

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 or commercial complex with a central courtyard. The courtyard has a paved area, some greenery, and is surrounded by multi-story buildings with large windows. The overall atmosphere is warm and urban.

First and only lifestyle centre in Warsaw

KONESER

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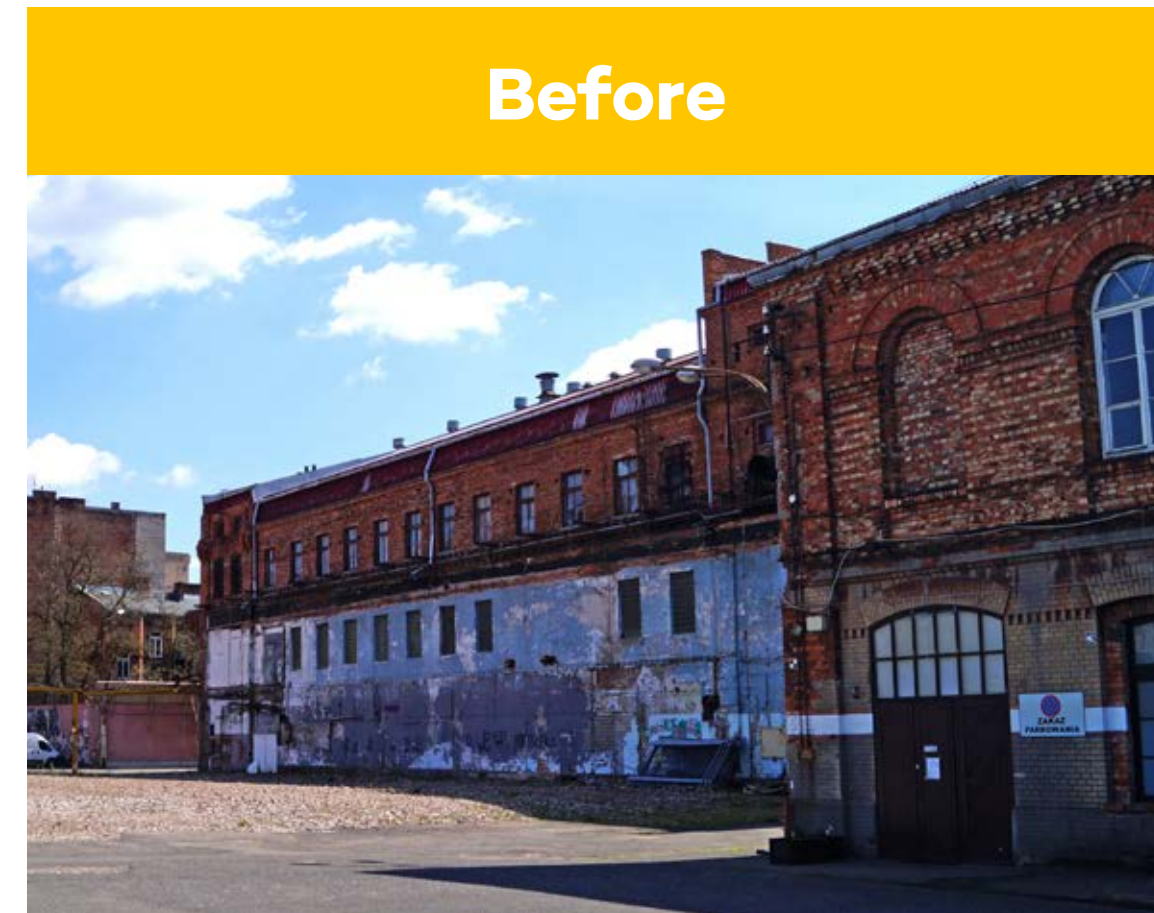


