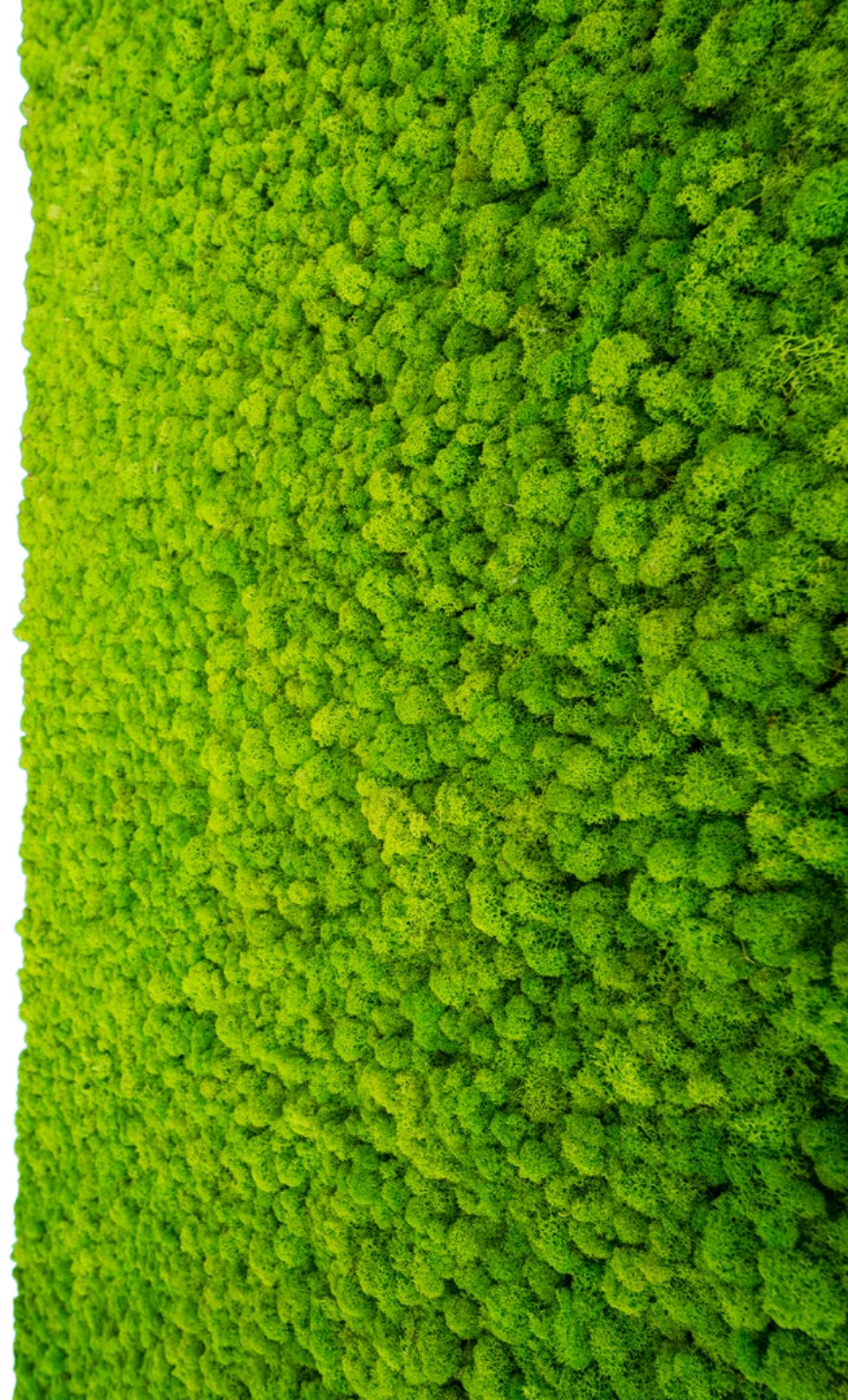


# FLANDERS BUSINESS PARK

*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 **21 900 m<sup>2</sup>**.
- » **467 parking places** in underground and overground parkings.
- » Restaurant and **conference centre** with Wi-Fi access onsite.
- » 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.

