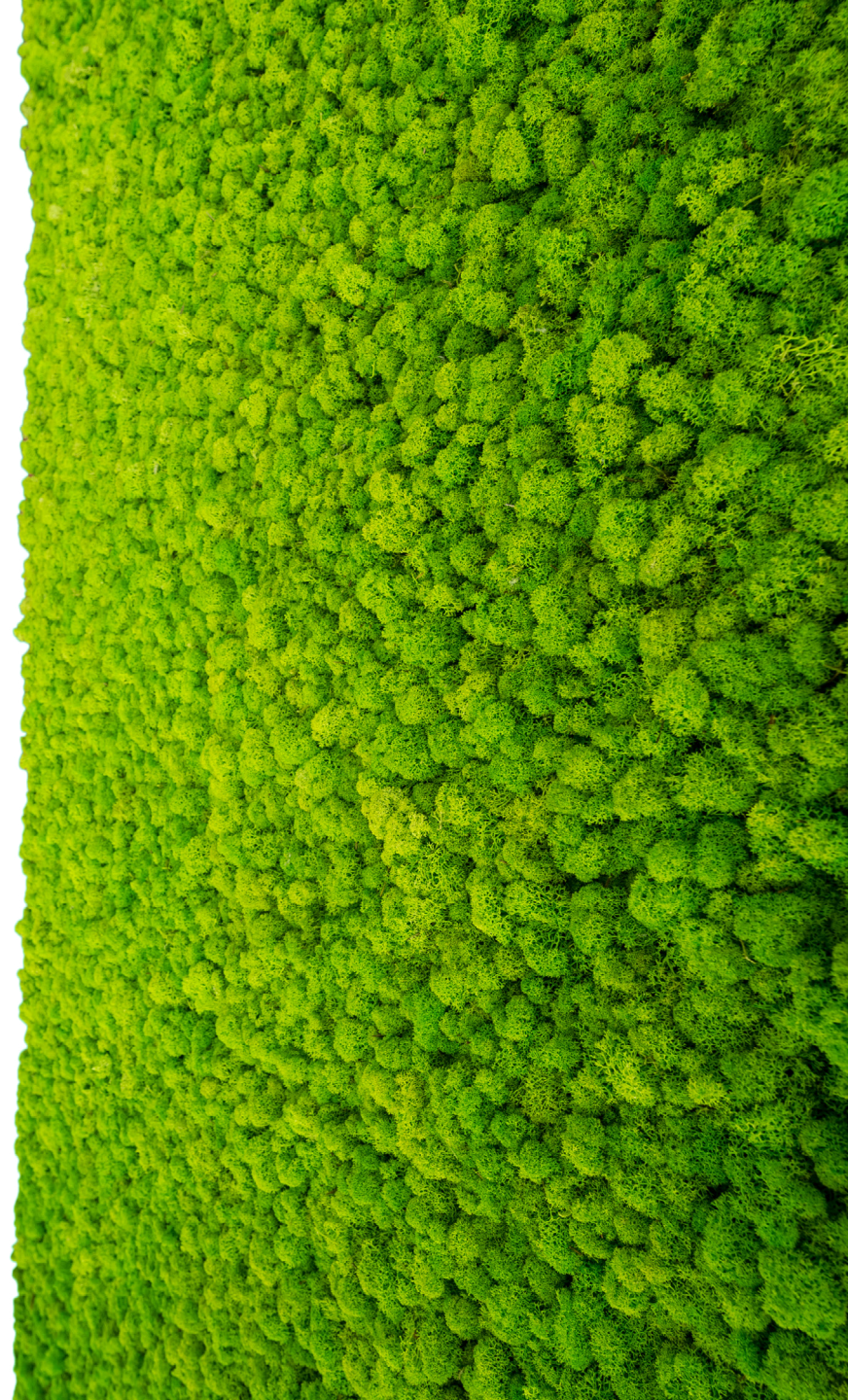


**FLANDERS
BUSINESS
PARK**

*Designed With The Tenants' Needs
In Mind*



01/ A place with great potential

- » Office project located in the vicinity of **Krakowska Ave., Łopuszańska St. and Jerozolimskie Ave.**
- » 3 office buildings with total lettable area of **21 880 m²**.
- » **467 parking places** in underground and overground parkings.
- » Restaurant and **conference centre** at Flanders Business Park A.
- » Bike racks and spots for couriers and taxis.
- » Full range of management services provided by WeCare company, a member of Liebrecht & wood Group.
- » Cosy architecture with **relax zones** designed onsite.

The right office is half way to success



02/ All roads lead to Flanders Business Park

The southwest section of Warsaw is an area highly valued by Polish and international companies looking for offices outside the city centre but perfectly connected with it.

The location of Flanders Business Park is the result of careful observation of the changes taking place on the map of Warsaw. The area provides a natural link between the two lively metropolitan business centres of Jerozolimskie Avenue and the Mokotow district. Modern road infrastructure is developing nearby, with **Salomea and Opacz junctions** and the **multi-level intersection of Łopuszańska St. and Jerozolimskie Ave.**





Quick access to the city centre and other districts of Warsaw, and the proximity of **Warsaw Chopin International Airport**, are primary advantages of this part of the city.