CAMPUS
WARSAW

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



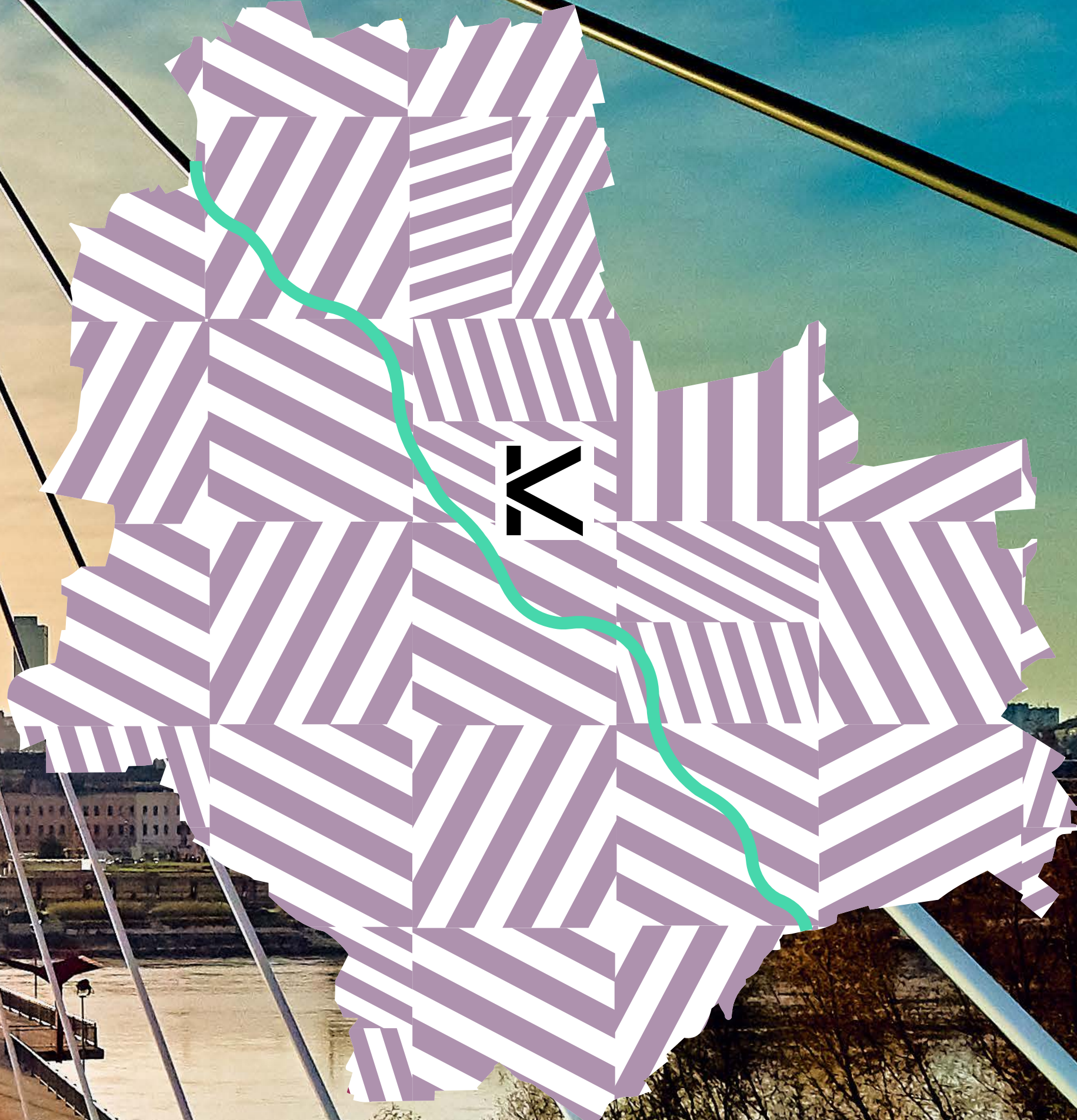








location





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

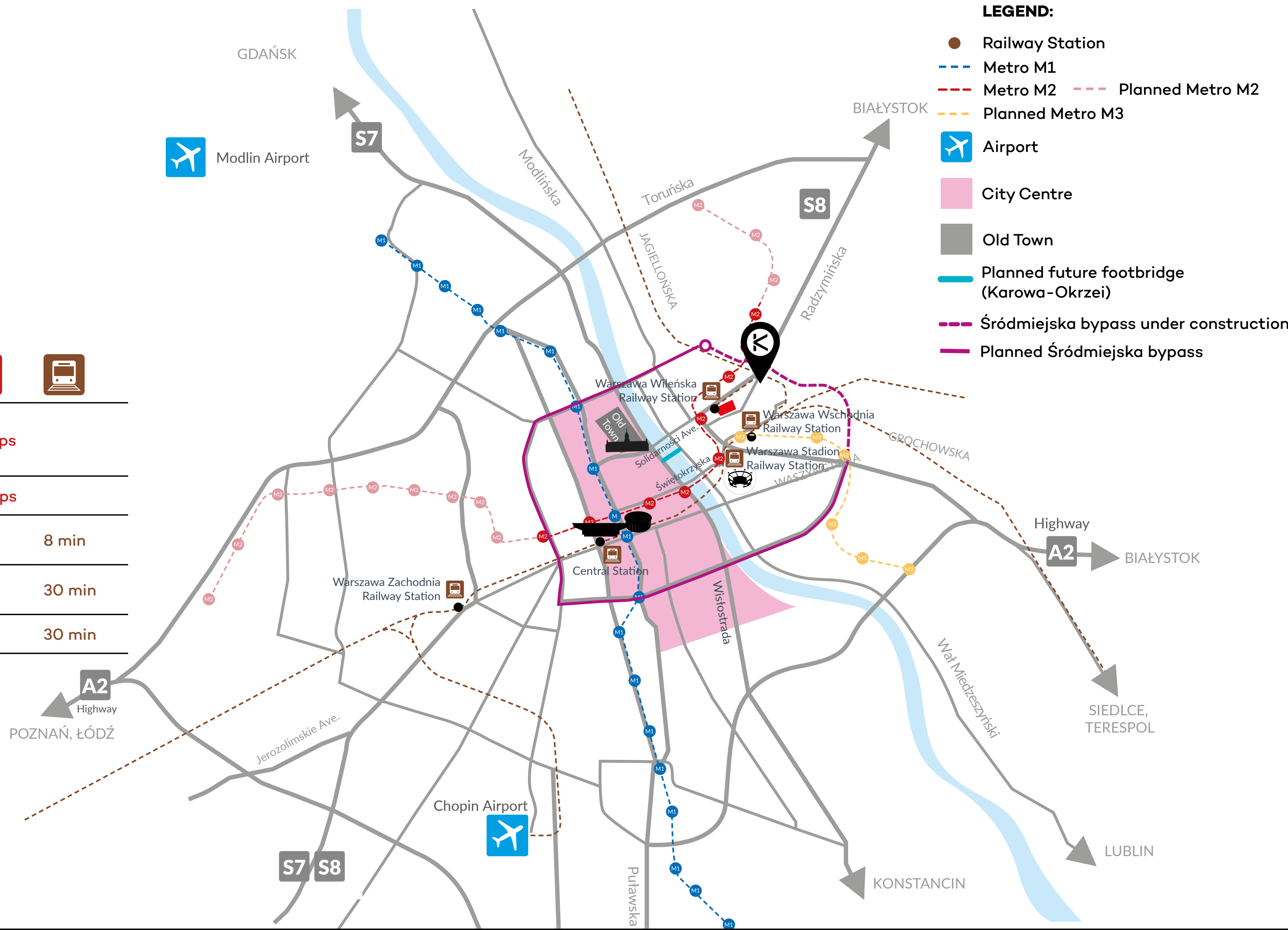
**“ Praga: 4th most fashionable
district in Europe, perfectly connected
with the city centre thanks to the metro
line, SKM, trams and buses. ”**
source: Travel Supermarket magazine, 2020



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**)

