

An aerial photograph of Warsaw, Poland, taken at sunset. The sky is a mix of orange, red, and purple. The city skyline is visible in the background with many skyscrapers. In the foreground, there is a large, modern residential complex with a central courtyard. The courtyard has a paved area, some greenery, and is surrounded by multi-story buildings with balconies. The overall atmosphere is warm and urban.

**First and only lifestyle centre in Warsaw**

**KONESER**

**1**

The Place

**2**

Location

**3**

Space in KONESER

**4**

And...

**5**

Contact

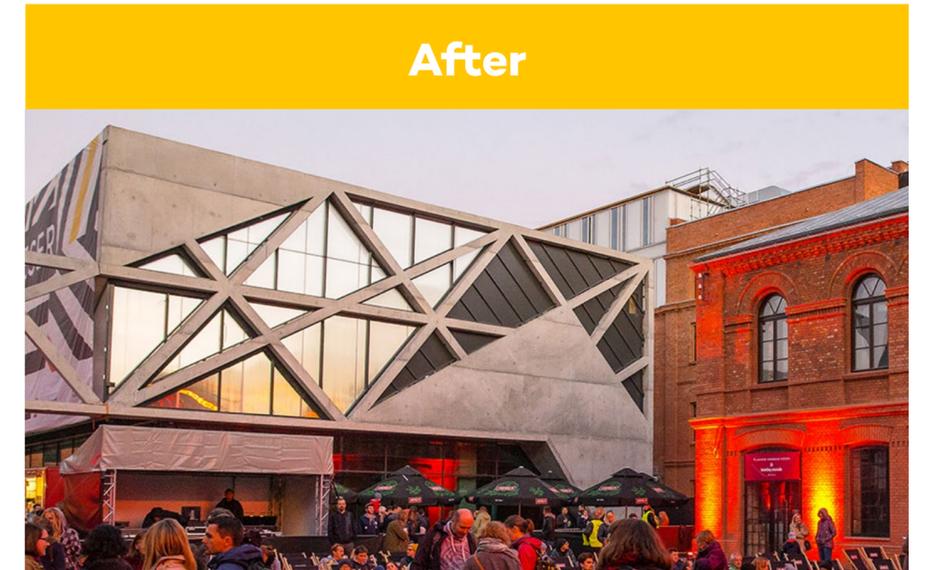
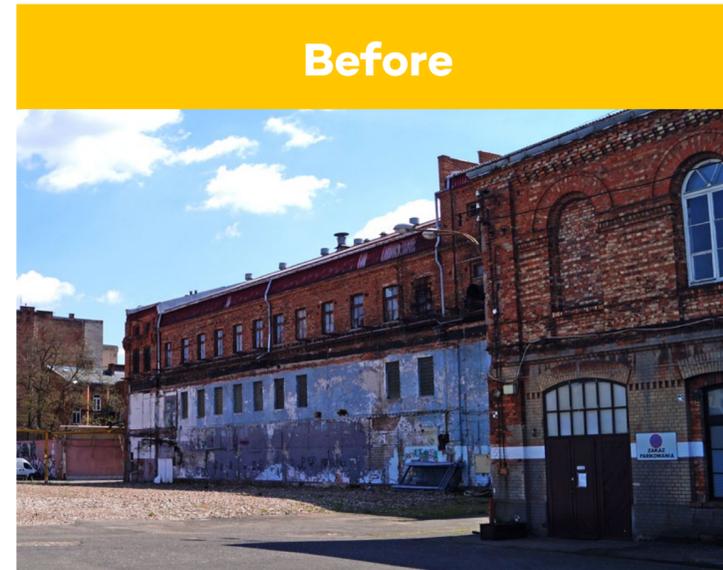
**agenda**



**the place**

# A place with history

- Koneser is **an icon of modern placemaking in Poland** and an example of a world-class revitalization.
- On the five-hectare post-industrial site of a 19th century vodka factory, the first lifestyle centre of the Polish capital was **developed by Liebrecht & wood and BBI Development**.
- It opened in September 2018.



# The Koneser concept

Koneser brings to life the **concept of the first lifestyle centre in Warsaw** combining over 10 functions:

- Inspiring loft-style offices
- Warsaw foodie hub
- Convenience and specialty retail
- Pop-up retail
- Wide range of services
- Google for Startups—the first and only Google Campus in CEE
- Unique event space on the Warsaw map
- Polish Vodka Museum and Magic Mind Museum
- Moxy Praga Hotel
- Public square
- Extensive leisure, art and cultural offerings

A place full of positive energy, inspiration and passion.

Open 24 hours a day, 7 days a week.



# International recognition

Koneser has been recognized in numerous international competitions. It received over **20 awards and 30 nominations** during the first year of operation.

**GRAND PRIX AWARDS**




**Best office development awards**






**Best mixed used project award**





**Best revitalization awards**




**Game Changer of the year award**





**New quality to city residents award**





**Special attention to accessibility issues award**





**PR & marketing campaign award**





**Moxy – Most innovative hotel awards**



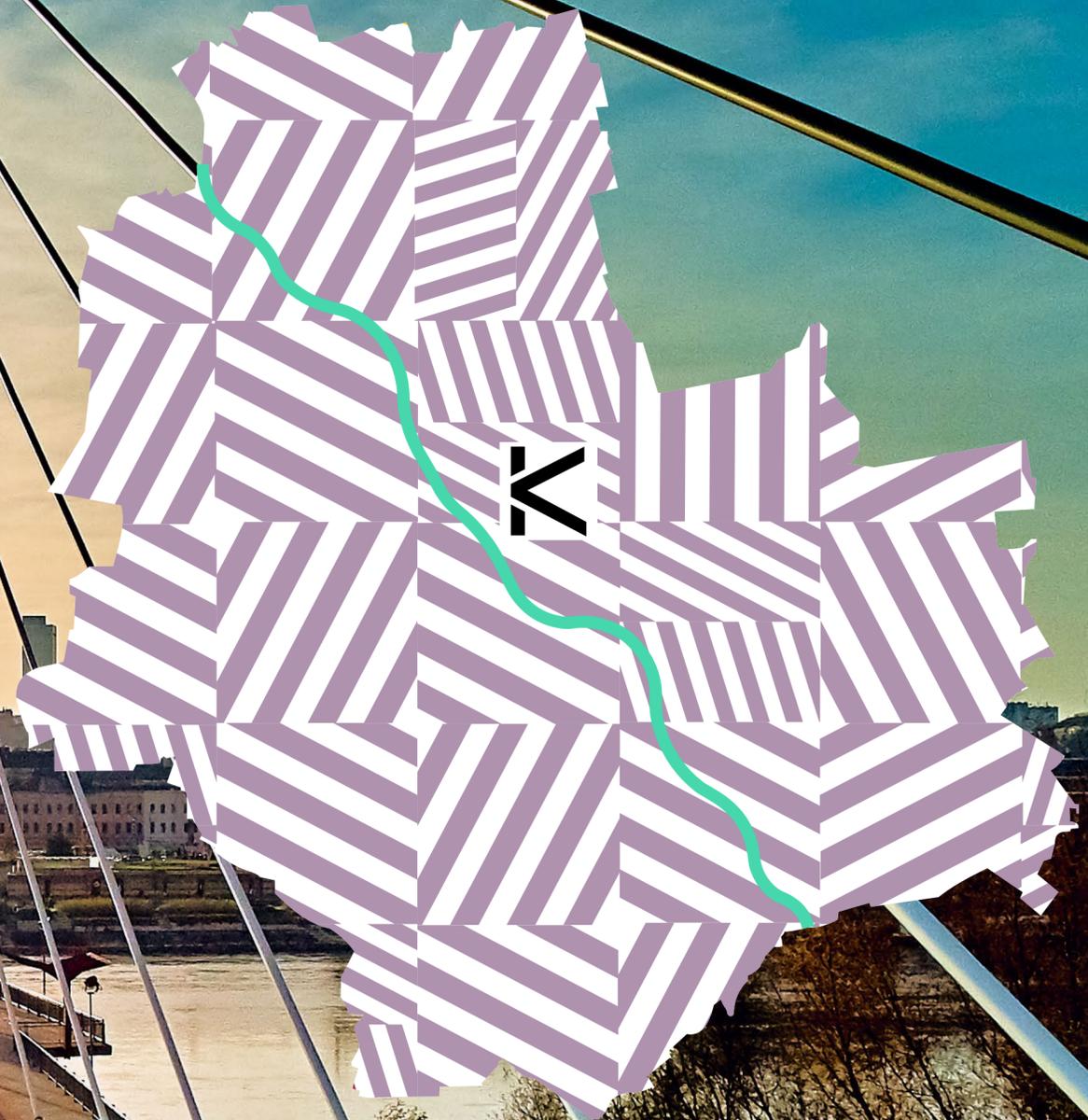





location





# Praga – up and coming

- Over the past few years, Praga has become **the most fashionable district in Warsaw**, noticed worldwide.
- Together, Praga Północ and Praga Południe make up **the most populous district in Warsaw**.
- Infrastructure improvements, notably the opening of the central stretch of the second Metro line, and **a huge revitalization scheme (PLN 1.4 billion) have given new life to this district**.
- The improved appeal of the district is attracting more and more investors to real estate in this part of Warsaw. **Property prices are rising dramatically here**.



