Sp. K. Agnieszka Wawszczak ☎ +48 81 528 01 50 ☎ +48 605 881 004 ✉ aw@zana.pl www.zana.pl
Price of rent	10,90 EUR (46 PLN)/m² net + 2,75 EUR (12 PLN)/m ² net service charges
Tenants.....	Convergys, Generali, Trimetis, Altcom, Sii, PhlexGlobal, Edge1S



3. MAKROCHEM

Location	Lublin, 2 Rapackiego St.
Year of construction.....	2Q 2017
Building class.....	A
Total office space in m ²	3 678
Available office space in m ²	2 100 (NLA)
Investor/ Management	Makrochem Sp. z o.o. Paweł Sawa ☎ +48 519 077 743
Price of rent	13 EUR (57 PLN)/m² net on the first/second floor 4 EUR (17,50 PLN)/m ² net service charges





4. CENTER OFFICE

Location	Lublin, 19 ACzechowska St.
Year of construction.....	2Q 2017
Building class.....	B+
Total office space in m ²	1 800
Available office space in m ²	1 800 (NLA)
Investor/ Management	Mariusz Krupa ☎ +48 600 411 644 Katarzyna Kowalska ☎ +48 662 009 932
Price of rent	from 10,30 EUR (45 PLN)/m² net



5. G5

Location	Lublin, 5 Gęsia St.
Year of construction.....	2017
Building class.....	A
Total office space in m ²	5 600
Available office space in m ²	1 300 (NLA) (the whole first floor)
Investor/ Management	G5 Inwestycje Sp.c. Jarosław Urban Marek Adamski ul. Nałęczowska 30 20-701 Lublin ☎ +48 509 567 278 ✉ biuro@g5inwestycje.pl
Price of rent.....	9 EUR (39,40 PLN)/m² net + 2,10 EUR (9 PLN)/m ² net service charges



6. JPBC

Location	Lublin, 17 Jana Pawła II St.
Year of construction.....	2014
Building class.....	B+
Total office space in m ²	4 713
Available office space in m ²	950 (NLA)
Investor/ Management	JPBC Sp. z o.o Michał Pawłowski ☎ +48 512 602 661 ✉ info@jpbc.pl
Price of rent	10,30 EUR (45 PLN)/m² net + 2,75 EUR (12 PLN) service charges
Tenants.....	RTV Euro AGD Contact Center, Fitness24Seven, Transition Technologies S.A. Software Solution, mBank



7. 13 JANA PAWŁA II ST.

Location	Lublin, 13 Jana Pawła II St.
Year of construction.....	2014 I Q
Building class.....	B
Total office space in m ²	2 000
Available office space in m ²	1 280 (NLA)
Investor/ Management	Dariusz Pastuszek Batory Investment Sp. z o.o. Al. Kraśnicka 31 lok. 211 20-718 Lublin ☎ +48 81 444 12 06 ☎ +48 606 202 612 ✉ dariusz.pastuszek@inv.com.pl
Price of rent	11,50 EUR (50 PLN)/m² net
Tenants.....	DataSoft





8. RUPES

Location	Lublin, 8 Raławickie Av.
Year of construction.....	2012
Building class.....	A
Total office space in m ²	5 000
Available office space in m ²	1 200 (NLA)
Investor/ Management	Rupes Sp. z o.o. ul. Turystyczna 36 20-207 Lublin Paweł Trojniał ☎ +48 81 745 07 98 ☎ +48 501 447 887 ✉ biuro@rupeslublin.pl
Price of rent.....	12,60 EUR (55 PLN)/m² netto
Tenants.....	PDco Sp. z o.o., Mobica Limited, Homebroker, Open Finance



9. 21 ZWIĄZKOWA ST.

Location	Lublin, 21 Związkowa St.
Year of construction.....	2005
Building class.....	B
Total office space in m ²	1 960
Available office space in m ²	1 520 (NLA)
Contact	Miroslaw Świerz ☎ +48 514 282 274
Price of rent	10,30 EUR (45 PLN)/m² net + service charges
Tenants.....	Betacom S.A.