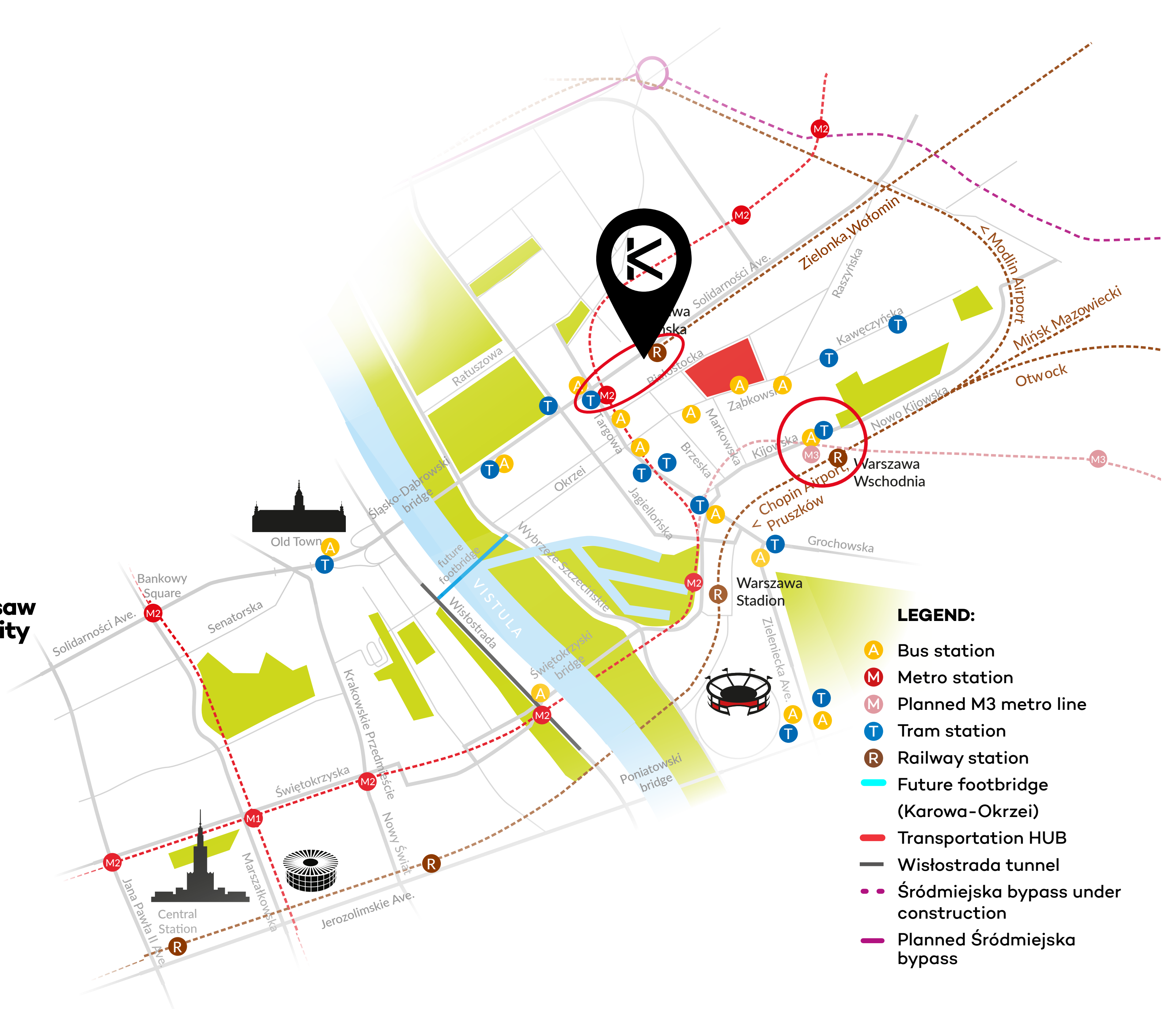
2 metro lines

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

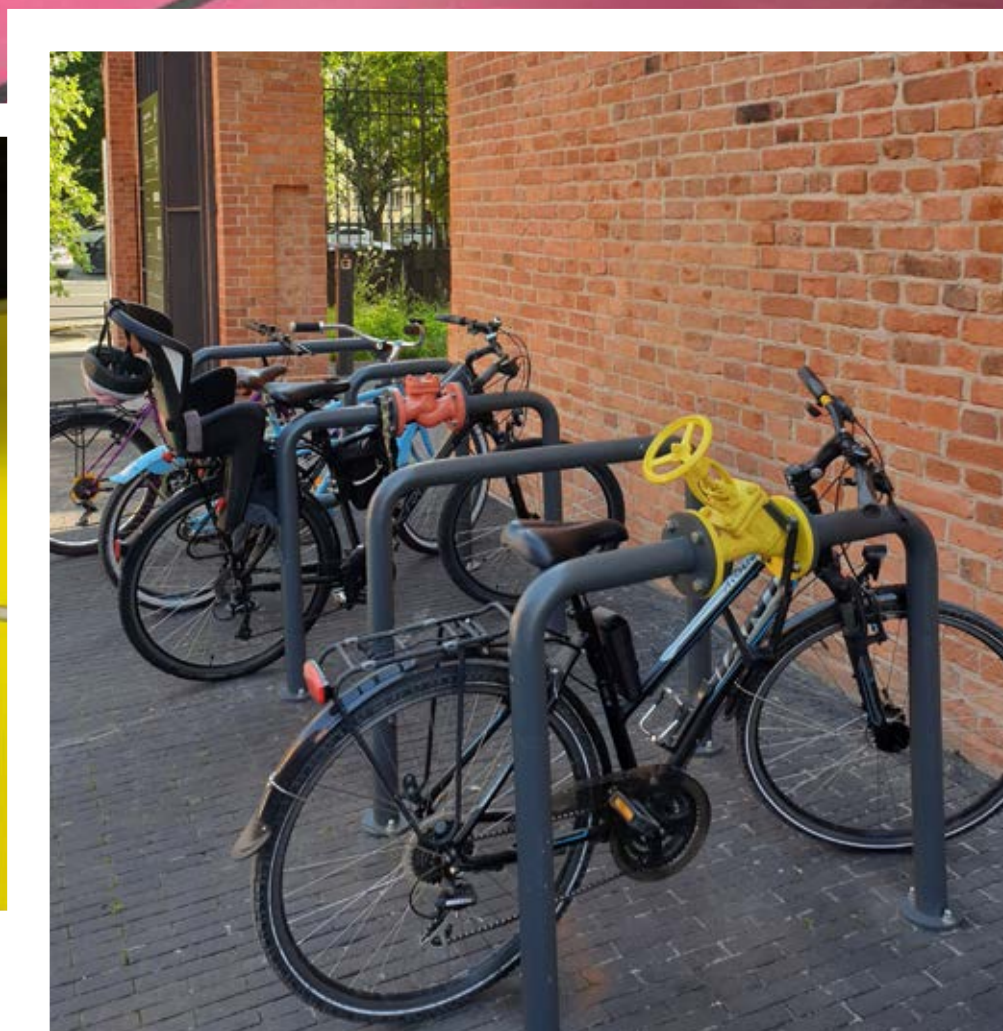
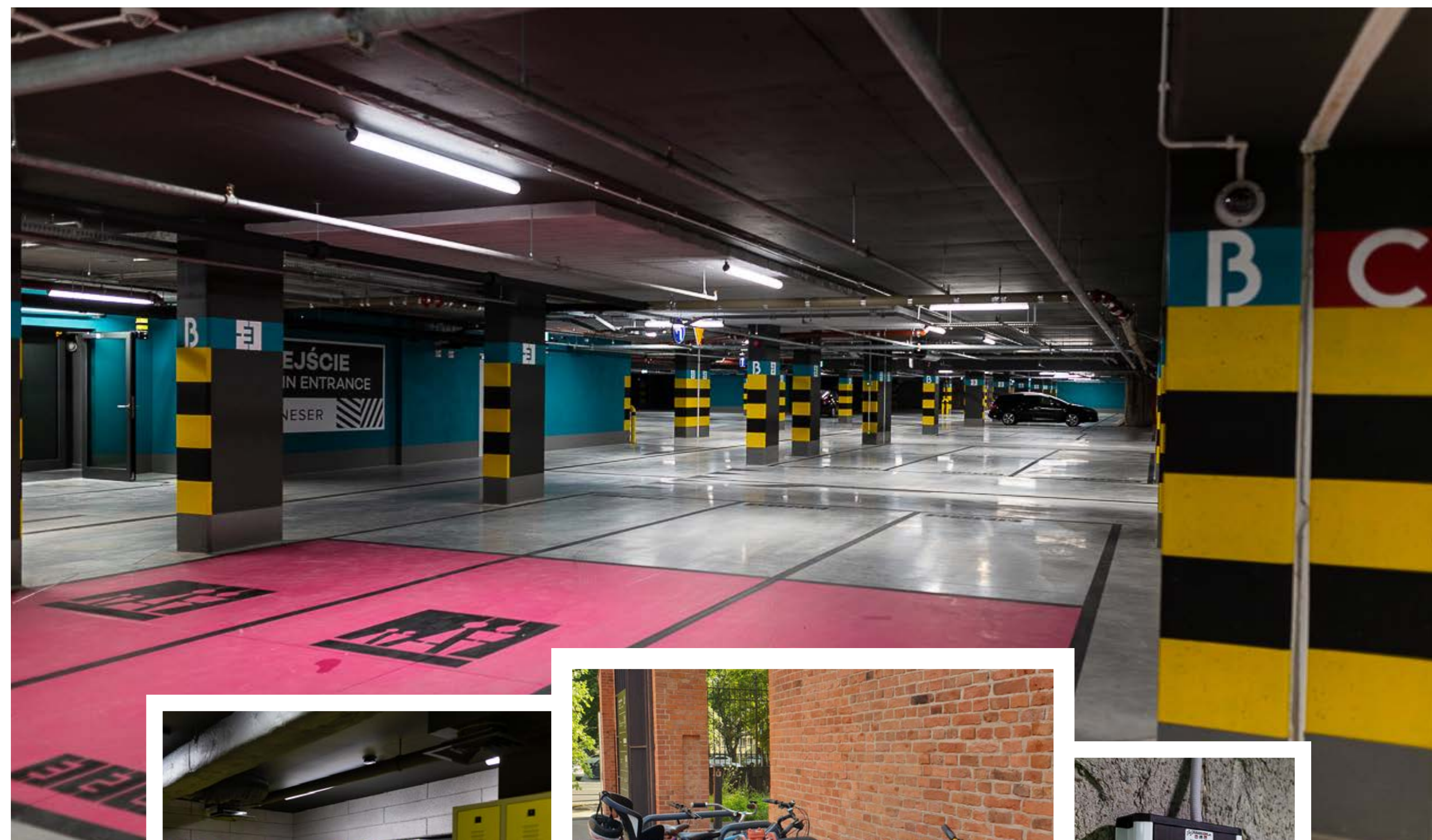
1 long-distance bus station



