



Lublin Office Market

September 2023

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Number of modern
office buildings



240,929 sq m

Total office stock



27,390 sq m

Office space for rent



11 %

Vacancy rate



14,478 sq m

In the pipeline



EUR 11.50-13.50

Average rents per sq m

EUR 1 = PLN 4.65
Exchange rate as of
20.09.2023



Location | 27 Kraśnicka Av



Year built | 2022



Class | A



Total space | 16,000 sq m



Space available | 9,142 sq m



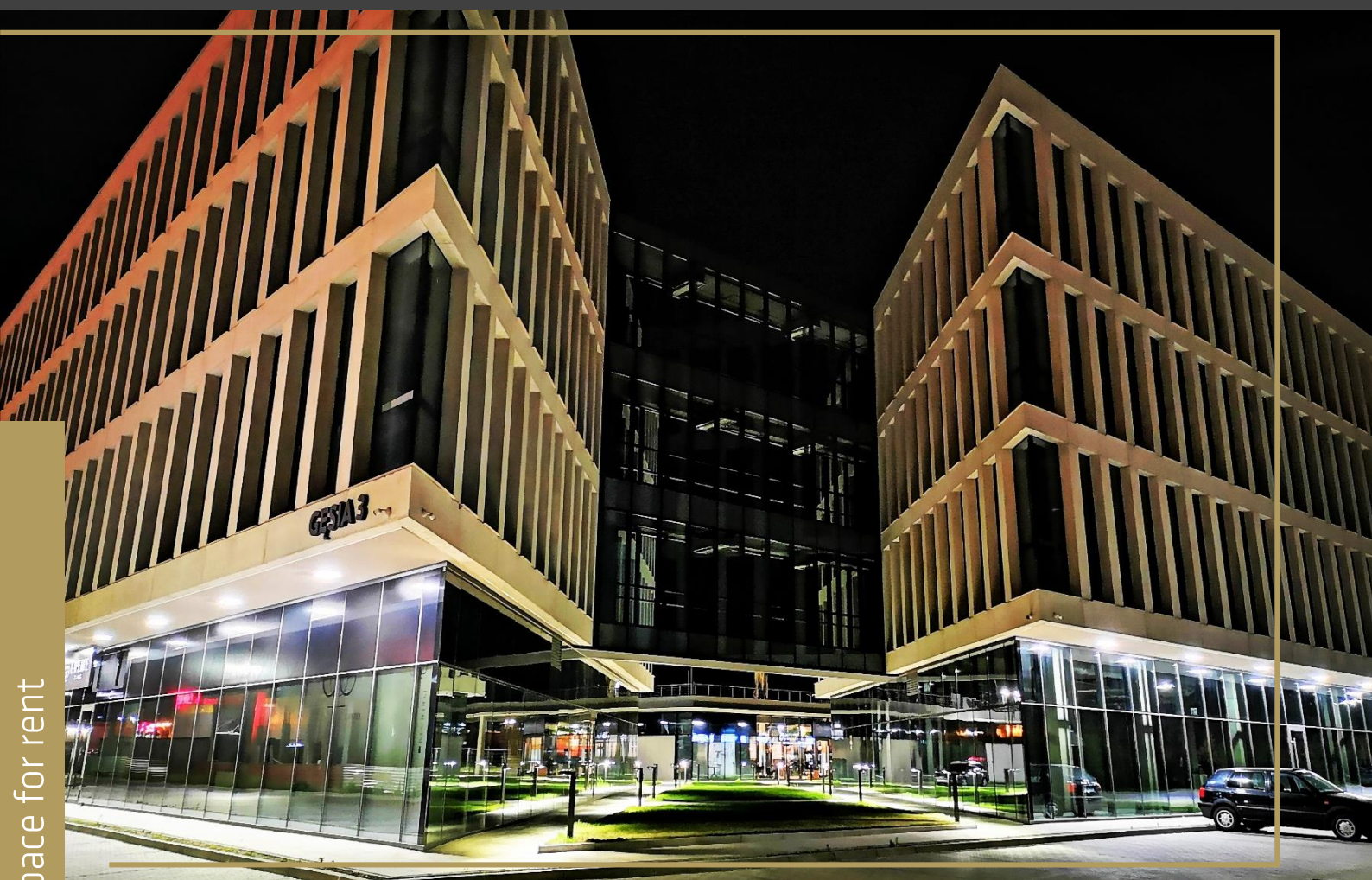
Investor | Centrum Zana Holding Sp. z o.o.