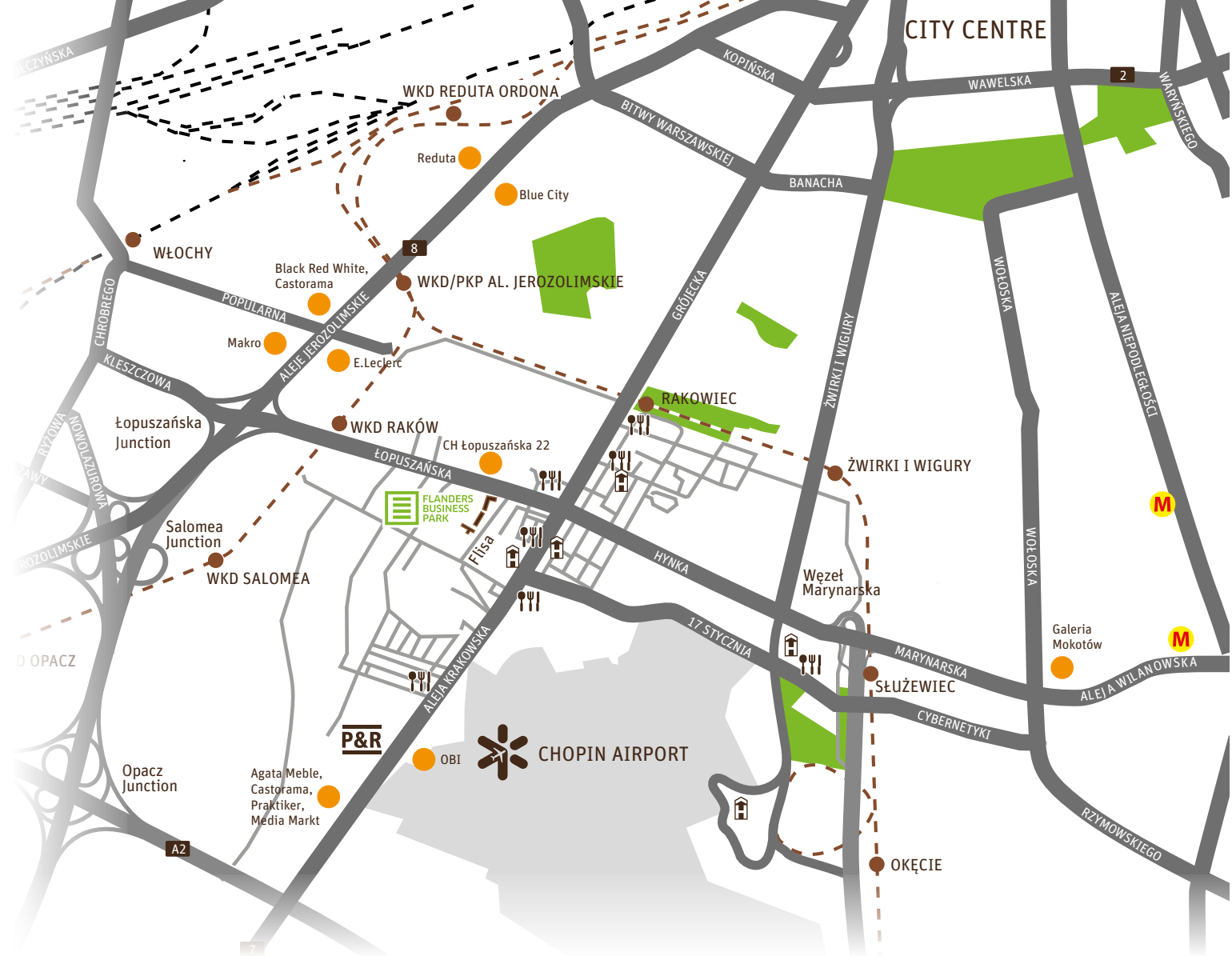
New business district



03/ Easy access from every point of the city

Flanders Business Park is located on Flisa St., near the intersection of two of the city's most important transit arteries – Łopuszańska St. and Krakowska Avenue. The complex is easily accessible for both motorists and users of public transit. The numerous bus and tram lines running nearby as well as the WKD commuter rail line provide efficient connections with Śródmieście and other districts.

				
Chopin Airport	5 min	15 min	-	20 min
Salomea junction / S7/S8 route	8 min	-	-	-
City Centre	15 min	30 min	20 min	10 min
Wilanowska Metro Station	15 min	20 min	-	-