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



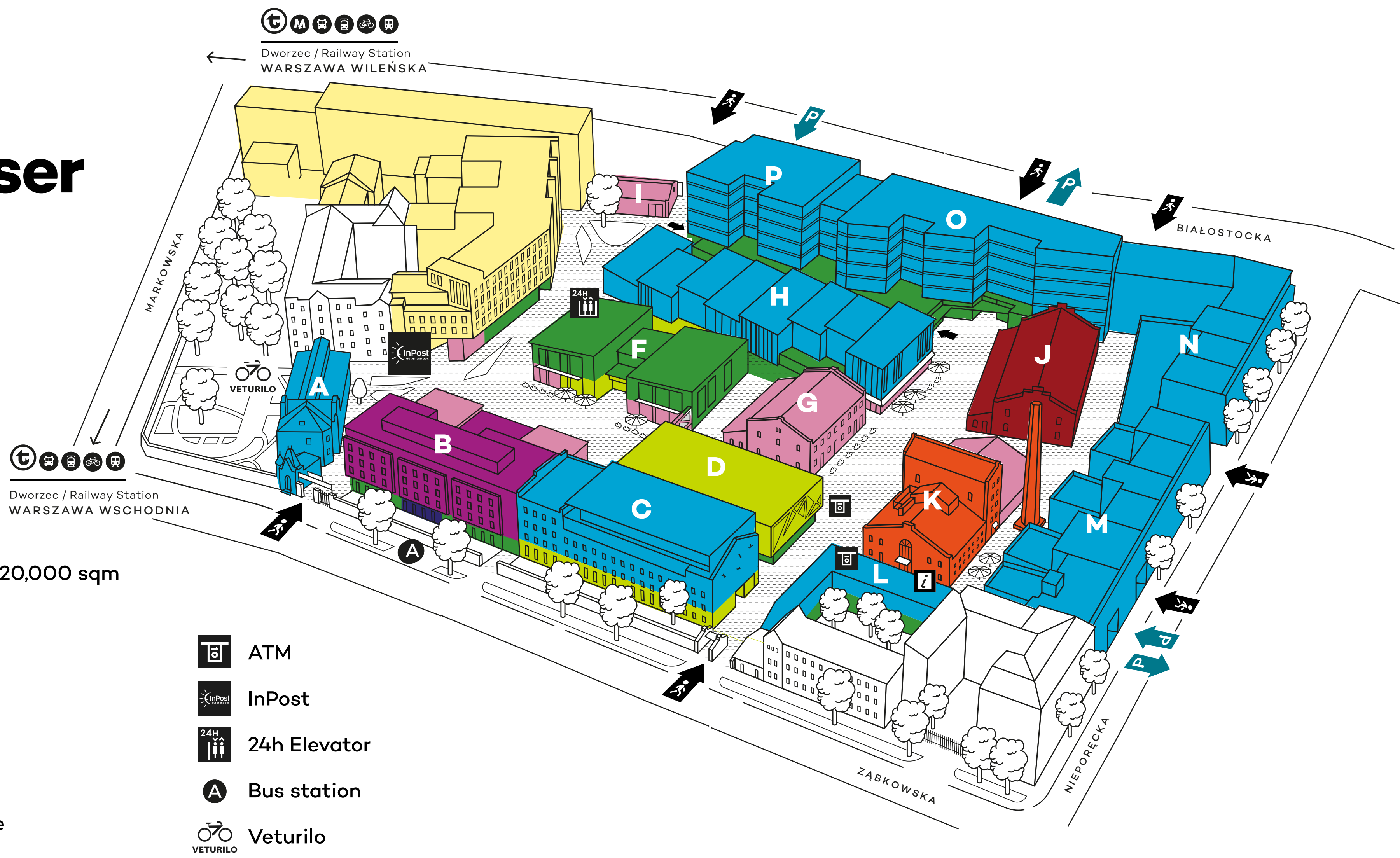


space in KONESER



Space in Koneser

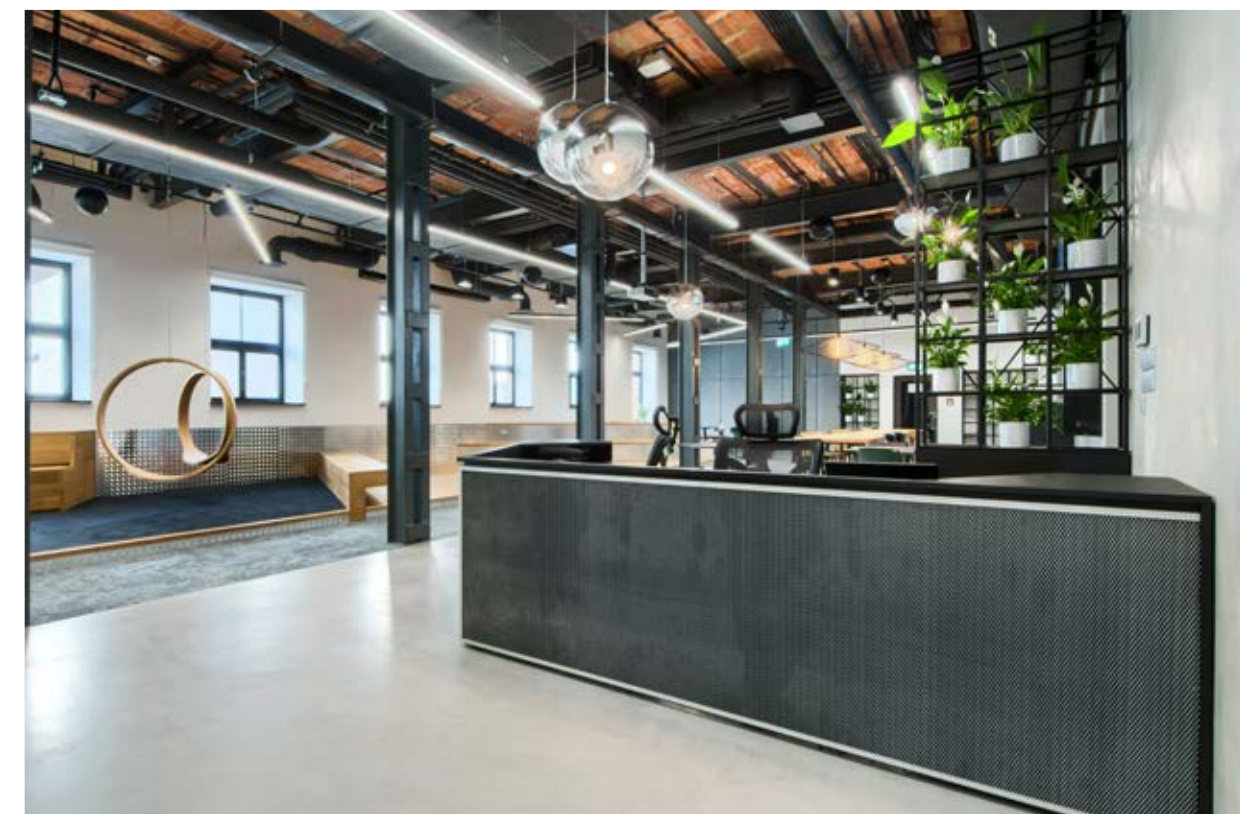
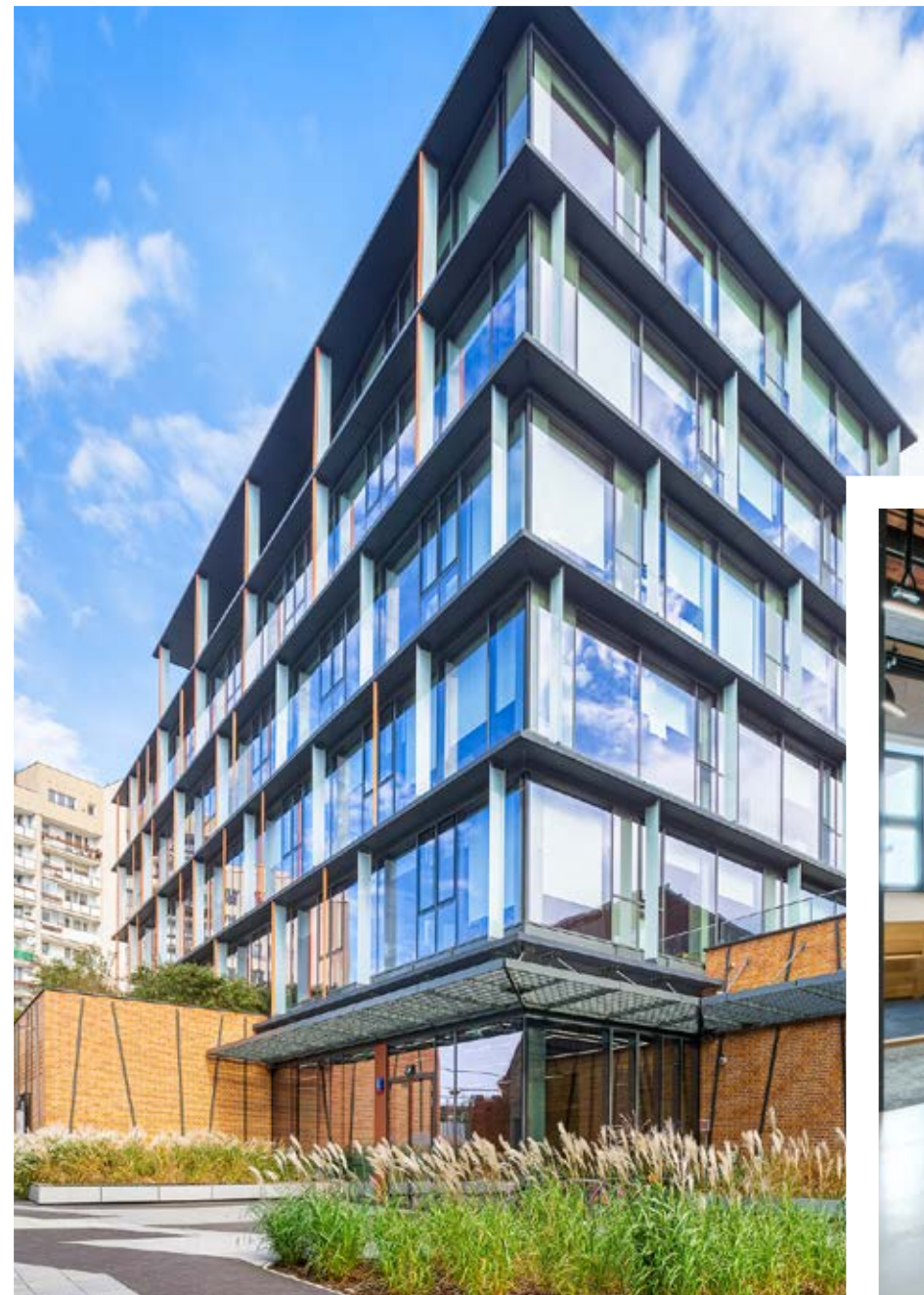
- Loft-style offices (44,000 sqm)
- Retail
- Restaurants, bars and cafés
- Moxy Warsaw Praga Hotel (141 rooms) } 20,000 sqm
- Polish Vodka Museum
- Magic Mind Museum
- Event spaces
- Google for Startups
- Residentials
- ➔ Underground parking (1,100 parking space and 405 double bike racks)
- ➔ Entrances