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



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



Location | 3 Gęsia St



Year built | 2021



Class | A



Total space | 12,000 sq m



Space available | 3,800 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



Location | 5 Gęsia St



Year built | 2017



Class | A



Total space | 5,600 sq m



Space available | 318 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



Location | 2 Spokojna St



Year built | 2018



Class | A



Total space | 18,490 sq m



Space available | 712 sq m



Investor | PPH ORION Edward Leńczuk



Contact person | Paweł Kosior, +48 794 984 100
biurowiec2@orion.lublin.pl



Lease rates | EUR 10.75-11.83 (PLN 50.00-55.00)/sq m net
+EUR 3.66 (PLN 17.00)/sq m net service charges



Tenants | Sollers Consulting, Asseco Business Solutions, Generali Polska, Publicis Re:Sources, Expander, mBank, Vorwerk, ARP, BGK, Urząd Miasta Lublin, Medicover, Polidruk West, Paczuski Taudul, Edge One Solutions



Location | 32A Tomasza Zana St



Year built | 2011



Class | A



Total space | 13,156 sq m



Space available | 710 sq m



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



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



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



Location | 32B Tomasz Zana St



Year built | 2009



Class | A



Total space | 3,798 sq m



Space available | 676 sq m



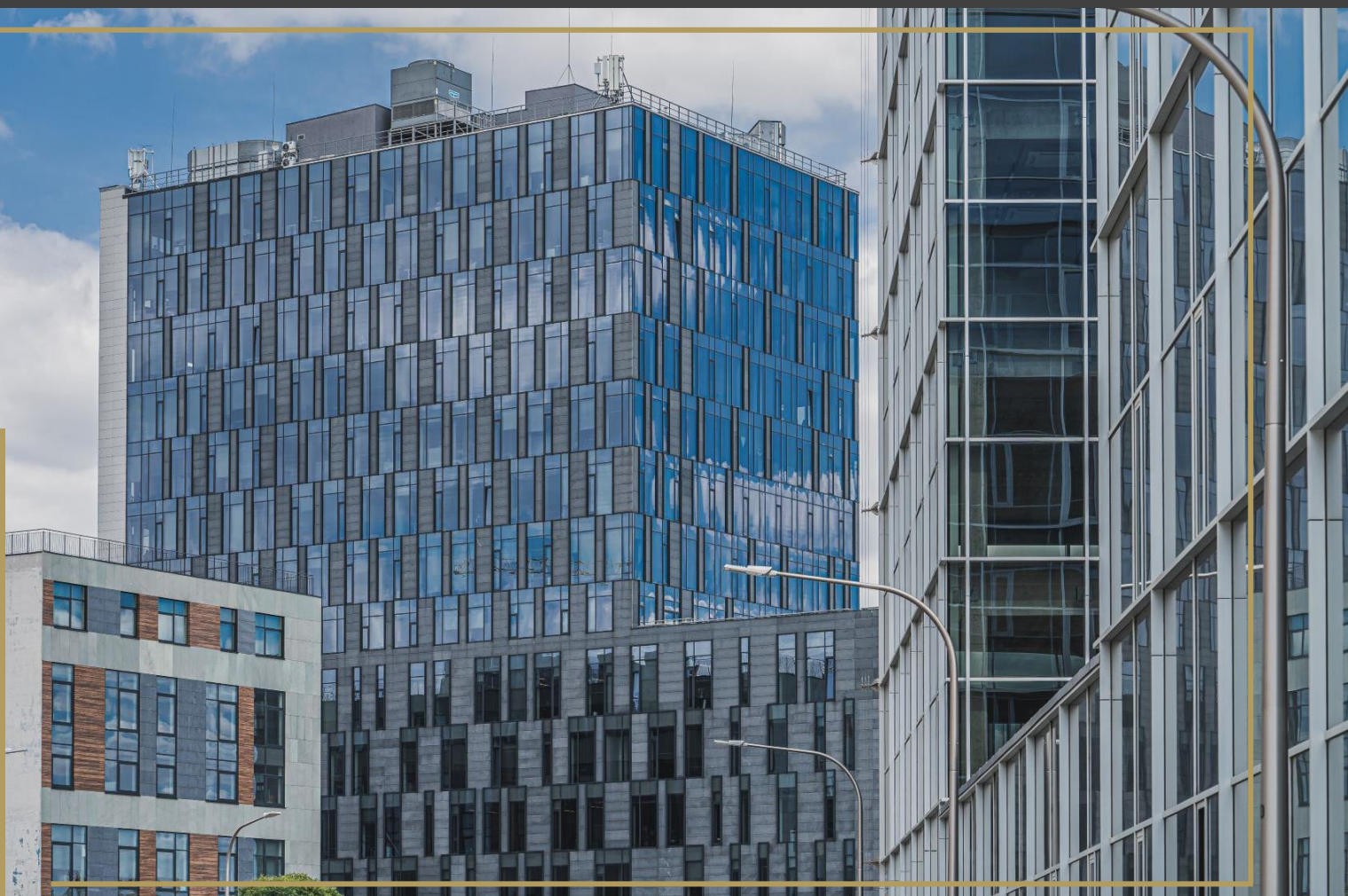
Investor | Centrum Zana Witosz Sp. z o.o.



Contact person | Agnieszka Wawaszczak, +48 605 881 00
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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 | 1,782 sq m