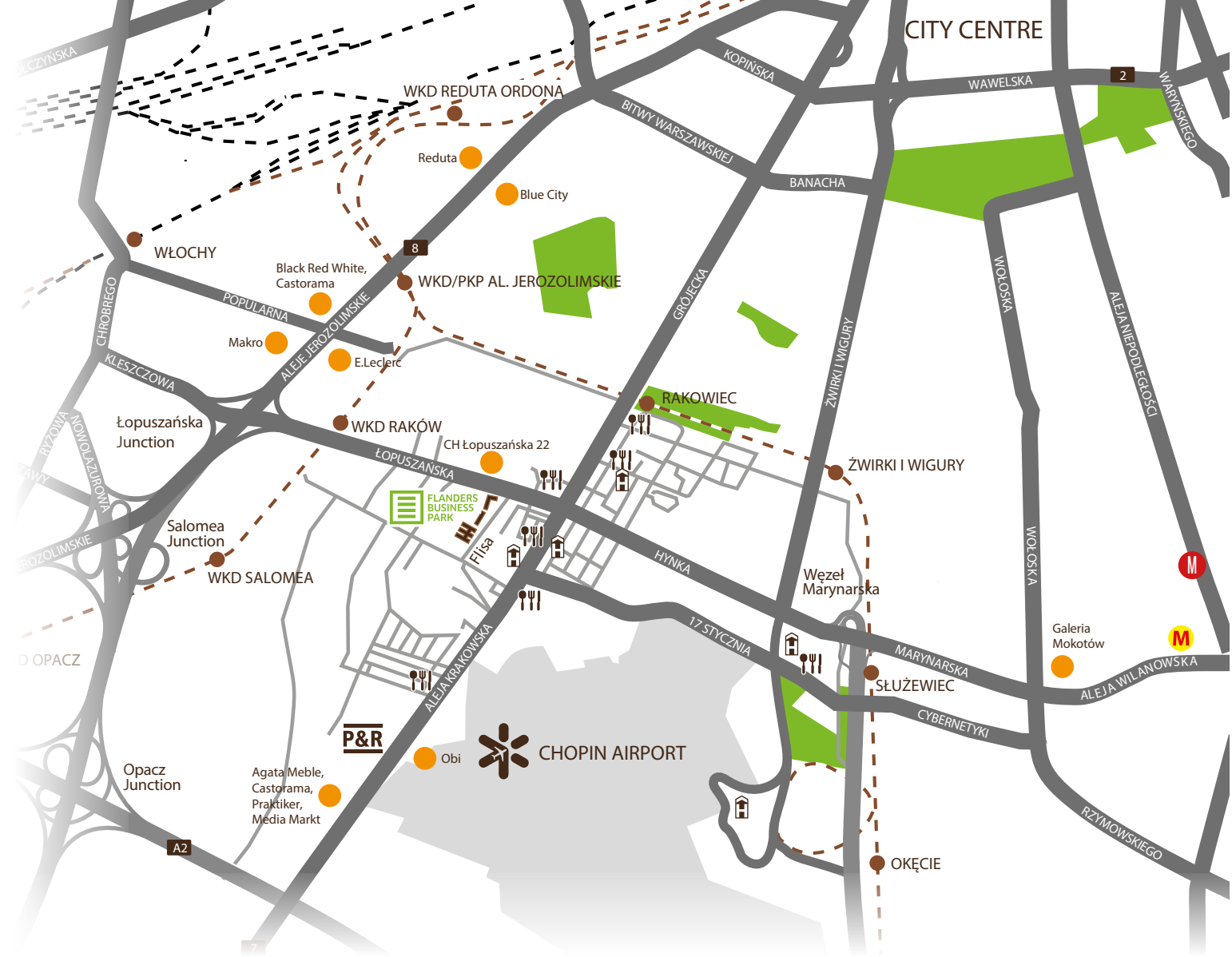
*New business district*



## 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.

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

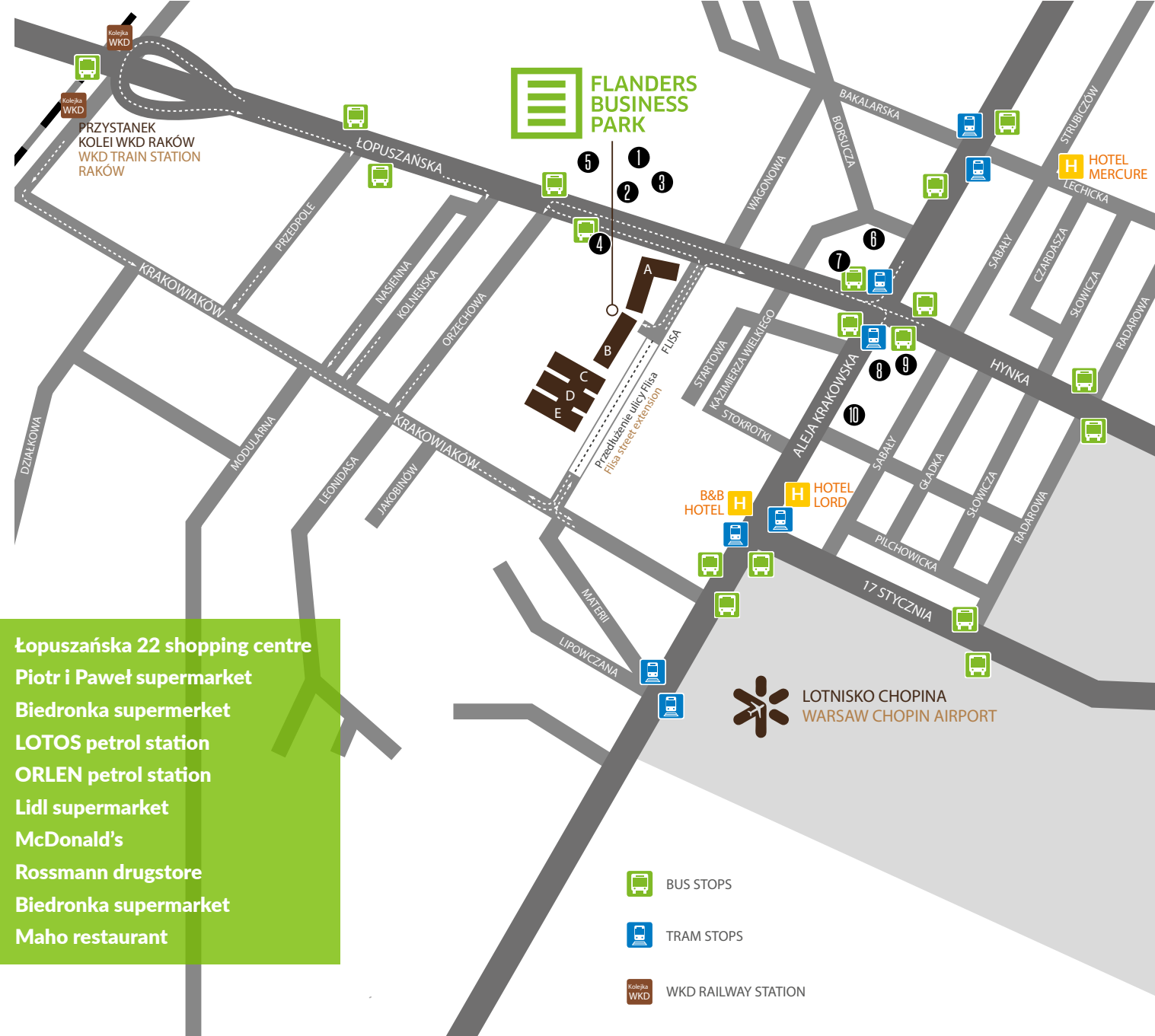


## 04 / Public transport and amenities around

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**