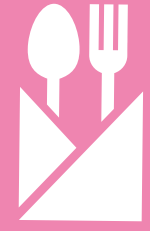




Loft-style offices

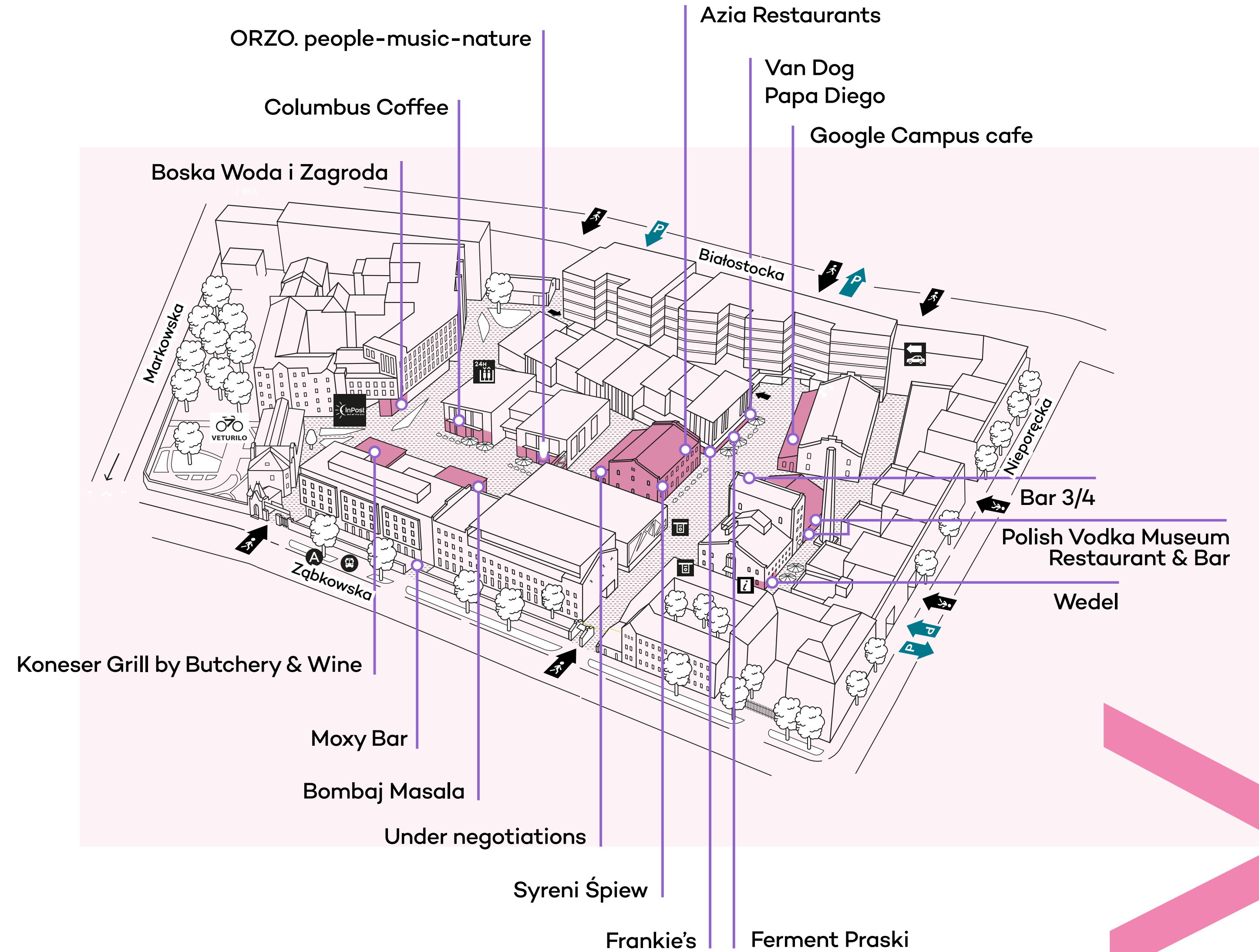
- Koneser, located at the heart of the reviving Warsaw Praga district, has become **an attractive destination for business in the capital**.
- The convenient location, inspiring architecture, wide range of services on site, and **high standard of the over 40,000 sqm office area** provide superb opportunities 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

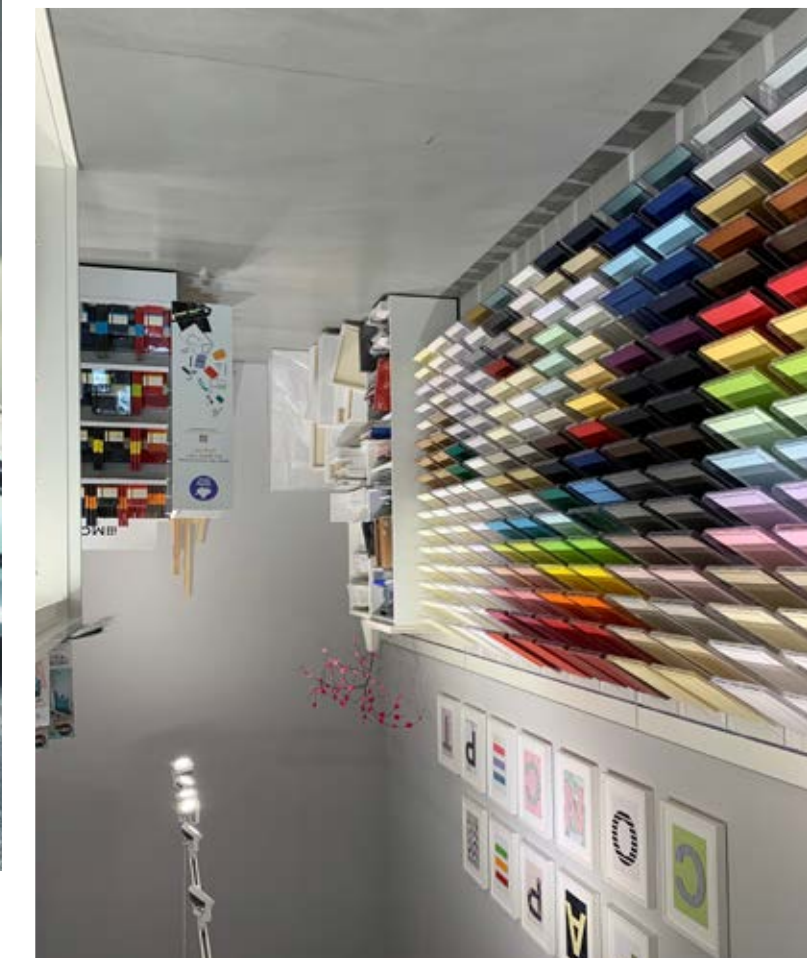




Convenient shopping

Koneser's multifunctionality also means a rich shopping experience, from convenience stores to unique destination shops.

It is a great place for Praga residents, employees and visitors to buy everything from fashion staples and children's clothing to natural cosmetics and everyday items, **with 20 retailers to choose from.**

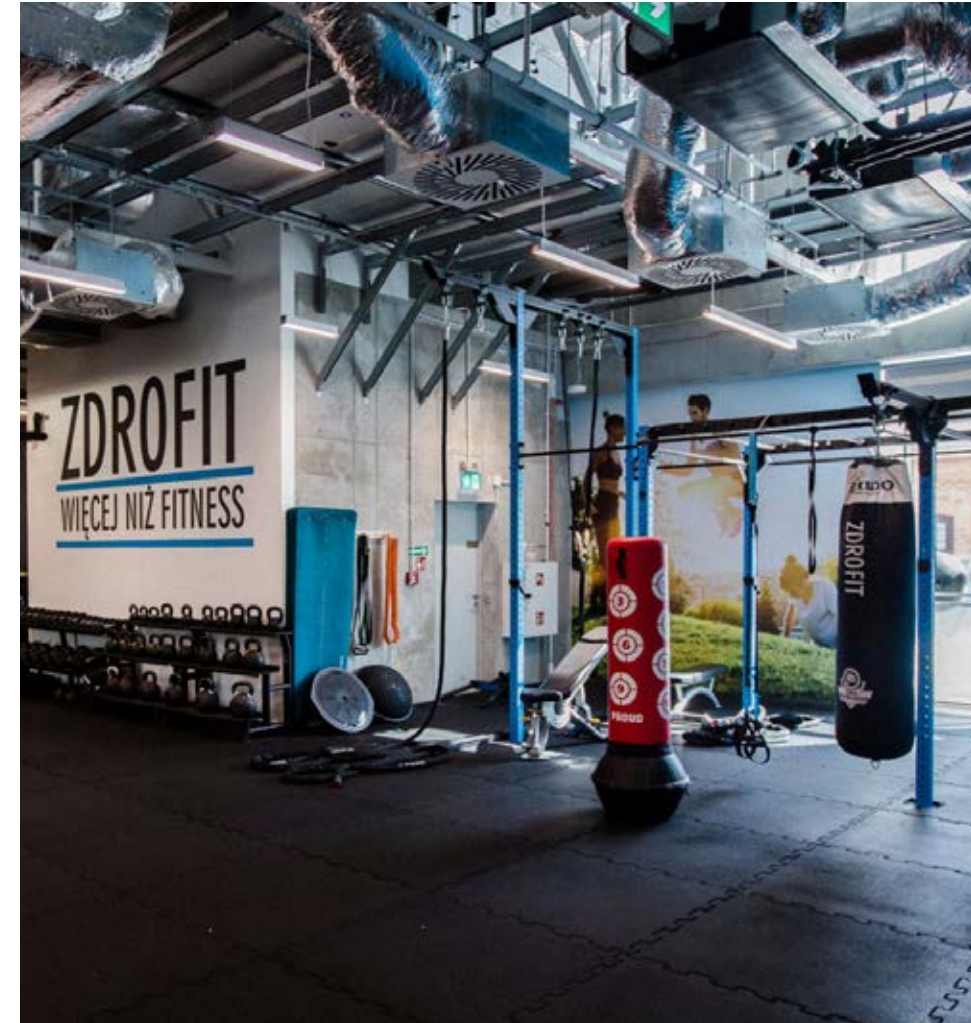




Wide range of services on site

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

- Fitness
- Health centre
- Hairdresser and barber
- Aesthetic medicine
- Eyebrow and nail styling
- Currency exchange
- Bank
- Car wash
- Parcel locker
- Tourist information point