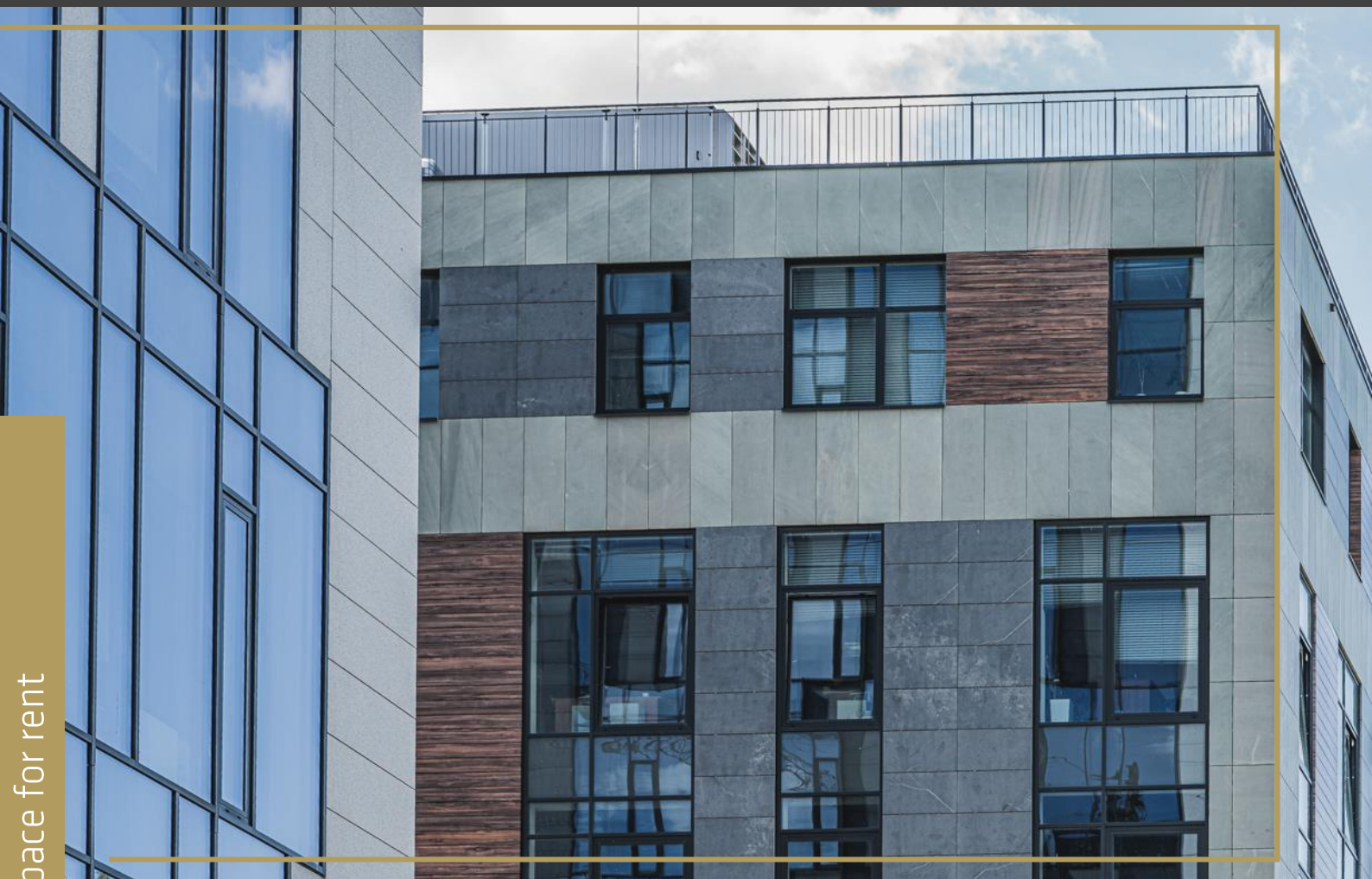
Investor | Centrum Zana Holding Sp. z o.o.



Contact person | Agnieszka Wawszczak, +48 605 881 00
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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



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
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Tenants | ARiMR, Impel, Netbulls, Embe Press



Location | 6 Szeligowskiego St



Year built | 2013



Class | A



Total space | 13,500 sq m



Space available | 1,382 sq m



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



Contact person | Agnieszka Wawszczak, +48 605 881 00
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Tenants | Sii, Concentrix, Phlexglobal



Location | 8 Raclawickie Av



Year built | 2012



Class | A



Total space | 5,000 sq m



Space available | 706 sq m



Investor | Rupes Sp. z o.o.



Contact person | Paweł Trojnia, raclawickie8@gmail.com
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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 | 1,004 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 | 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.



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

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 | Jarosław Urban, phu-urban@o2.pl, +48 605 551 131