10. 16 WITOSA ST. OFFICE BUILDING

Location	Lublin, 16 Witosa St.
Year of construction.....	2011
Building class.....	B+
Total office space in m ²	2 830
Available office space in m ²	0 (NLA) (possible lease of 2x360m ² within 3 months after signing the contract)
Investor/ Management	Kamares, Andrzej Król ☎ +48 609 703 884 ✉ a.krol66@tlen.pl, ✉ kamares@kamares.pl www.kamares.pl
Price of rent	10 EUR (44 PLN)/m² net + 2,75 EUR (12 PLN)/m ² net service charges
Tenants.....	Genpact Poland Sp. z o.o., Esploro Sp. z o.o., PGE Obrót S.A., Impaq Sp. z o.o.

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OFFICE SPACE UNDER CONSTRUCTION



11. CZ OFFICE PARK

Location	Lublin, 25 Kraśnicka Av.
Year of construction.....	I stage - 3Q 2017, next stages 2018,2019, 2020
Building class.....	A
Total planned office space in m ²	approx. 80 000
Currently under construction.....	25 000 (I stage - 2017, buildings: 1UA - 20 000 m ² , 4U - 5 000 m ²)
Available office space in m ²	17 400 (NLA) (1UA - 16 000 m ² , 4U - 1 400 m ²)
Investor/ Management	Centrum Zana Holding Sp. z o.o. Sp. K. Agnieszka Wawszczak ☎ +48 81 528 01 50 ☎ +48 605 881 004 ✉ aw@zana.pl www.zana.pl
Price of rent	11,5 EUR (48,50 PLN)/m² net + 3 EUR (13 PLN)/m ² net service charges



12. 2 SPOKOJNA ST.

Location	Lublin, 2 Spokojna St.
Year of construction.....	1Q 2018
Building class.....	A
Total space for rent in m ²	18 940 (GLA)
Available office space in m ²	18 940 (GLA)
Available service space in m ²	3 677 (GLA) (on the ground floor)
Investor/ Management	Piotr Szymoniuk ☎ +48 81 745 04 38 ☎ +48 794 984 100 ✉ piotr.szymoniuk@orion.lublin.pl www.spokojna2.pl





13. 7 ORKANA ST.

Location	Lublin, 7 Orkana St.
Year of construction.....	3-4Q 2017
Building class.....	B
Total space for rent in m ²	2 667
Available office space in m ²	2 667 (NLA)
Contact	Piotr Szczurowski ☎ +48 81 534 39 63
Price of rent.....	8,50 EUR (37,20 PLN)/m² net + service charges
Sales Price.....	1 257 - 1 485 EUR (5 500 - 6 500 PLN)/m² net



14. POINT 75

Location	Lublin, 75 Spółdzielczości Pracy Av.
Year of construction.....	December 2017
Building class.....	A
Total space for rent in m ²	1 831
Available office space in m ²	1 831 (NLA)
Investor/ Management	K-INVESTMENT Sp. z o.o. 2 Sp. k. Grzegorz Kępa ☎ +48 502 238 863 ✉ info@point75.pl www.point75.pl
Price of rent.....	10,30 EUR (45 PLN)/m² net + 2,26 EUR (9,90 PLN)/m ² net service charges



Office Space Market in Lublin - August 2017

SUMMARY

A class buildings

No.	Name	Location	Year	Total space
1.	Centrum Park	60 Leszczyńskiego St.	2015	3 000
2.	G5	5 Gęsia St.	2017	5 600
3.	Gray Office Park A	32 Zana St.	2011	13 156
4.	Gray Office Park B	32b Zana St.	2009	3 798
5.	Gray Office Park C	4c Wallenroda St.	2007	7 000
6.	Gray Office Park D	4d Wallenroda St.	2007	8 700
7.	Makrochem	2 Rapackiego St.	2017	3 678
8.	Nord Office Park	6 Szeligowskiego St.	2013	13 500
9.	Rupes	8 Raclawickie Av.	2012	5 000
			Total	63 432