ZDROFIT
WIĘCEJ NIŻ FITNESS



eyebars



TAVEX

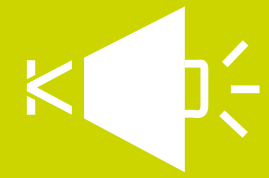
InPost

inmedio

ING

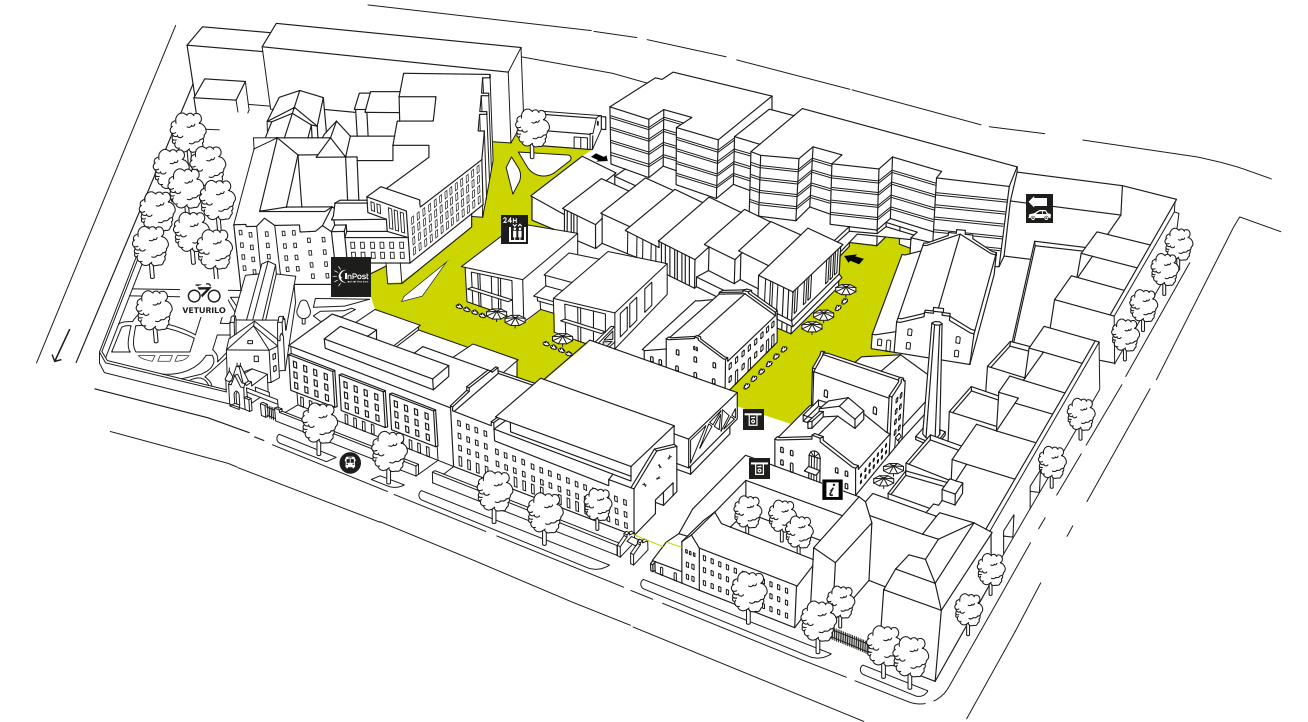
MAX-MOBIL
MOBILNE AUTOMYJNIE

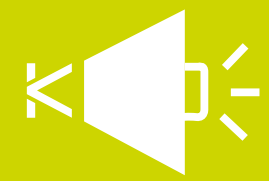




Koneser Square

- **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.