Location | 3 Agatowa St



Completion date | Q1 2024



Class | A



Total space | 2,000 sq m



Space available | 887 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



Location | 11 Wieniawska St



Completion date | Q4 2023



Class | A



Total available | 978 sq m



Space available | 978 sq m



Investor | TKM Global Tomasz Księżopolski



Contact person | Tomasz Księżopolski, +48 510 200 066,
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 Racławickie 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.	Hanesco Nieruchomości P13	13 Peowiaków St	2013	1,800
10.	Hanesco Nieruchomości Z43	43 Zana St	2006	998
11.	Hvile Park Business Area	175 Nałęczowska St	2020	1,437
12.	Jana Pawła II 13	13 Jana Pawła II St	2014	2,000
13.	JPBC	17 Jana Pawła II St	2014	4,713
14.	LC3	3 Leszka Czarnego St	2014	1,000
15.	Narutowicza 55b	55b Narutowicza St	2009	1,450
16.	MTK18	18 Matki Teresy z Kalkuty St	2014	1,200
17.	Orion, Stefczyka	3b Stefczyka St	2009	3,000
18.	Orkana 7	7 Orkana St	2018	2,667
19.	Parys II	3a Hanki Ordonówny St	2004	2,000
20.	Północna 5	5 Północna St	2018	2,692
21.	Skłodowska Point	3 Skłodowskiej St	2014	1,950
22.	TBV Office Center	17 Chodźki St	2013	2,536
23.	Technic Park	7 Dobrzańskiego St	2016	6,900
24.	Venture Hub	4a Lipowa St	2014	1,700
25.	W9 Investment	3 Skromna St	2014	3,000
26.	W9 Investment	3 Wojciechowska St	2010	2,300
27.	W9 Investment	9a Wojciechowska St	2010	2,716
28.	Walentynowicz 10	10 Walentynowicz St	2009	1,914
29.	Warta	12 Wieniawska St	2013	1,213
30.	Witosa I	18 Witosa Av	2008	2,315
31.	Witosa 16	16 Witosa Av	2011	2,830
32.	Zana 11a	11a Zana St	2013	2,500
33.	Zana 39	39 Zana St	2001	6,174
34.	Zana 39a	39a Zana St	2005	3,953
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	98,076

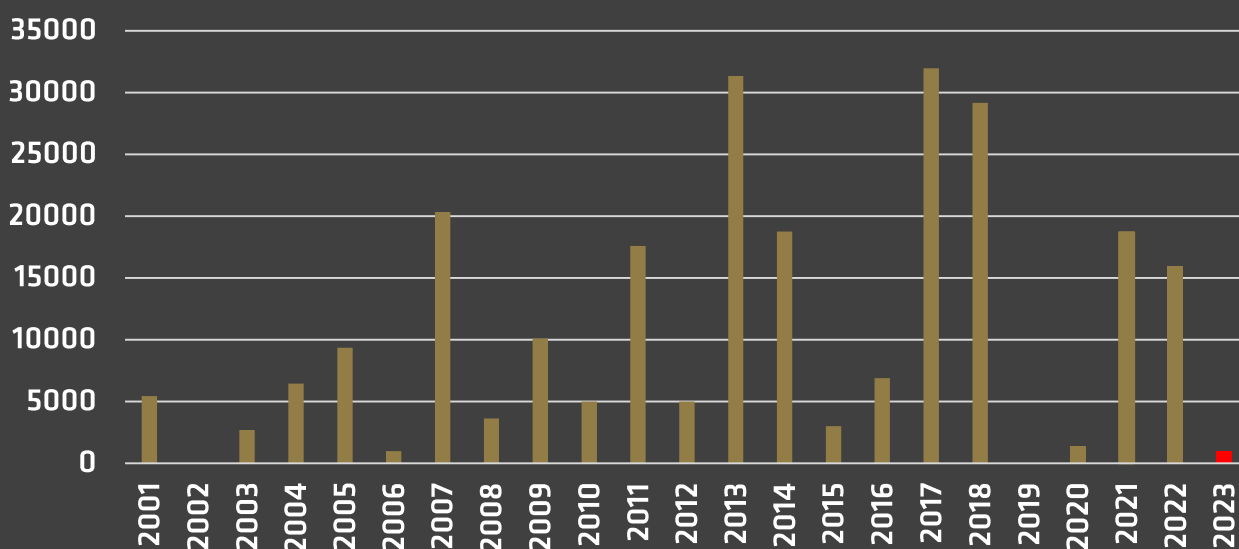
Existing buildings

Class	Number of buildings	Office space in sq m
A	16	142,853
B	39	98,076
Total	55	240,929

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



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