**“ Praga:  
4th coolest  
neighbourhood  
in Europe ”**  
source: Business Insider, 2017

**“ Praga:  
1 of the 10  
coolest districts  
in Europe ”**  
source: British Independent, 2018

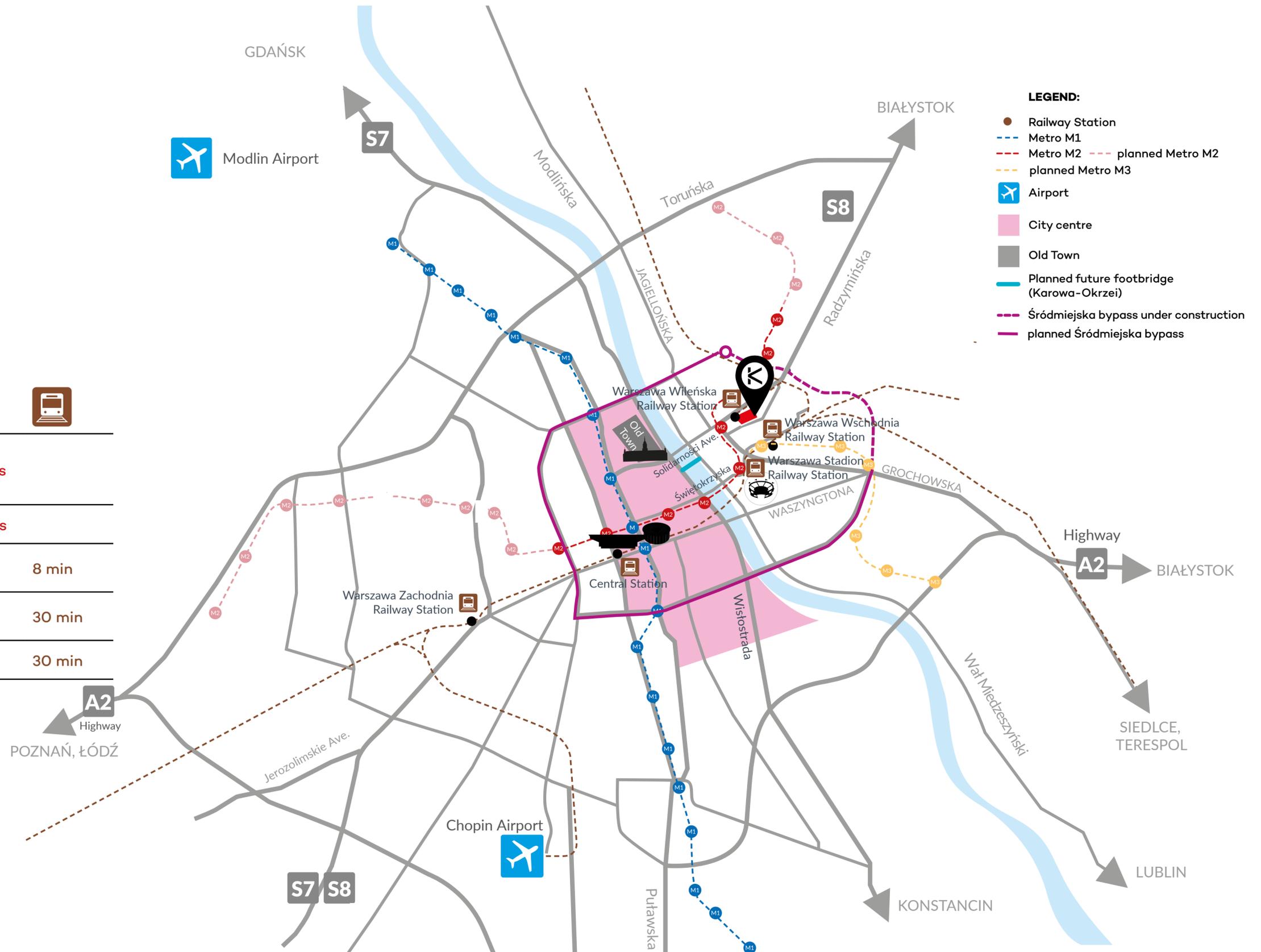
**“ Praga: 4th most fashionable  
district in Europe, perfectly connected  
with the city centre thanks to the metro  
line, SKM, trams and buses. ”**  
source: Travel Supermarket magazine, 2020



# In the city centre



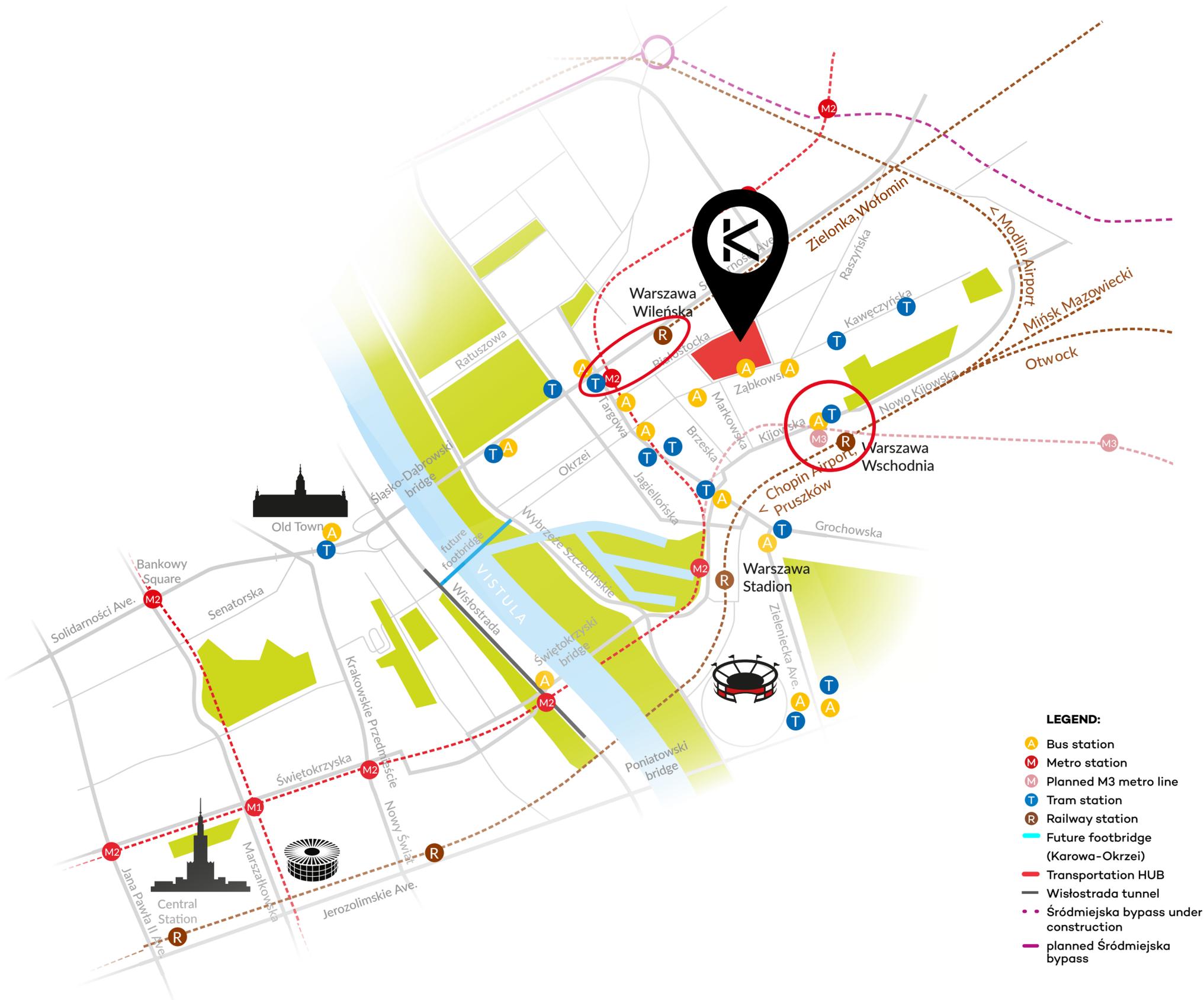
Old Town (Nowy Świat station)	10 min	8 min	4 stops	3 stops	
Rotunda (PKO)	17 min	15 min	6 stops	8 stops	6 stops
Central Railway Station	19 min	17 min	7 stops	9 stops	8 min
Warsaw Chopin Airport		40 min			30 min
Modlin Airport		45 min			30 min