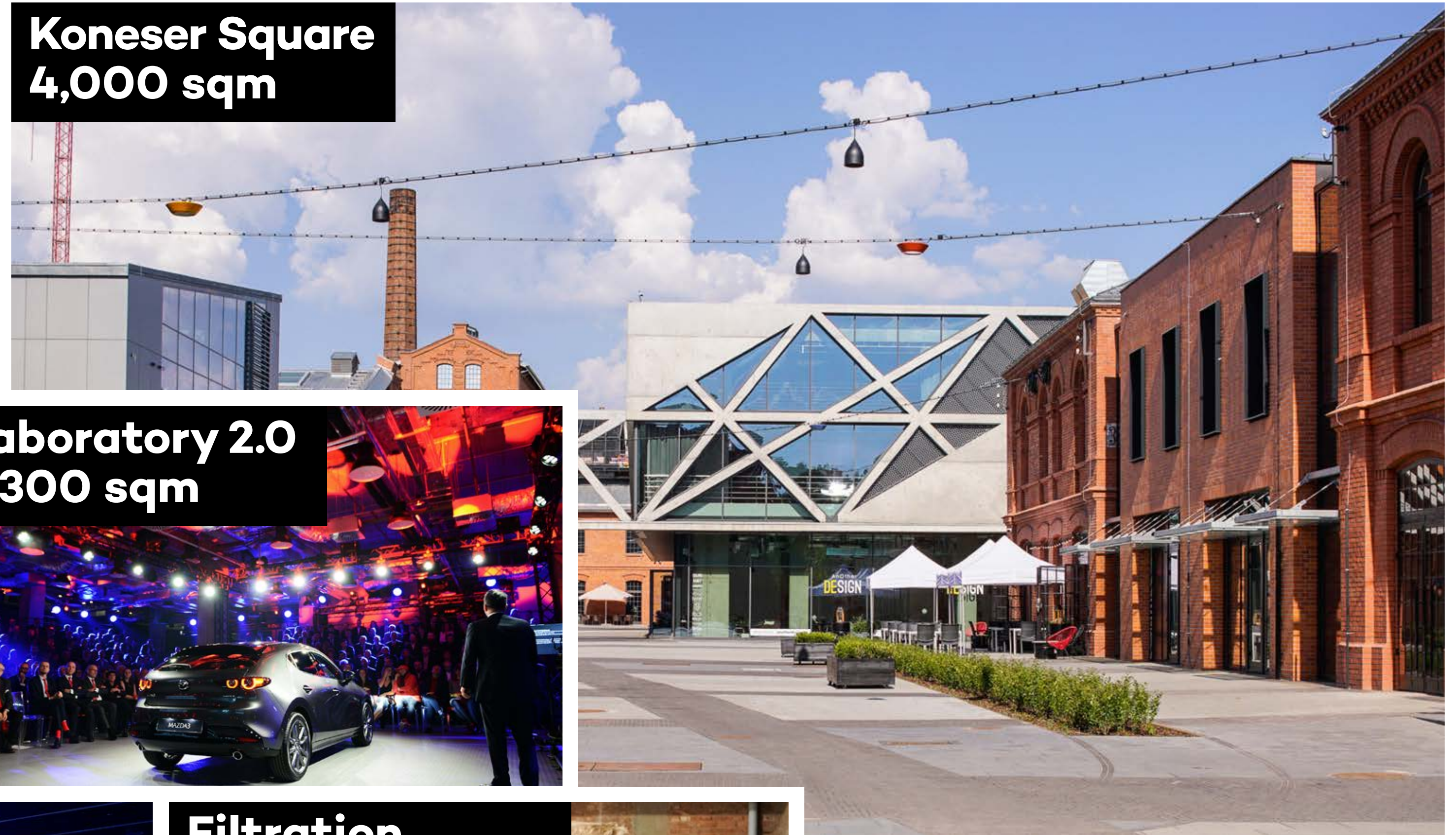


Koneser - the beating heart of Warsaw events

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

**7,970 sqm
of event
space**

**Koneser Square
4,000 sqm**



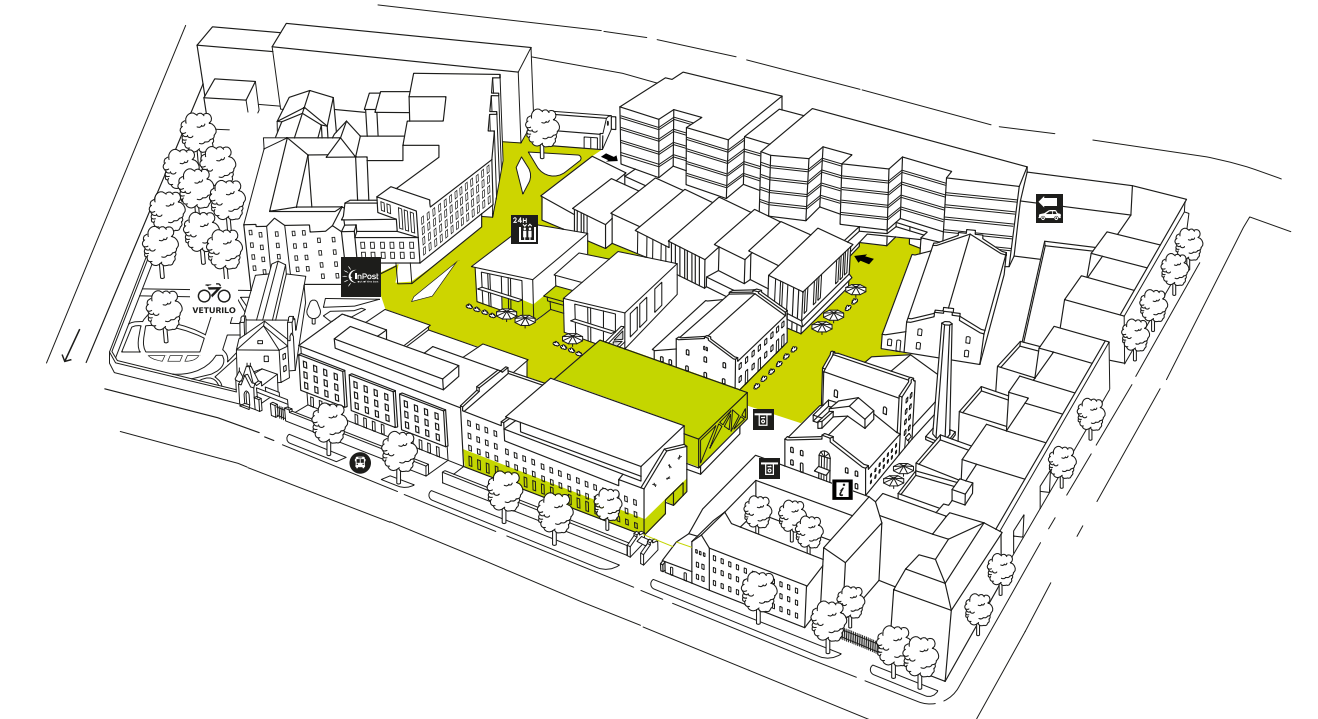
**Laboratory 2.0
1,300 sqm**

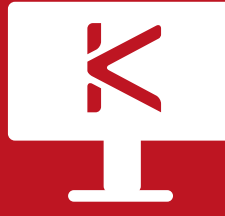


**Bottling House
2,100 sqm**



**Filtration
570 sqm**



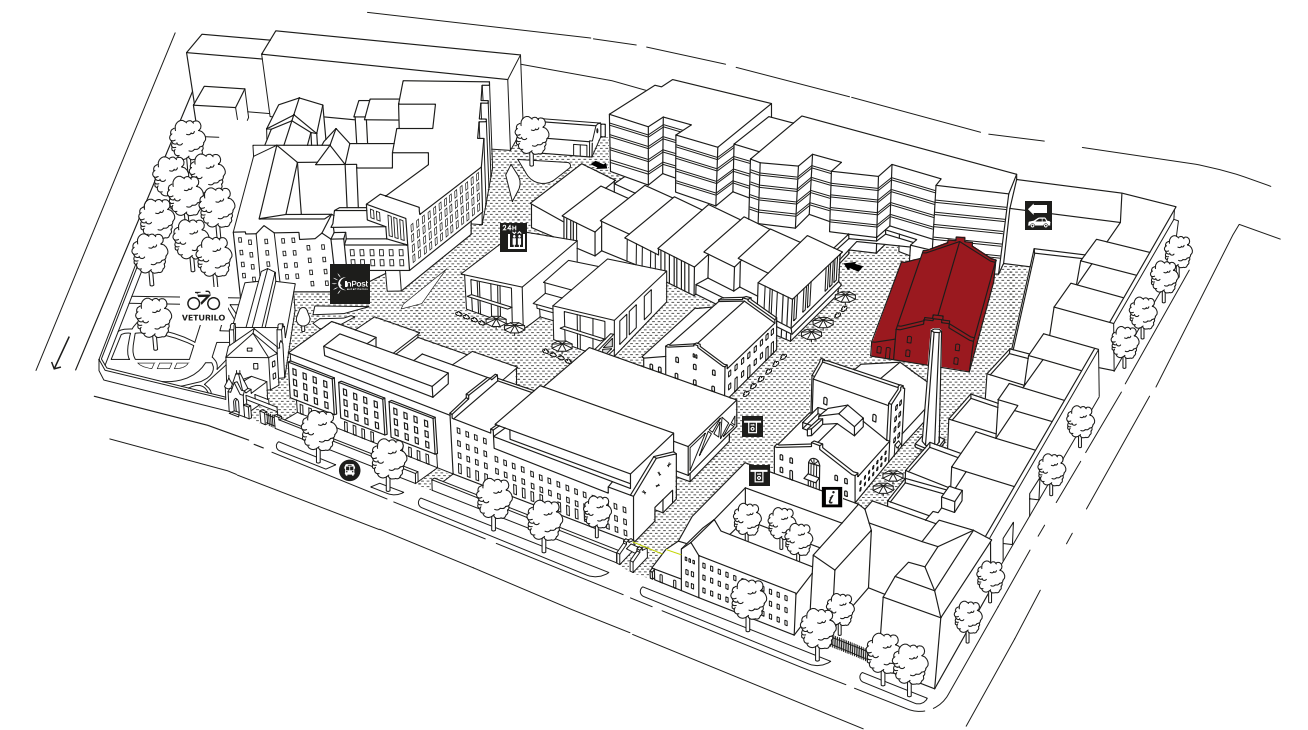
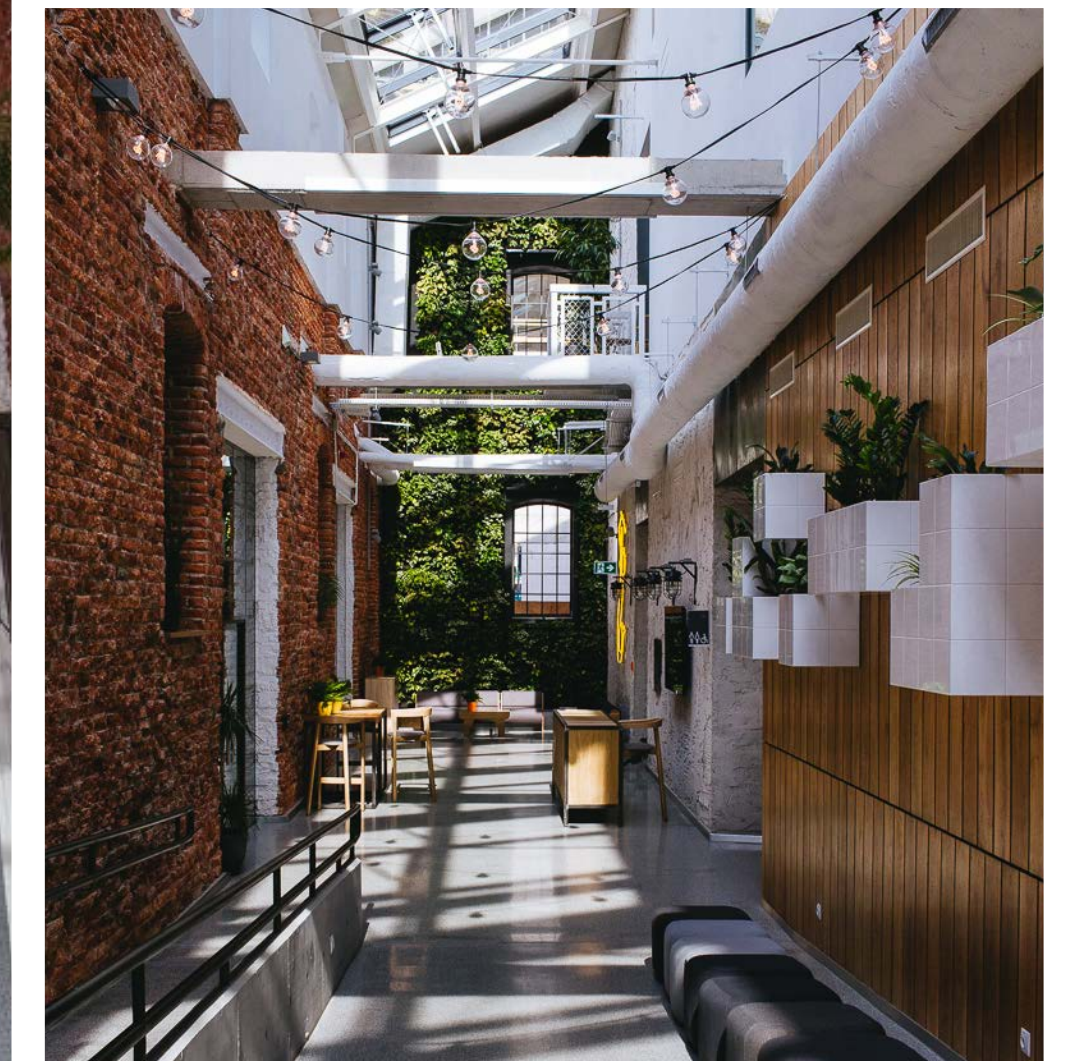


Google for Startups

- 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.