B class building

No.	Name	Location	Year	Total space
1.	Arkady Jutrzenki	18 Jutrzenki St.	2014	1 200
2.	Batory	31 Kraśnicka Av.	2009	3 200
3.	Biurowiec Witosa 16	16 Witosa Av.	2011	2 830
4.	Bursaki Grey Office	1 Ceramiczna St.	2013	4 400
5.	BZWBK (d. Kredyt Bank)	37 Krakowskie Przedmieście St.	2007	2 900
6.	CB Kaskada	27 Chodźki St.	2013	2 400
7.	Center Office	19a Czechowska St.	2017	1 800
8.	Centrum ZANA	39 Zana St.	2001	5 449
9.	Centrum ZANA	39a Zana St.	2005	4 560
10.	Corner House	54 Krakowskie Przedmieście St.	2004	1 500
11.	Czechowska 19	19 Czechowska St.	2007	1 750
12.	Dalimex	4,6,8 Obywatelska St.	2013	3 000
13.	Dalimex	74a Lubartowska St.	2003	2 700
14.	DK-MED	4a Lipowa St.	2014	1 700
15.	Hanesco Nieruchomości LC3	3 Leszka Czarnego St.	2014	1 000
16.	Hanesco Nieruchomości P13	13 Peowiaków St.	2013	1 800
17.	Hanesco Nieruchomości Z43	43 Zana St.	2006	998
18.	Jana Pawła II 13	13 Jana Pawła II St.	2014	2 000
19.	JPBC	17 Jana Pawła II St.	2014	4 713
20.	Lucyny Herc 28	28 Lucyny Herc St.	2009	1 914
21.	Narutowicza 55b	55b Narutowicza St.	2009	1 400
22.	Orion, Stefczyka	3b Stefczyka St.	2009	3 000
23.	Parys II	3a Lucyny Herc St.	2004	2 000
24.	Skłodowska Point	3 Skłodowskiej St.	2014	1 950
25.	TBV Office Center	17 Chodźki St.	2013	2 536
26.	Technic Office Park	7 Dobrzańskiego St.	2016	6 900
27.	W9 Investment	3 Skromna St.	2014	3 000
28.	W9 Investment	3 Wojciechowska St.	2015	2 300
29.	W9 Investment	9a Wojciechowska St.	2010	2 716
30.	Warta (owner)	12 Wieniawska St.	2013	1 213
31.	Witosa I	18 Witosa Av.	2008	2 315
32.	Zana 11 a	11a Zana St.	2013	2 500
33.	Zana House	2 Jana Sawy St.	2008	1 320
34.	Zana Office I	2e Wallenroda St.	2004	2 950
35.	Zana Office II	2f Wallenroda St.	2005	2 950
36.	Związkowa 21	21 Związkowa St.	2005	1 960
37.	Związkowa Centre	26 Związkowa St.	2011	1 600
			Total	94 424

Buildings under construction

No.	Name	Location	Year	Total space
1.	CZ OFFICE PARK	25 Kraśnicka St.	2017	27 000
2.	Orkana 7	7 Orkana St.	2017	2 667
3.	Point 75	75 Spółdzielczości Pracy St.	2017	1 831
4.	Spokojna 2	2 Spokojna St.	2018	18 940
			Total	48 438

Planned buildings

No.	Name	Location	Total space
1.	CZ OFFICE PARK	25 Kraśnicka St.	54 000
2.	SOUL	Szeligowskiego St.	18 927
3.	Technic Office Park	7 Dobrzańskiego St.	8 400
			Total
			81 327

Summary

Building class	Number of buildings	Total space
Existing		
A	9	63 432
B	37	94 424
Total	46	157 856
Under construction		
A	3	45 940
B	1	2 667
Total	4	48 438
Planned		
A	2	72 927
B	1	8 400
Total	3	81 327

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