# All roads lead to Koneser

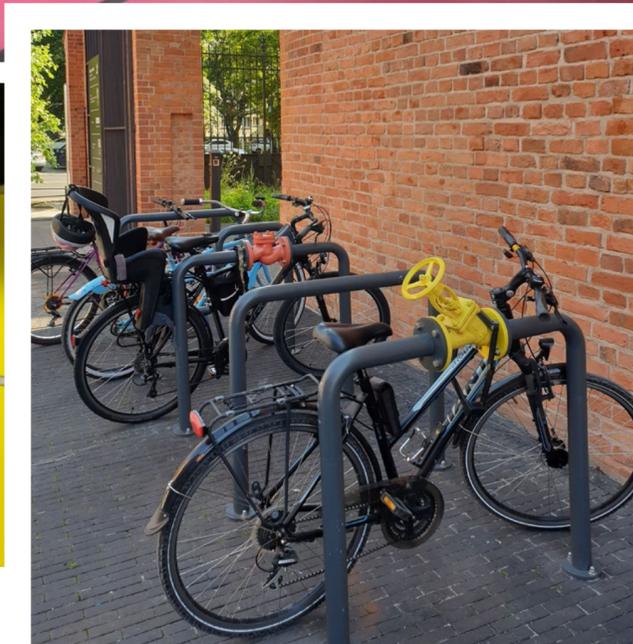
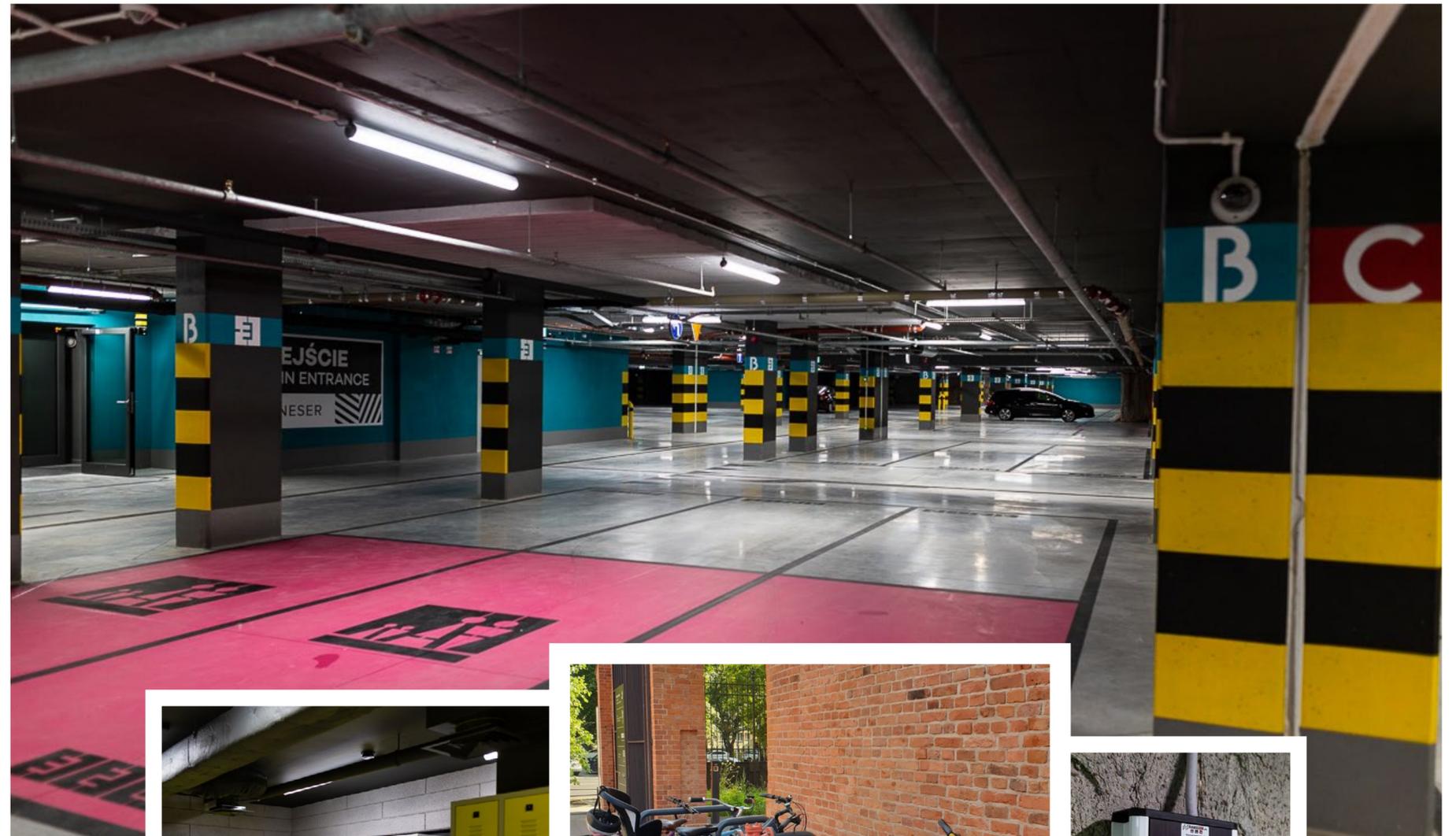
- 2** main transportation HUBs  
(Warszawa Wschodnia, Warszawa Wileńska)
- 2** metro lines\*
- 4** railway operators (80% of all operators in Warsaw with access to 2 railway stations - 77% of all city rail lines in Warsaw)
- 10** tram lines (40% of all Warsaw's tram lines)
- 19** bus lines
- 1** long-distance bus station



# Convenient visit and stay

A convenient three-level underground car park and facilities for cyclists provide different possibilities for transport planning every day, including green transport.

- **1,100 parking places** in the multi-storey underground car park.
- **Electric car chargers** and **Tesla chargers** in the parking.
- Secure storage for **405 bicycles**.
- Full cyclist facility (**showers with changing rooms and lockers, 24h bicycle lift**).
- **Veturilo station** (Warsaw public bikes) on site.
- For pedestrians, an ample square with 7 entrances.





**space in KONESER**



# Space in Koneser

Loft-style offices (44,000 sqm)

Retail

Restaurants, bars and cafés

Moxy Warsaw Praga Hotel (141 rooms) } 20,000 sqm

Polish Vodka Museum

Magic Mind Museum

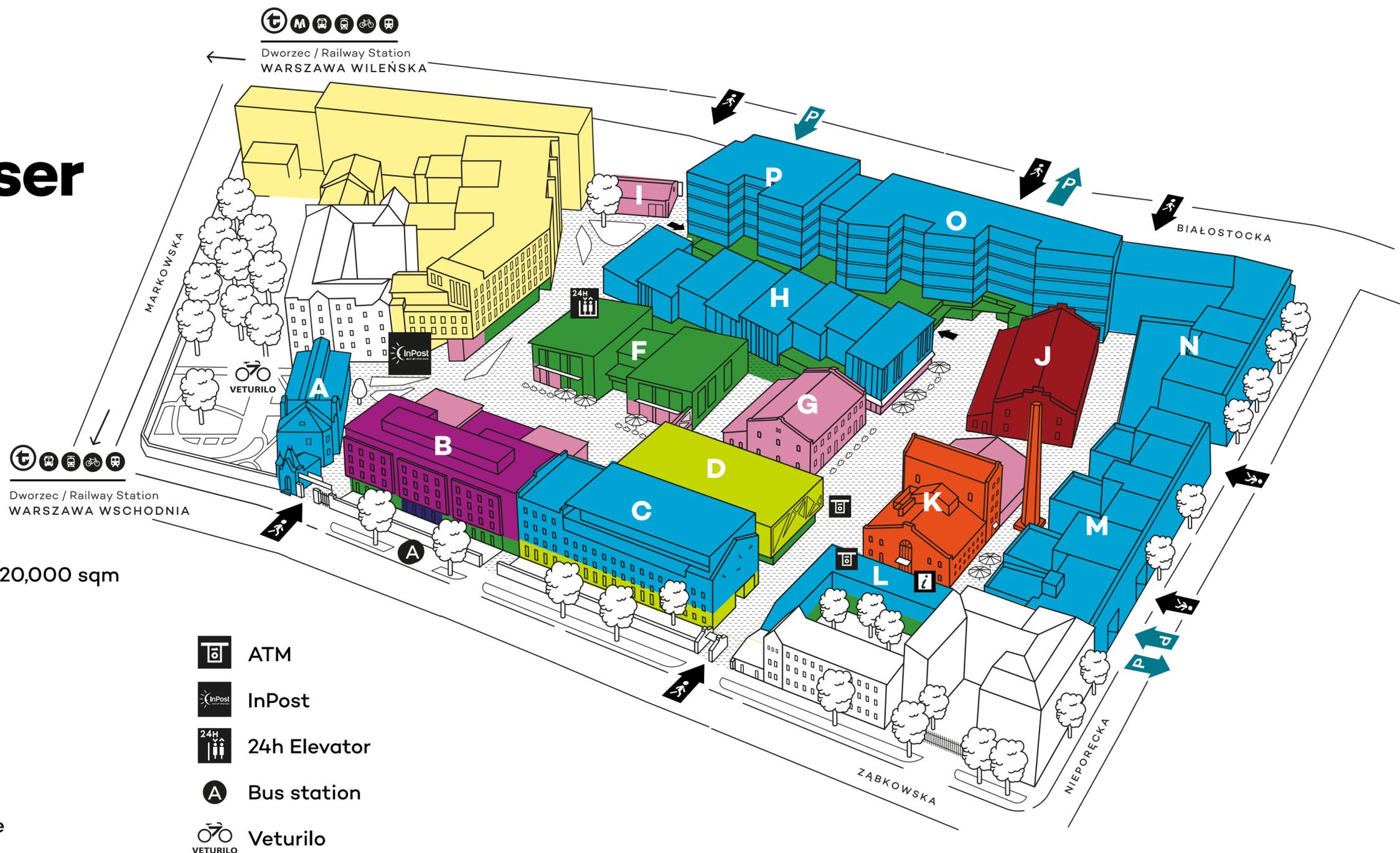
Event spaces

Google for Startups

Residentials

Underground parking (1,100 parking space and 405 double bike racks)