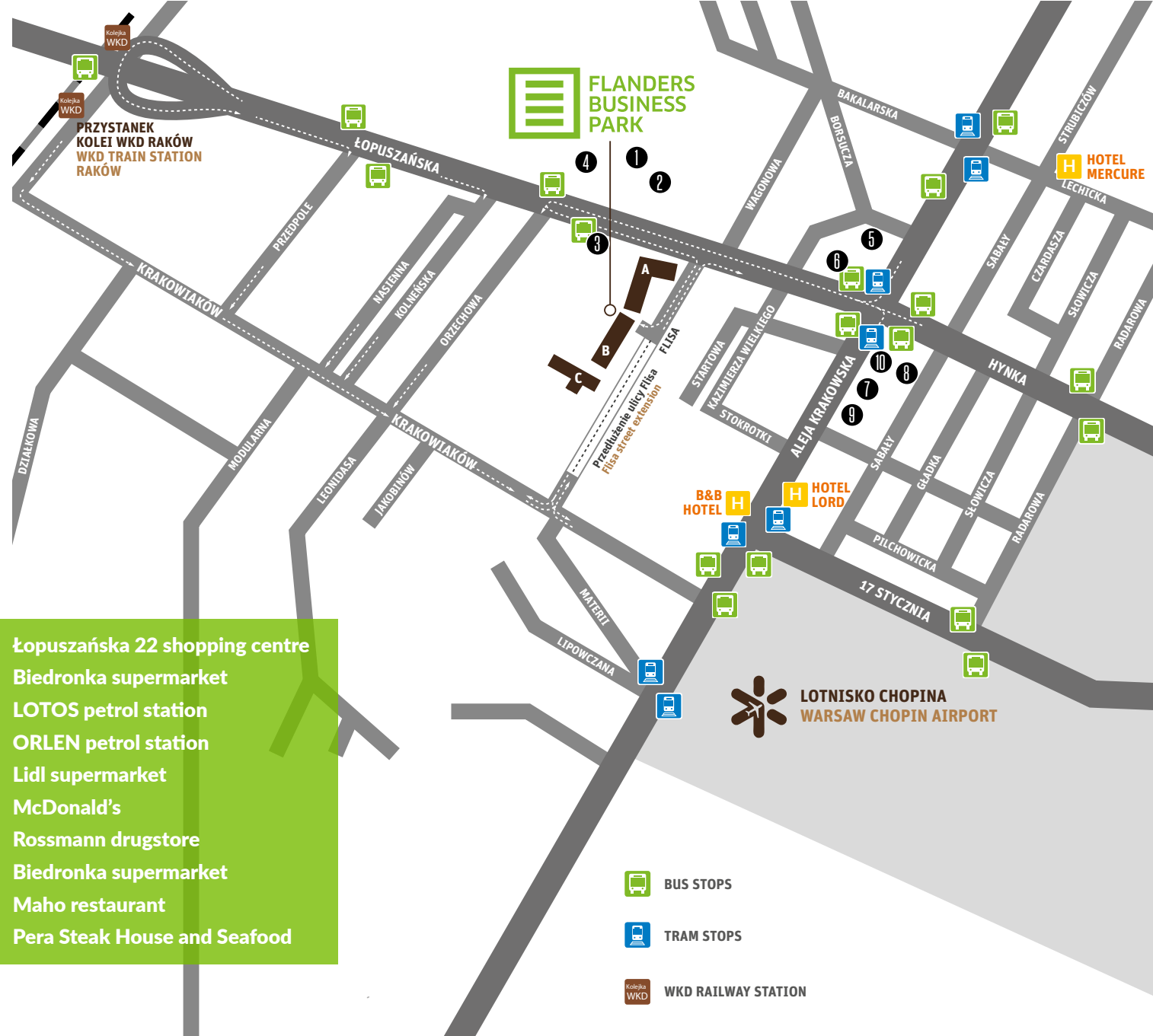


04 / Public transport and amenities around

Next to Flanders Business Park there are bus and tram stops of 6 lines and city rail station. However you don't need to go to the city centre in order to shop, have lunch or have your guests accommodated. On the other side of Łopuszańska a shopping centre with 188 shops and 10 restaurants is located. There are also numerous services and supermarkets in the vicinity.