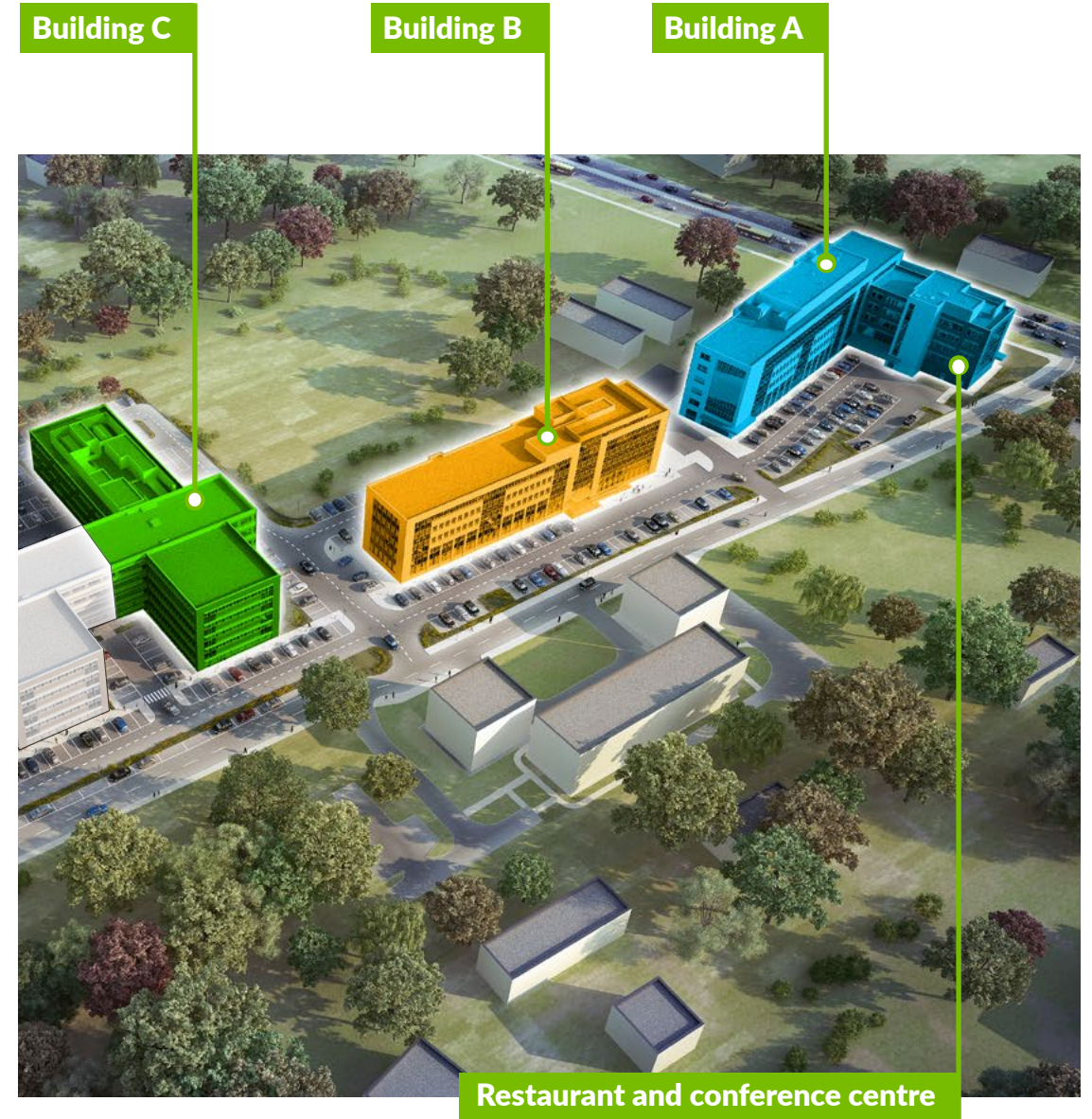
- 1 Łopuszańska 22 shopping centre
- 2 Piotr i Paweł supermarket
- 3 Biedronka supermarket
- 4 LOTOS petrol station
- 5 ORLEN petrol station
- 6 Lidl supermarket
- 7 McDonald's
- 8 Rossmann drugstore
- 9 Biedronka supermarket
- 10 Maho restaurant