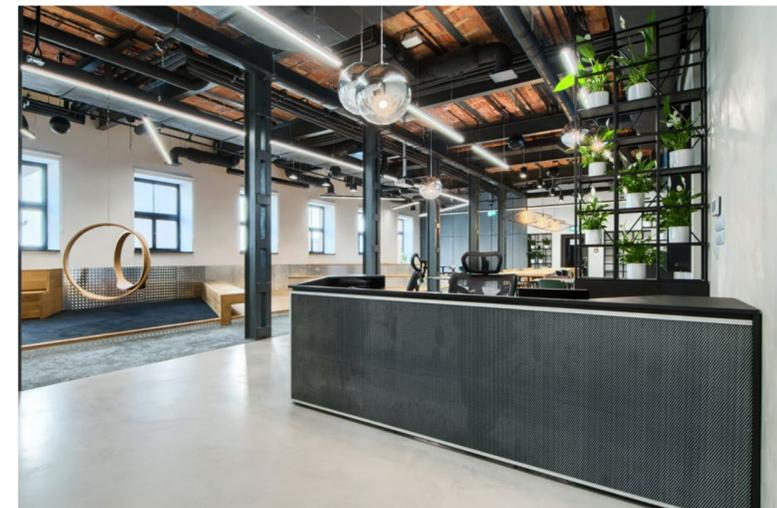
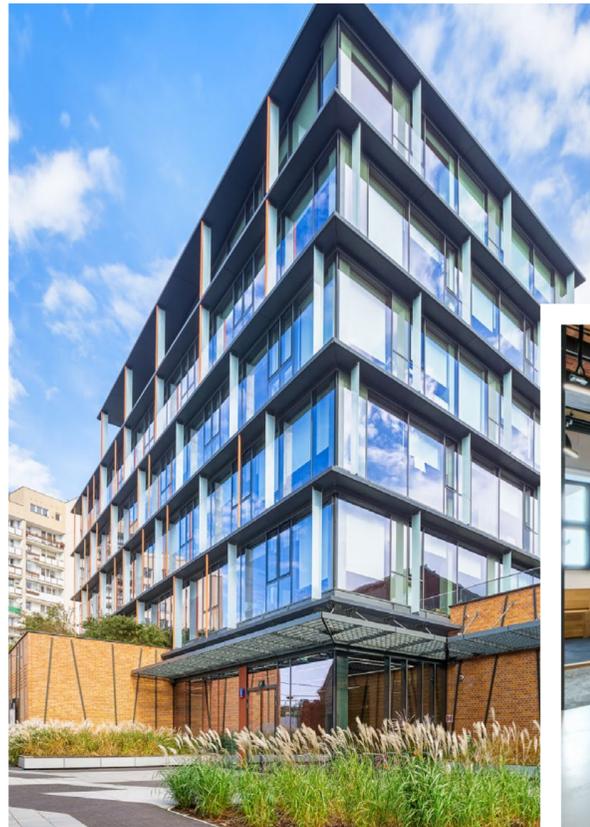
Entrances





# Loft-style offices

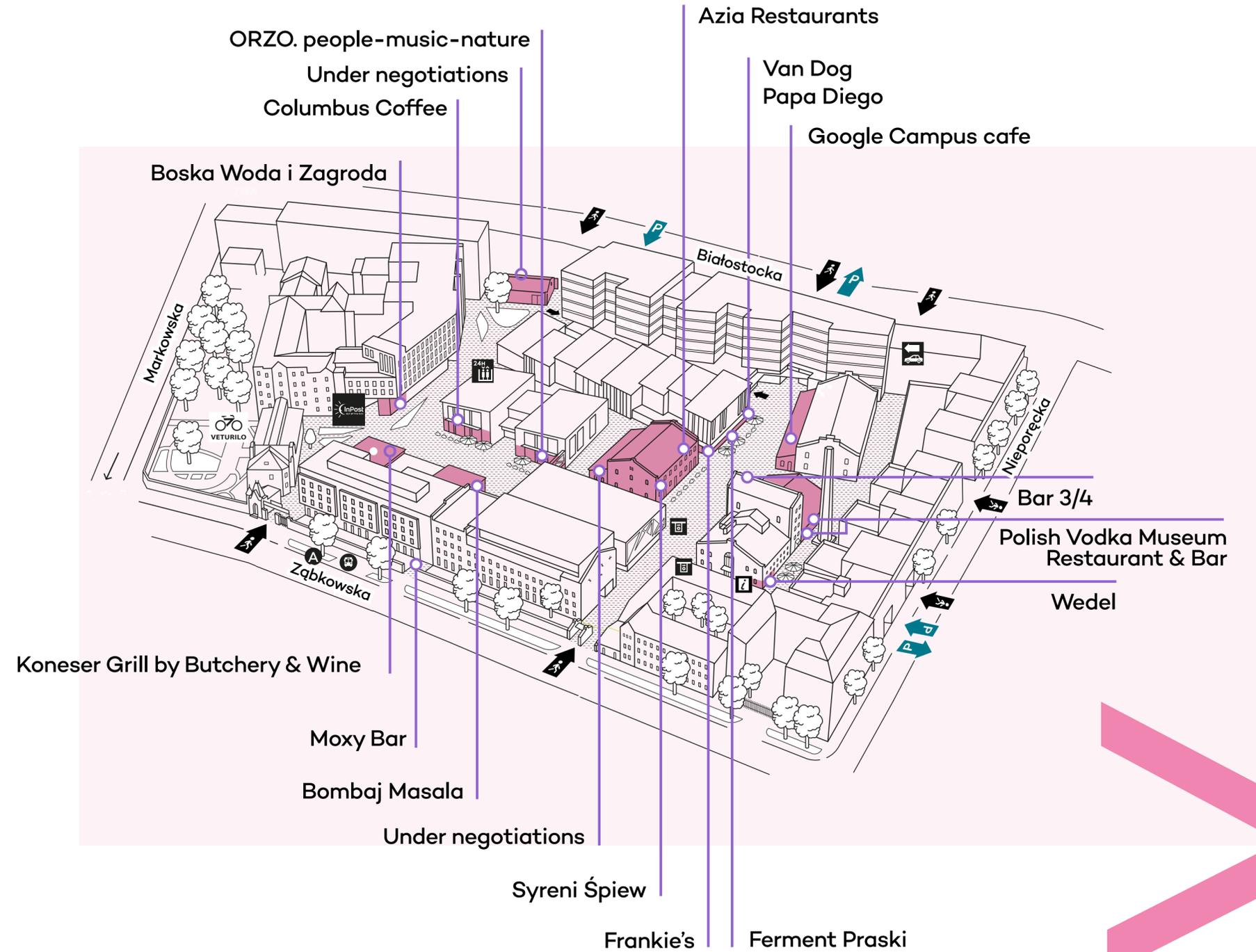
- Koneser, located at the heart of the reviving Warsaw Praga district, has become **an attractive destination for business in the capital**.
- The convenient location, inspiring architecture, wide range of services on site, and **high standard of the over 40,000 sqm office area** provide superb opportunities for business location and growth.
- Koneser offers **unique office space on the Warsaw real estate market** and a total of **5,600 sqm of modern co-working spaces**.





# Koneser – Warsaw's Foodie Hub

20 bars, restaurants and cafés





# Unique foodies destination

## Koneser Grill

MICHELIN Guide Main Cities of Europe review 2020.

## Syreni Śpiew

The most popular restaurant in Warsaw in Restaurant Week plebiscite.

## Ferment Praski

One of the best restaurants in the world that constantly collect great reviews from travelers.

Travellers Choice Award 2020.





# Various retail options

## Convenience retail ( Pasaż Konesera)

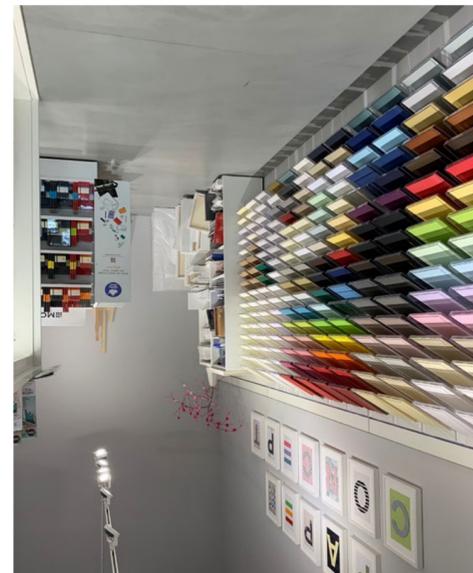
Roofed street feeling, direct connection with underground parking and public square, short distance to most inhabited district of Warsaw, 4 000 office employees daily on site make Koneser a modern and popular location for everyday shopping.

## Destination stores

Central warsaw location, comfortable parking, trendy Koneser brand, complimentary functions make Koneser a perfect place for destination stores.

## Pop-up units

Unique architecture, mass number of events, art and culture hub are a desirable environment for one of the kind pop up shops.

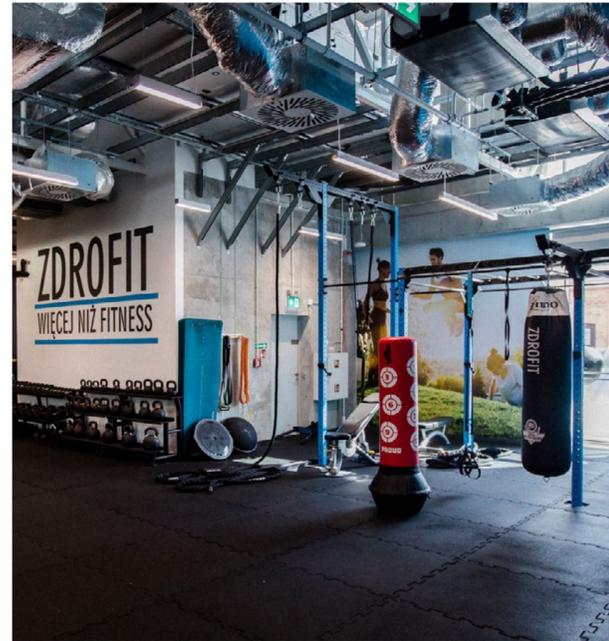




# Wide range of services on site

Koneser offers **a comprehensive range of services:**

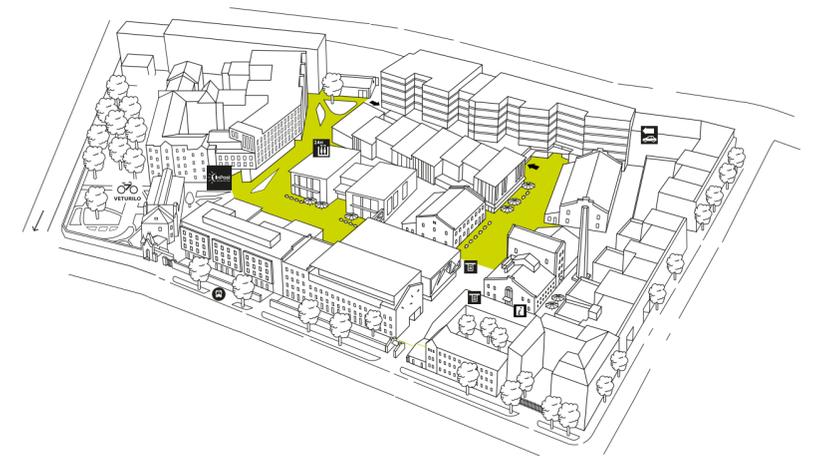
- fitness
- health centre
- dental centre
- hairdresser and barber
- aesthetic medicine
- eyebrow and nail styling
- currency exchange
- bank
- car wash
- parcel locker
- tourist information point





# Koneser Square

- **Life at Koneser is focused around the open Koneser Square**, which offers attractions 7 days a week, after work, on the weekends, and in the evening.