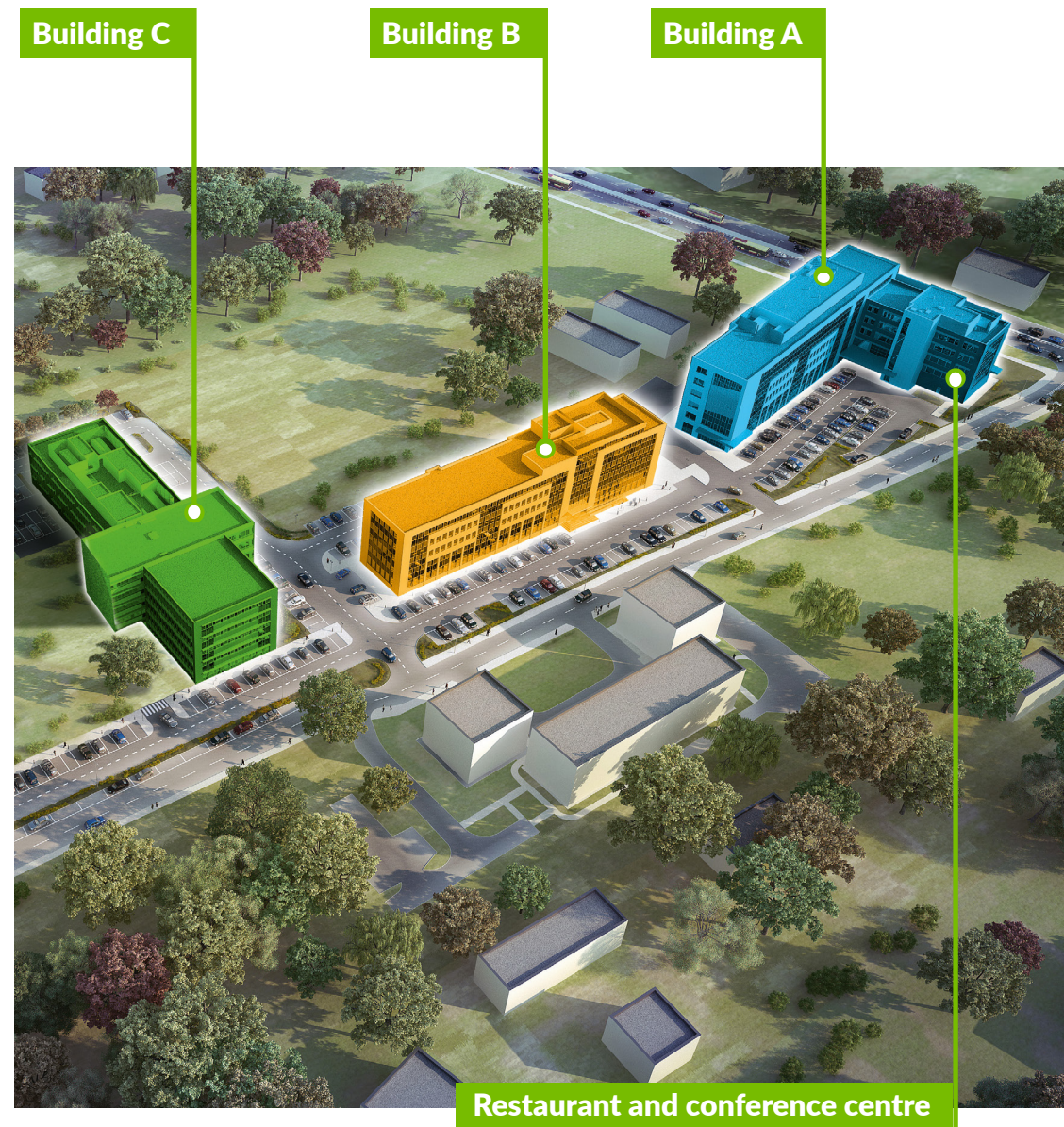
- » **5 min to the nearest bus stops**
(Łopuszańska St., lines 189, 401)
- » **6 min to the public transport stops**
(Krakowska Ave., lines 7, 9, 15, 189, 141 and 401)
- » **15 min to the WKD Opacz rail station**

- 1 Łopuszańska 22 shopping centre
- 2 Biedronka supermarket
- 3 LOTOS petrol station
- 4 ORLEN petrol station
- 5 Lidl supermarket
- 6 McDonald's
- 7 Rossmann drugstore
- 8 Biedronka supermarket
- 9 Maho restaurant
- 10 Pera Steak House and Seafood



05 / Your company's new headquarters

BUILDING	GLA	BUILDING STATUS	STOREYS	PARKING PLACES
Flanders Business Park A	8 942 m ²	in use	6	190
Flanders Business Park B	5 515 m ²	in use	5	143
Flanders Business Park C	7 423 m ²	in use	5	134



06 / Architecture



07 / A moment to relax during a day

Green areas in Flanders Business Park

The buildings' layout, space planning, height, distribution of parking lots, and arrangement of green areas – the architects submitted all these elements to the principle that says **friendly space improves efficiency and boosts employees' moods**.

The goal of Flanders Business Park designers was establishing an optimal work environment, enabling moments of rest.

Within the common space of Flanders Business Park there are:

- » Two comfortable chillout zones.
- » A green patio.
- » A spacious restaurant garden at Flanders Business Park A.
- » Numerous bicycle stands.
- » A smoking area away from the entrances.