# 05 / Your company's new headquarters

| BUILDING                 | GLA                  | BUILDING STATUS | STOREYS | PARKING PLACES |
|--------------------------|----------------------|-----------------|---------|----------------|
| Flanders Business Park A | 8 942 m <sup>2</sup> | in use          | 6       | 190            |
| Flanders Business Park B | 5 515 m <sup>2</sup> | in use          | 5       | 143            |
| Flanders Business Park C | 7 423 m <sup>2</sup> | 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 will be:

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

*Free your mind*





**08** / Chillout zone  
Building B





# 09 / **Cosy, elegant receptions**

## A hallmark of Flanders Business Park

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

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

Thanks to the friendly common space, every guest can feel great at 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.
- » Complete fire protection system with smoke detectors.
- » Flexible layout of IT networks.
- » Toilets on common areas designed in accordance to the building standard.
- » The building is ready to use from 1 April 2019.
- » Some of the windows are openable.
- » Office height: 3 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.
- » Electric building management system (BMS).
- » Security systems: video cameras, access control, 24-hour security.

**11/** Flanders Business Park C  
Showroom on the ground floor





# 12 / Flanders Business Park C Showroom on the ground floor



# 13/ Sustainable construction and eco solutions

The newest part of Flanders Business Park - building C - was made following the BREEAM international certification at "very good/excellent" level.

## » Excellent thermal insulation

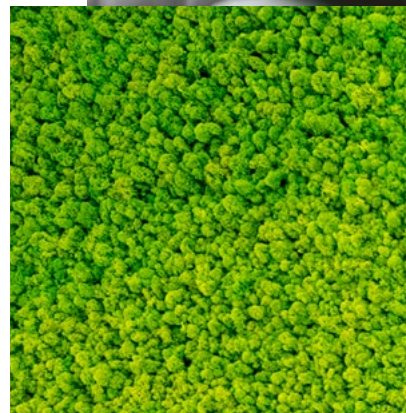
In order to reduce the consumption of energy needed for heating and cooling the offices, particular elevations of the building are precisely oriented toward the points of the compass. In the direction where the risk of loss of energy is the greatest, walls with increased insulation factors are used. 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<sup>®</sup>**



# 14/ Conference and restaurant centre in Flanders

- » **Two conference rooms** with the total area of 170 m<sup>2</sup> (85 m<sup>2</sup> + 85 m<sup>2</sup>) and a **spacious lobby** (70 m<sup>2</sup>). Option of putting rooms together.
- » **Meetings of up to 100 people** are possible (theatre-like arrangement).
- » **Flanders Lunch & Coffee restaurant** on-site offering catering during business meetings, events and banquets, excellent breakfast and lunch menu.



*More than offices*







# FLANDERS BUSINESS PARK

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