# Koneser - the beating heart of Warsaw events

- Koneser's unique event spaces, broad package of additional services, and professional event assistance support the best events in the country.

**6,780 sqm  
of event  
space**

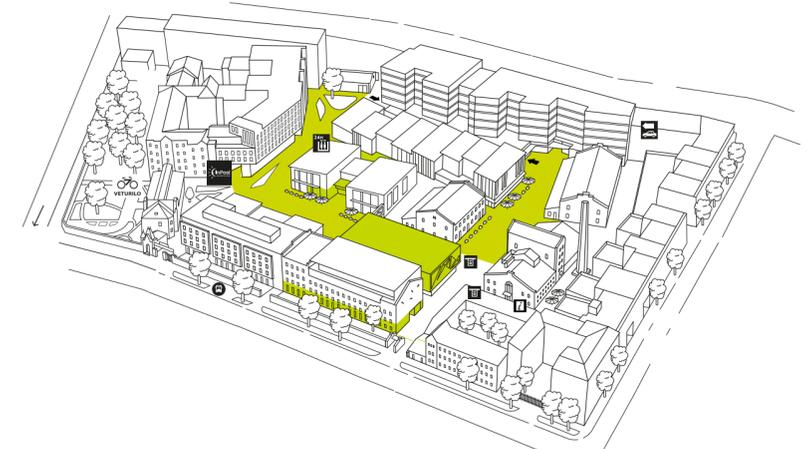
**Koneser Square  
4,000 sqm**

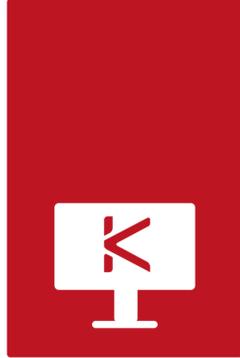


**Bottling House  
2,100 sqm**



**Filtration  
680 sqm**





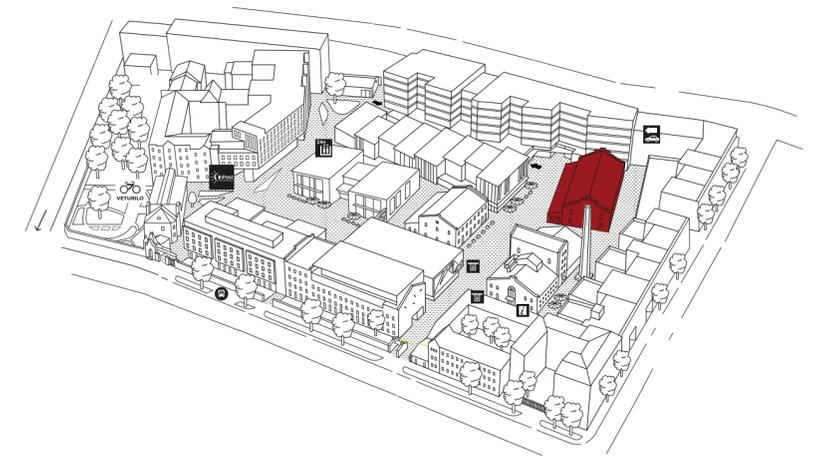
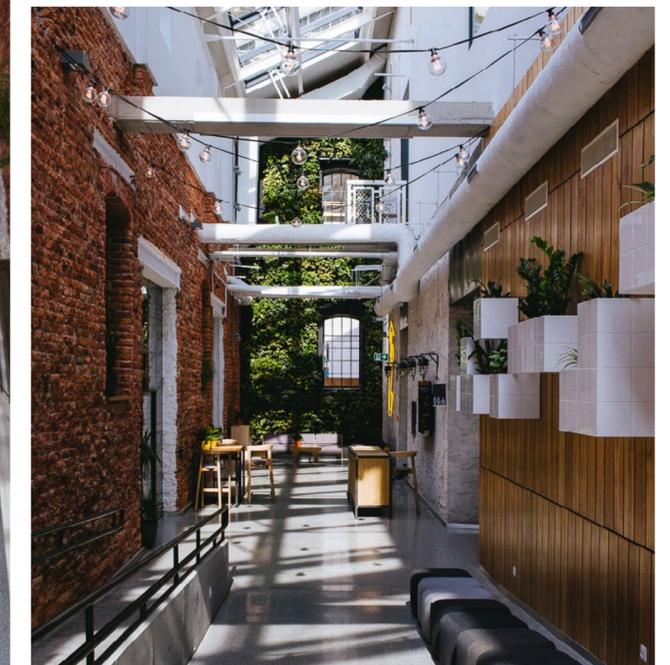
# Google for Startups

- The **first ever Google Campus Central and Eastern Europe** was opened in 2015. It creates a thriving startup community and inspires people to develop ideas shaping the world's future.
- **Since its opening in November 2015, it associated 1,800 companies from Central and Eastern Europe, including over 1,200 from Poland. Nearly 100,000 people took part in initiatives organized for startups, and almost 1,500 events for company founders took place.**

Koneser is the place where business innovators meet, brainstorm and create.

# 1

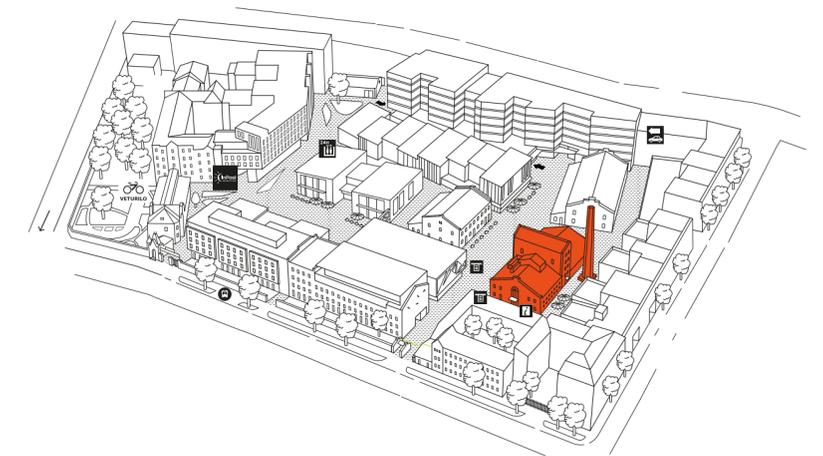
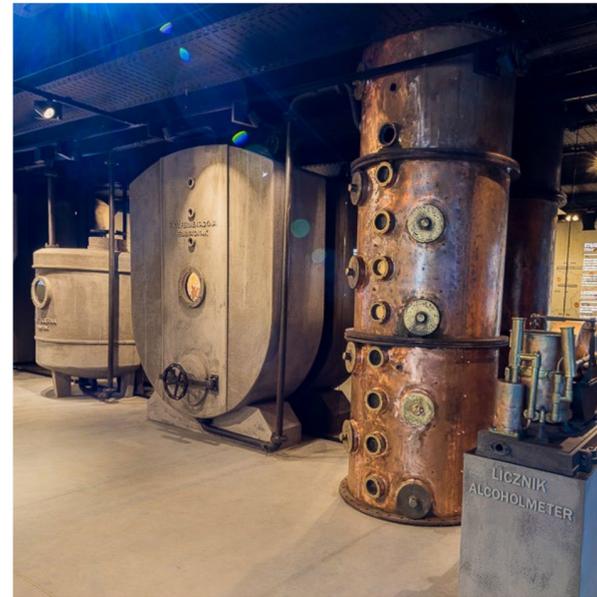
**and only Google Campus in CEE**





# Polish Vodka Museum

- It is the world's first **Polish Vodka Museum**.
- Guests are invited to the revitalised rectifying house (formerly a housing spirit cleaning apparatus). On the 3,300 sqm of space, using the latest multimedia technologies, they experience every step of Polish vodka production and feel like a real distiller.
- **The museum building**, beside the exhibition, also offers **a panoramic roof terrace**.