Free your mind



08 / Flanders Business Park C

Chillout zone



09 / Flanders Business Park C

Cosy, elegant receptions

The reception area at Flanders Business Park perfectly reflects the spirit of the project.

Spacious, bright, equipped with live plants and comfortable furniture.

Thanks to the friendly common space, every guest can feel great at Flanders Business Park from the very first moment.



Feel great as soon as you enter

10/ Flanders Business Park C

High standard, reasonable price

- » Suspended ceilings with built-in modern lightning.
- » Raised floors.
- » Antistatic, high quality carpeting.
- » Floor boxes.
- » 2-pipes air conditioning system with ventilation.
- » Energy-efficient heaters.
- » Flexible layout of IT networks.
- » Toilets on common areas designed in accordance to the building standard.
- » Some of the windows are openable.
- » Office height: 3.0 m on the ground floor and 2.70 m on the 1-4 floors.
- » Two power sources.
- » Sun protection (sunscreens on southern and western facades).
- » Common areas finished with high quality materials.
- » Energy-saving lifts which optimize waiting time.
- » Representative building reception with Wi-Fi access.
- » Load capacity: 300 kG/sqm near the windows, 500 kG/sqm in the offices middle area and 400 kG/sqm on the ground floor.
- » Elevation of the building made of clinker brick and system glass wall.
- » Electronic building management system (BMS).
- » Security systems: video cameras, access control, 24-hour security.

11/ Flanders Business Park



12/ Flanders Business Park C

Sustainable construction and eco solutions

Flanders Business Park - building C - was made following the BREEAM International Certificate.

» **Excellent thermal insulation**

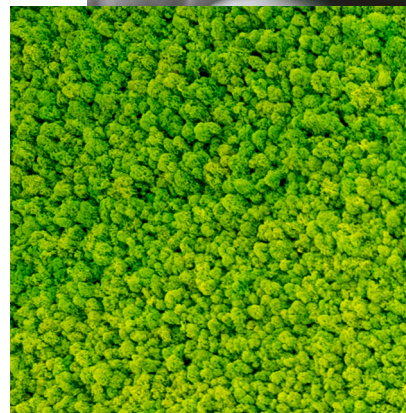
In order to reduce the consumption of energy needed for heating and cooling the offices, particular elevations of the building are precisely oriented toward the points of the compass. In the direction where the risk of loss of energy is the greatest, walls with increased insulation factors are used. Double-glazing is also used throughout, with glass preventing excessive energy loss.

» **Sunscreen systems**

On the windows on the facades of the southern and western exposures there are additional sunscreens, allowing regulation of the degree of exposure of the office space to sunlight and preventing overheating.

» **Modern, energy-saving lifts**

The system of lifts was designed to minimize waiting time and reduce the consumption of electricity, making the building more convenient to use while cutting exploitation costs.



BREEAM®

13/ Conference center and restaurant

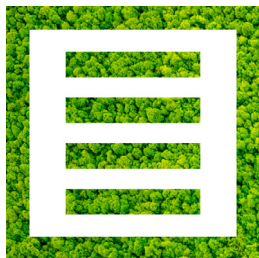
Located in Flanders Business Park A

- » **Two conference rooms** with the total area of 170 m² (85 m² + 85 m²) and a **spacious lobby** (70 m²). Option of putting rooms together.
- » Possible **meetings of up to 100 people** (theatre-like arrangement).
- » **Restaurant (Flanders Lunch & Coffee)** offering catering during business meetings, events and banquets, excellent breakfast and lunch menu.



More than offices





**FLANDERS
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PARK**

Contact us:

Ilona Koski-Lammi / +48 609 650 350 / i.koski-lammi@liebrecht-wood.com

Katarzyna Kruk / +48 502 900 714 / k.kruk@liebrecht-wood.com

Liebrecht & wood Poland Sp. z o.o.
Plac Konesera 8, 03-736 Warszawa
+48 22 128 44 44

www.liebrecht-wood.com

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