# Moxy Warsaw Praga hotel

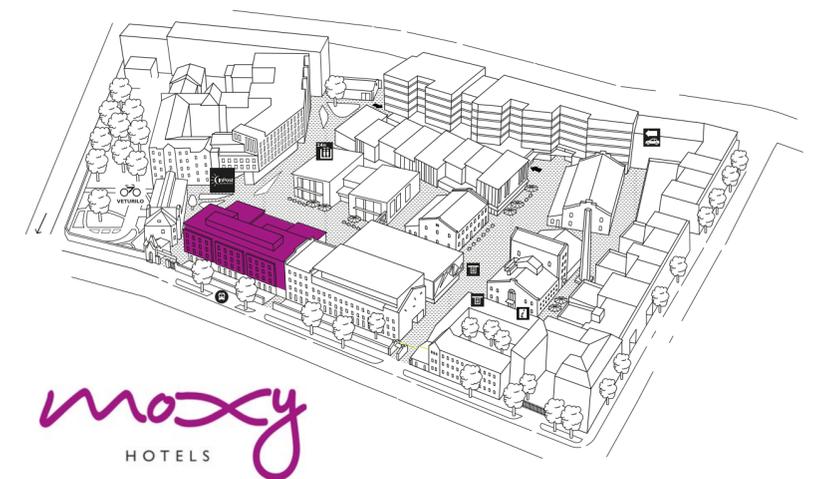
- Moxy Warsaw Praga (**Marriot International's brand**) offers 141 hotel rooms created especially for young and young at heart urban people, who want to stay within a stylish environment.
- The hotel is characterised by an **eye-popping design, addictive comfort, furiously fast Wi-Fi and the best crew.** Guests are encouraged to spend time in a multi-zone, public area and to use convenient services like a 24/7 grab and go.

# 141

tech-enabled,  
well configured rooms

# 24/7

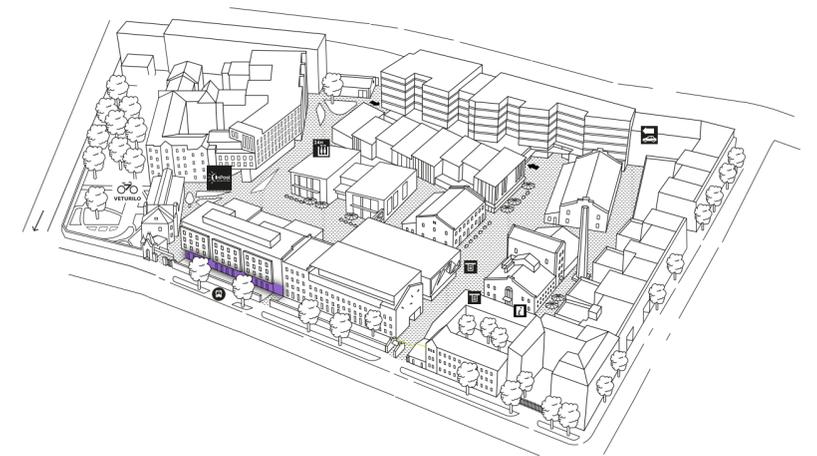
grab and go catering





# Magic Mind Museum

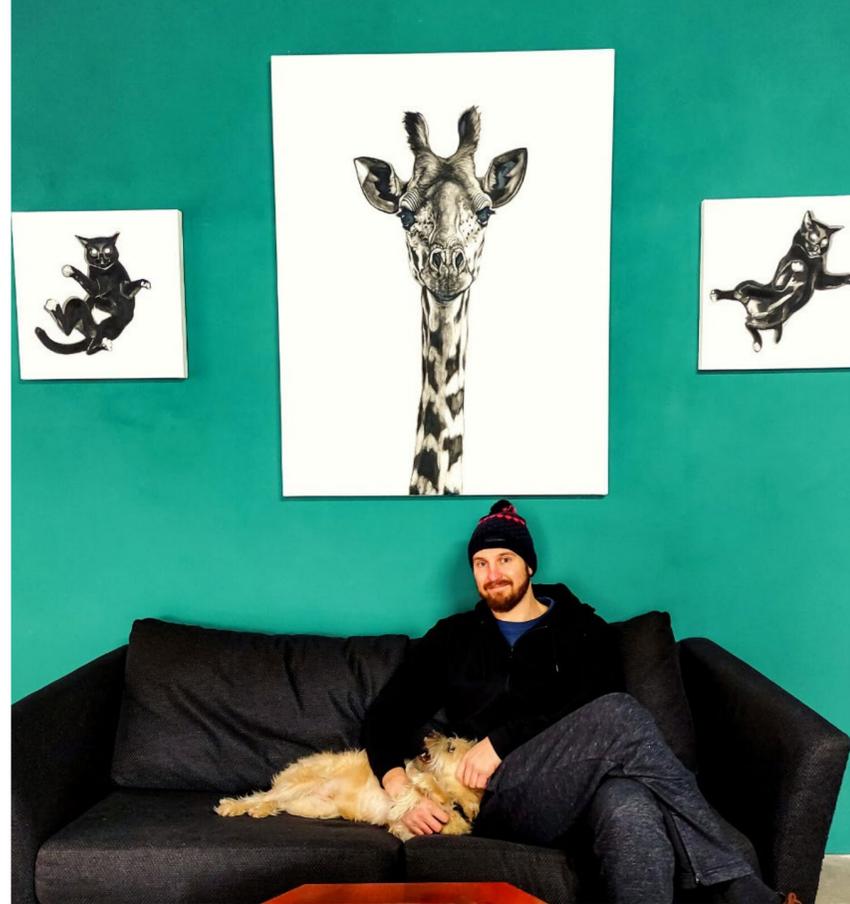
- On the ground floor of the former distillery building, in the vicinity of the Moxy Hotel, fun will intertwine with science, creating a great entertainment offer for children and adults.
- Guests of the new unique museum can expect count on surprising attractions in unusual interiors among others optical illusions.





# Art zone

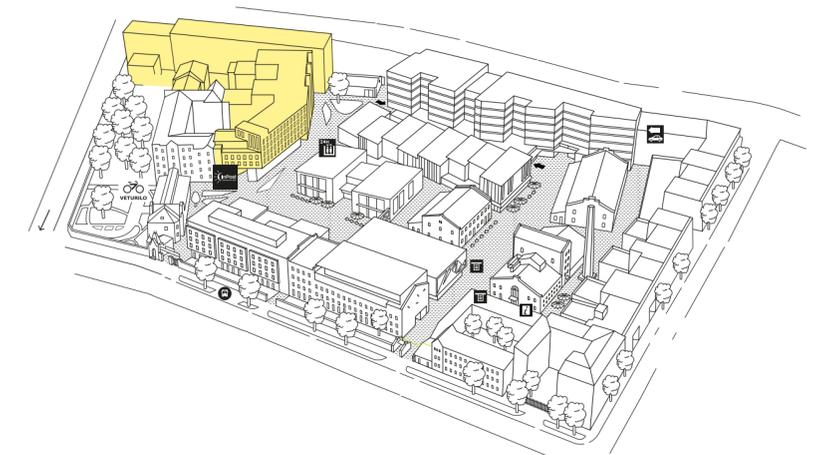
- Warsaw's Praga has always attracted artists.
- **Koneser became the capital's art hub.**
- Galleries, temporary exhibitions, happenings as well as other cultural forms are presented and organized in cooperation with NGOs and cultural institutions.





# Apartments and lofts

- Today, there are many people who want to live in an exceptional place - a place with a history, but also having the highest quality standards and offering a lot of amenities like rich retail and entertainment facilities nearby.
- They prefer lively areas rather than closed housing estates. These are professionals - young or young at heart - always active and with ambitious goals as well as families.



# 192

lofts and apartments



and...



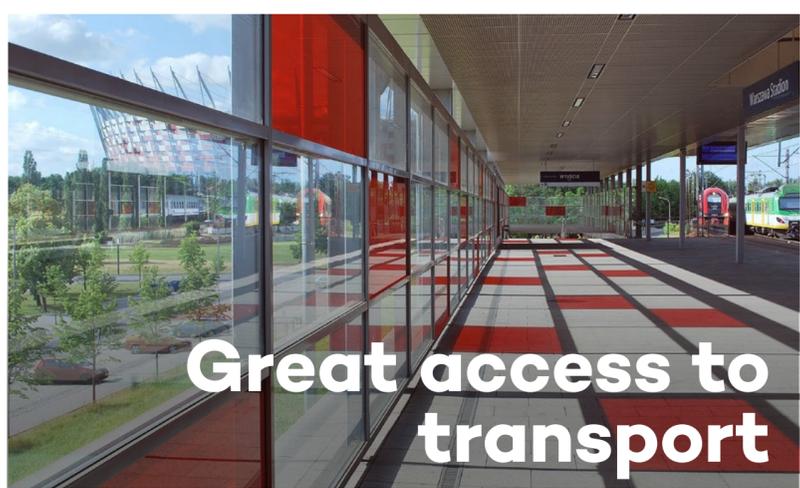
# Ecological environment



Land use and ecology



Efficient use of the energy



Great access to transport



Water management

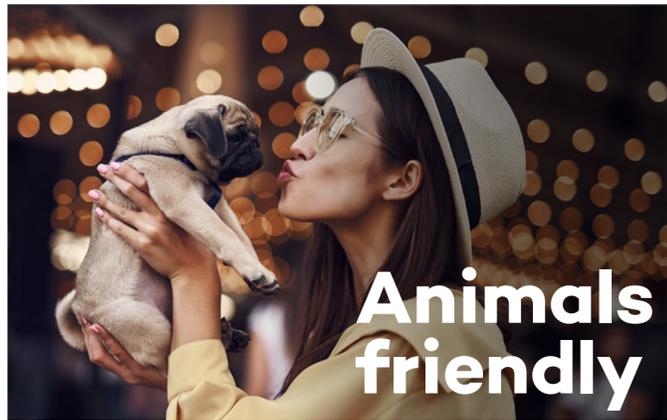
Well-being and health



Waste disposable



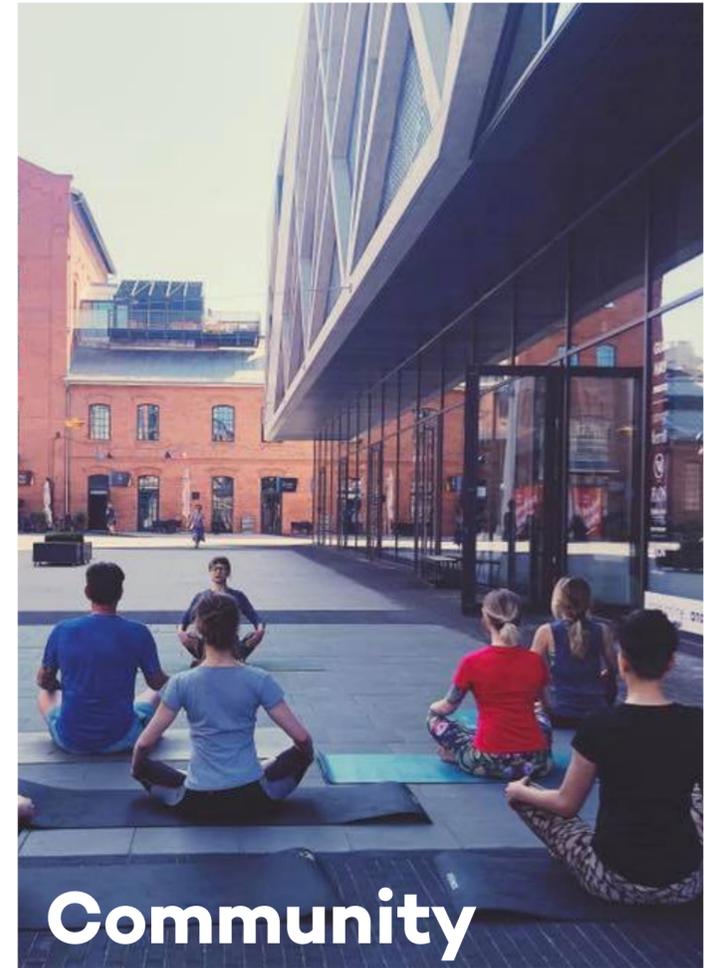
# Well-being



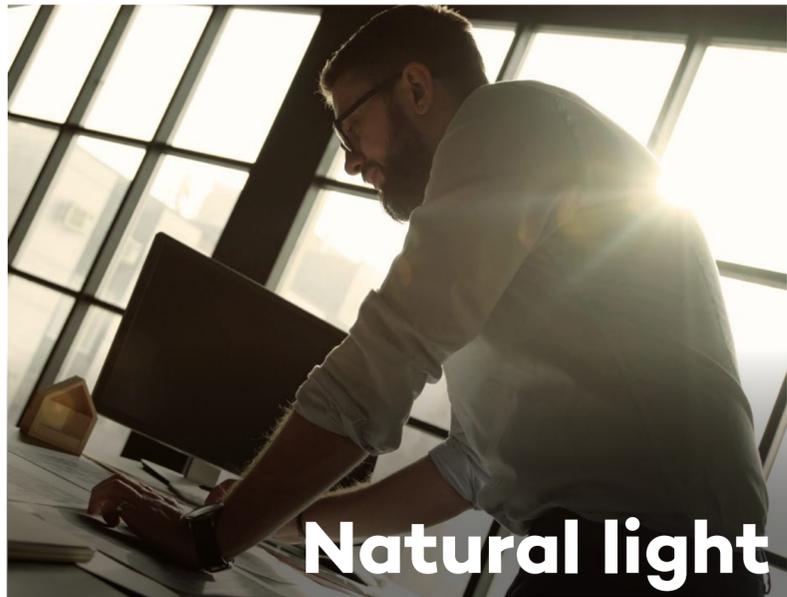
**Animals friendly**



**Micro-mobility infrastructure**



**Community**



**Natural light**



**Clean and safe**



**Greenery**



**Accessibility**

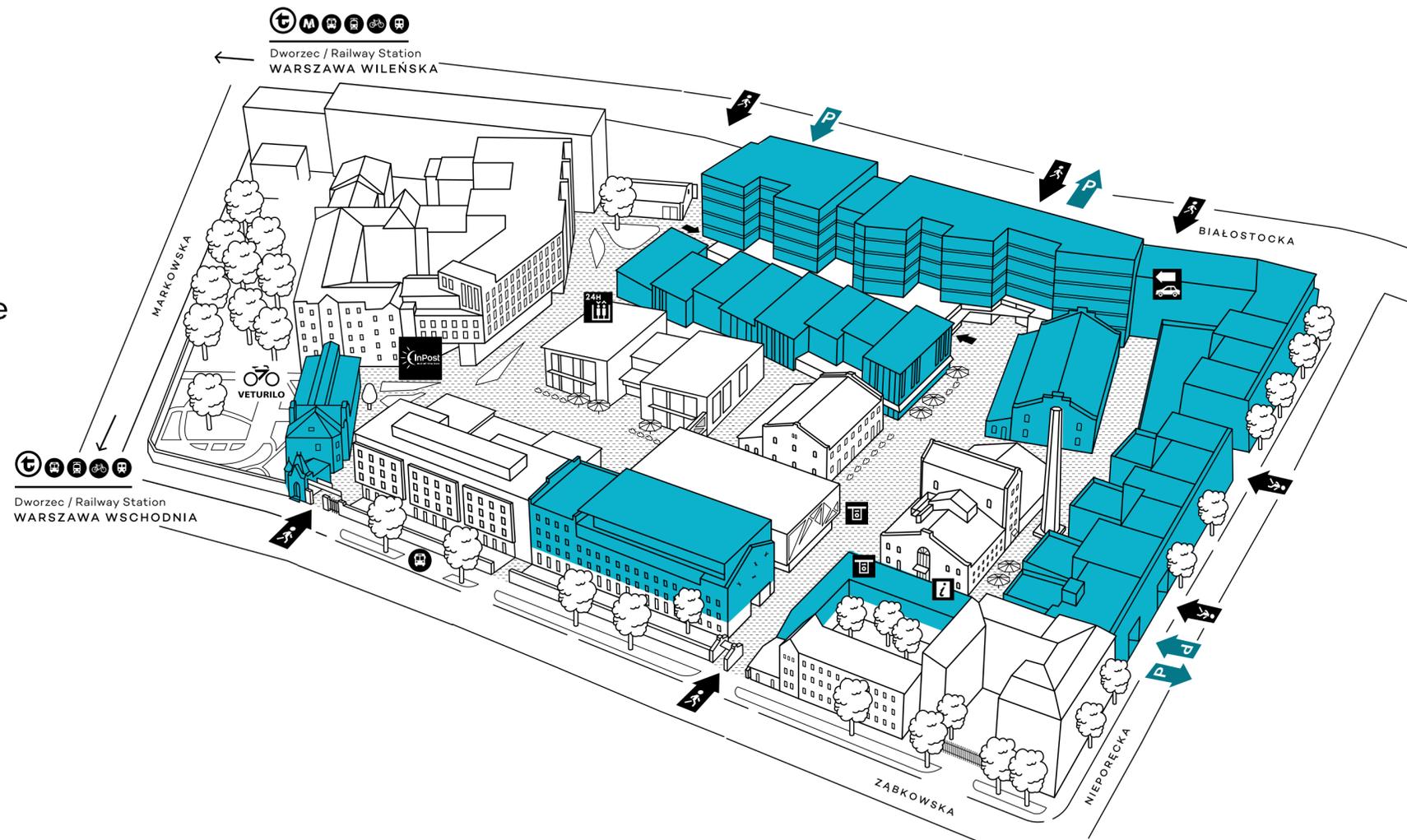


**offices to let**

# Trending office destination

The complex offers a broad spectrum of possibilities, both for small and big office tenants:

- offices located from 1st to 5th floor;
- floor plates from 760 to 1,850 sqm;
- floor to ceiling height from 2.75 to 4 m;
- daily light, awning windows and magnificent views on the vibrant public zones of the development;
- sustainable offices (BREEAM Interim certificate on „Excellent level”).



height  
2.75 - 4 m



underground  
parking with high  
parking space  
ratio



suspended  
ceilings



raised floors



BREEAM  
interim  
„excellent”



uninterrupted  
electricity supply  
guarantee



modern and  
efficient air  
conditioning  
system



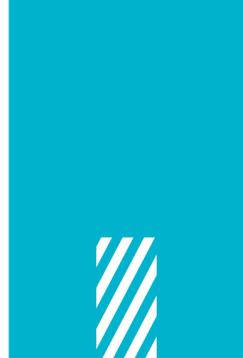
BMS



CCTV  
and 24h  
security

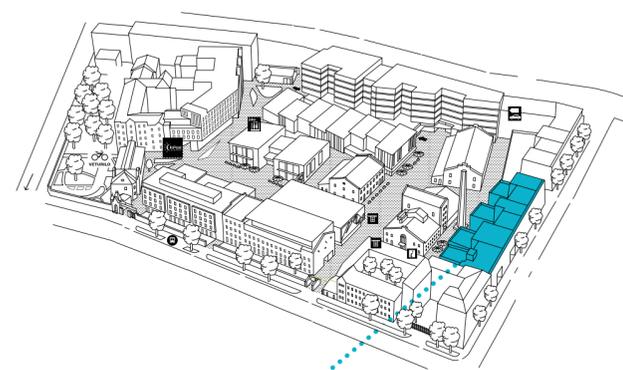


access con-  
trol



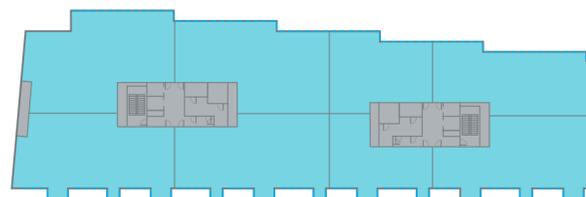
# MONOPOLY Building M

The second phase of Koneser located between Polish Vodka Museum, Google Campus Warsaw and picturesque Nieporęcka street, will offer high quality offices on 5 stores.

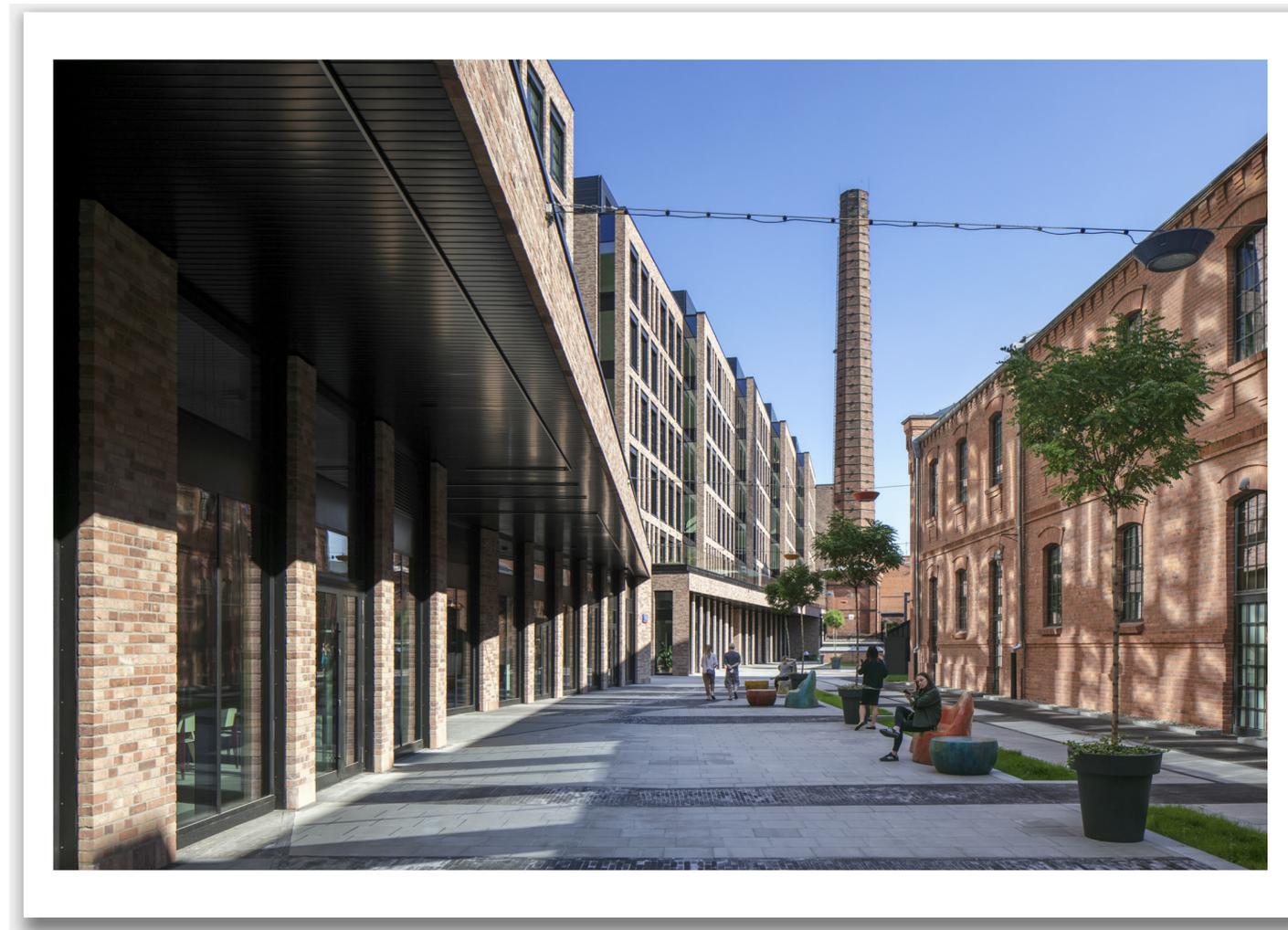


Floor	SQM GLA
5	-
4	-
3	-
2	-
1	-
0	1 230,00
total vacant	1 230,00

Typical floorplan:



Availability: Q1 2021

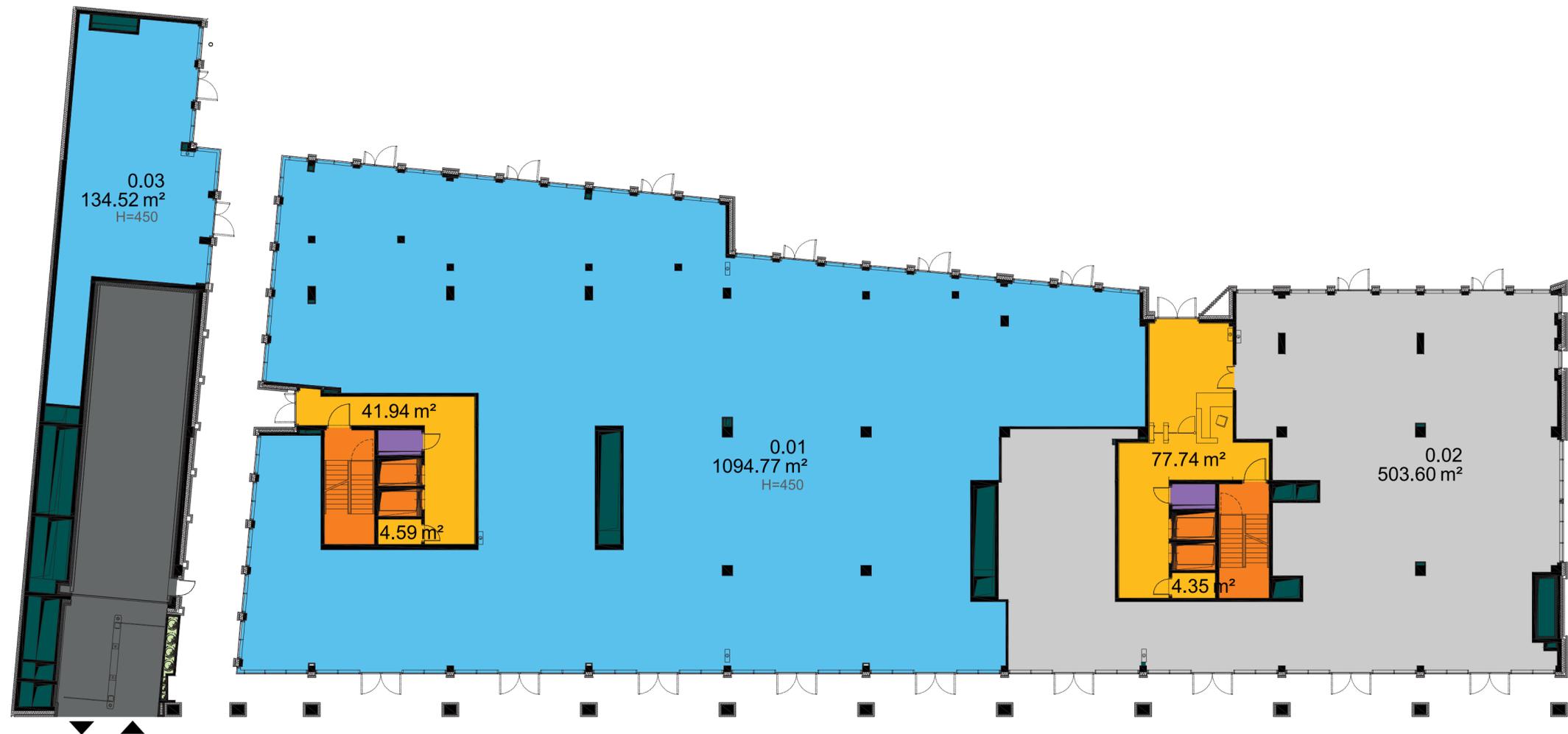
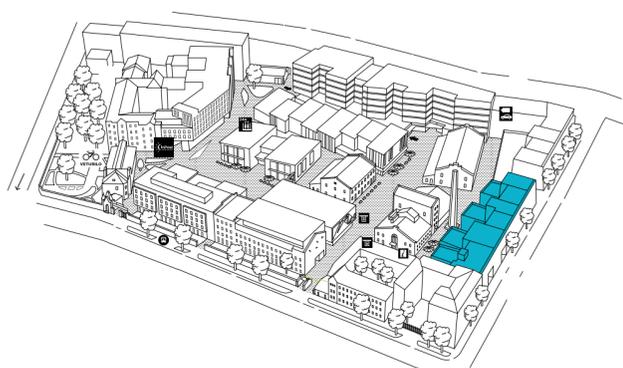


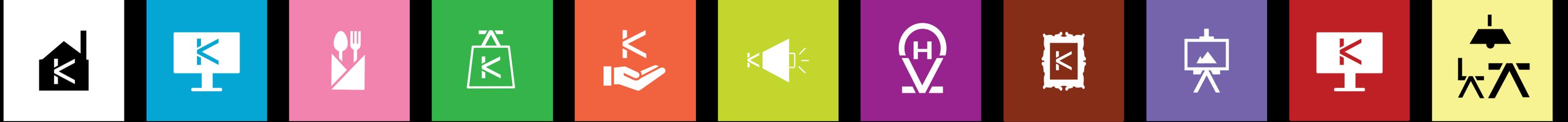
# MONOPOLY

## Building M

### Ground floor

Floor	SQM GLA
5	-
4	-
3	-
2	-
1	-
0	1 230,00
total vacant	1 230,00





# KONESER

**FOR MORE INFORMATION AND LEASING**

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 **BBI Development**