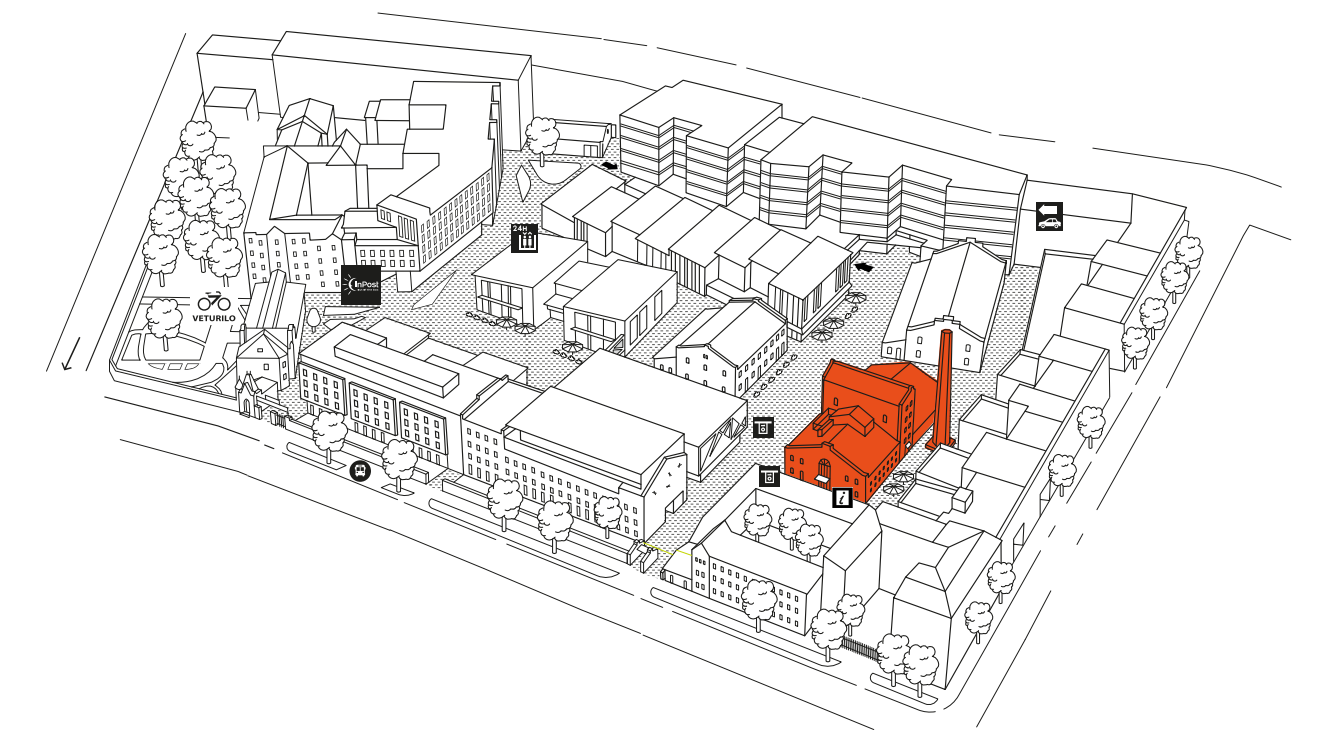
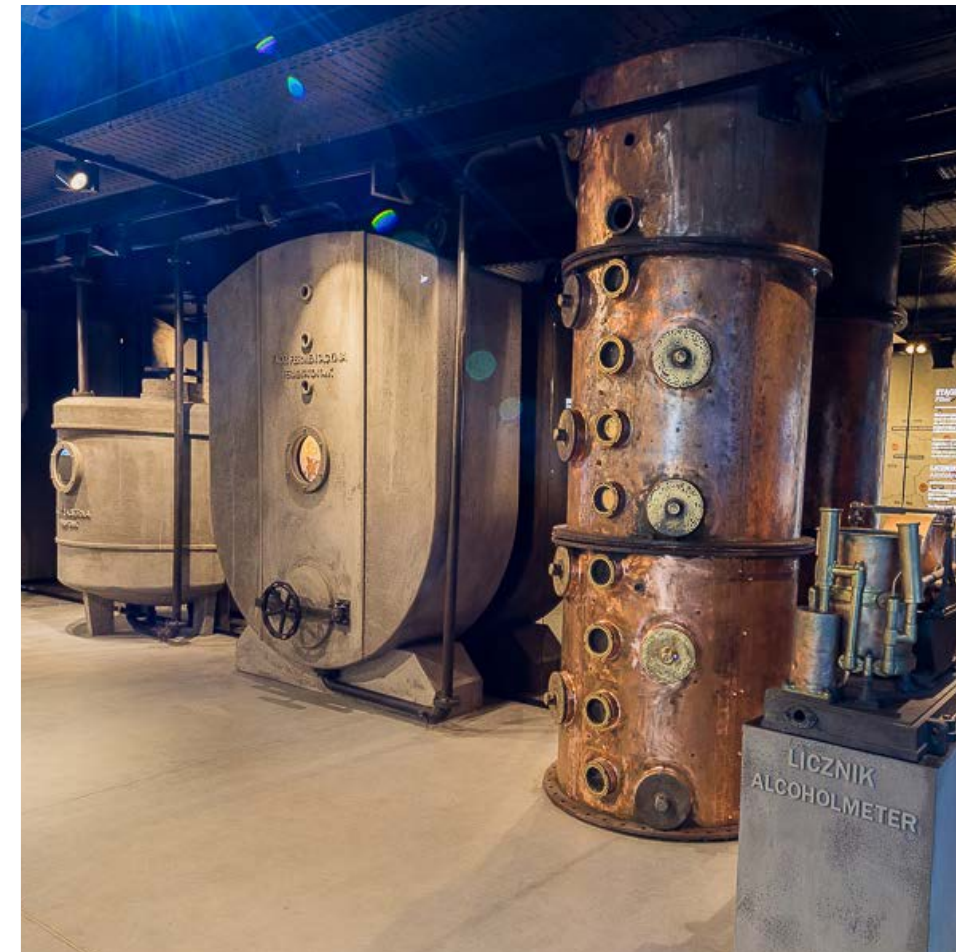
1 and only
Google Campus
in CEE





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

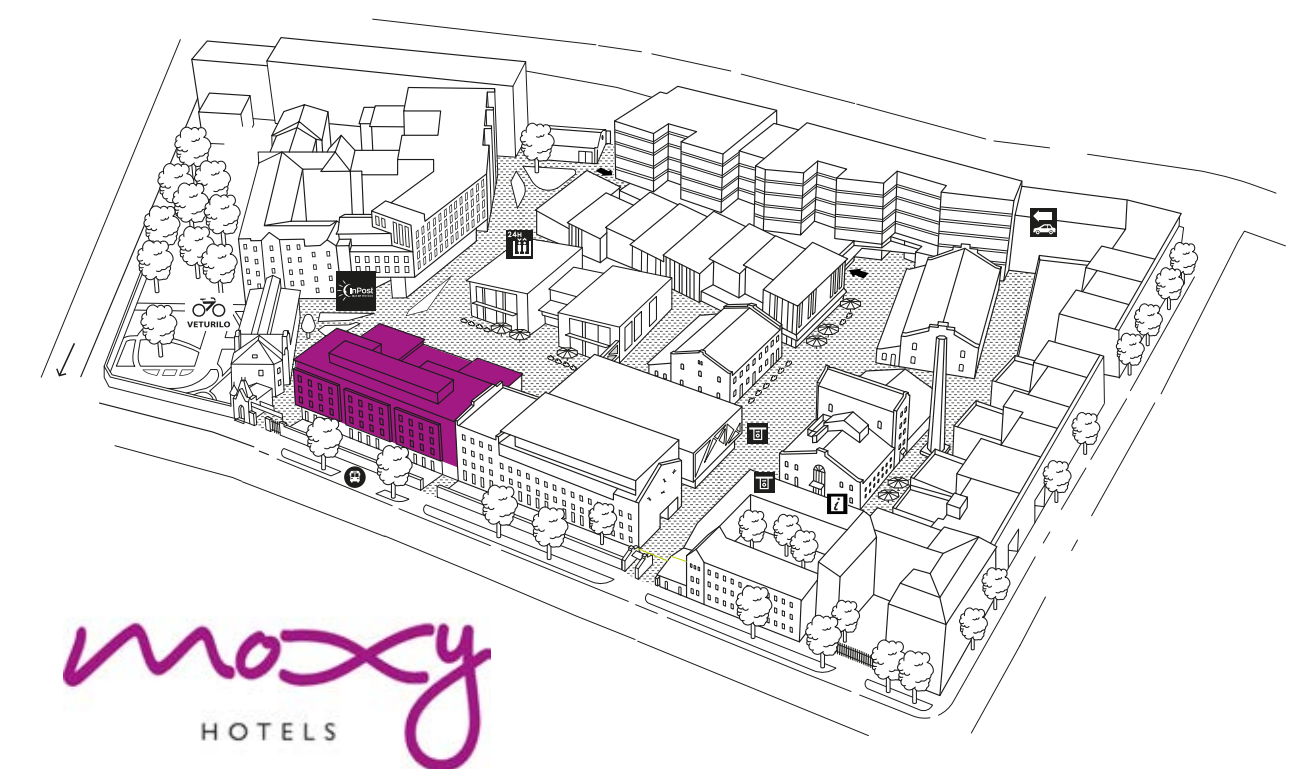
- Moxy Warsaw Praga (**Marriot International's brand**) offers 141 hotel rooms created especially for young and young at heart urban people, who want to stay within a stylish environment.
- The hotel is characterised by an **eye-popping design, addictive comfort, furiously fast Wi-Fi and the best crew.**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

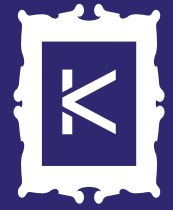
141

tech-enabled,
well configured rooms

24/7

grab and go catering

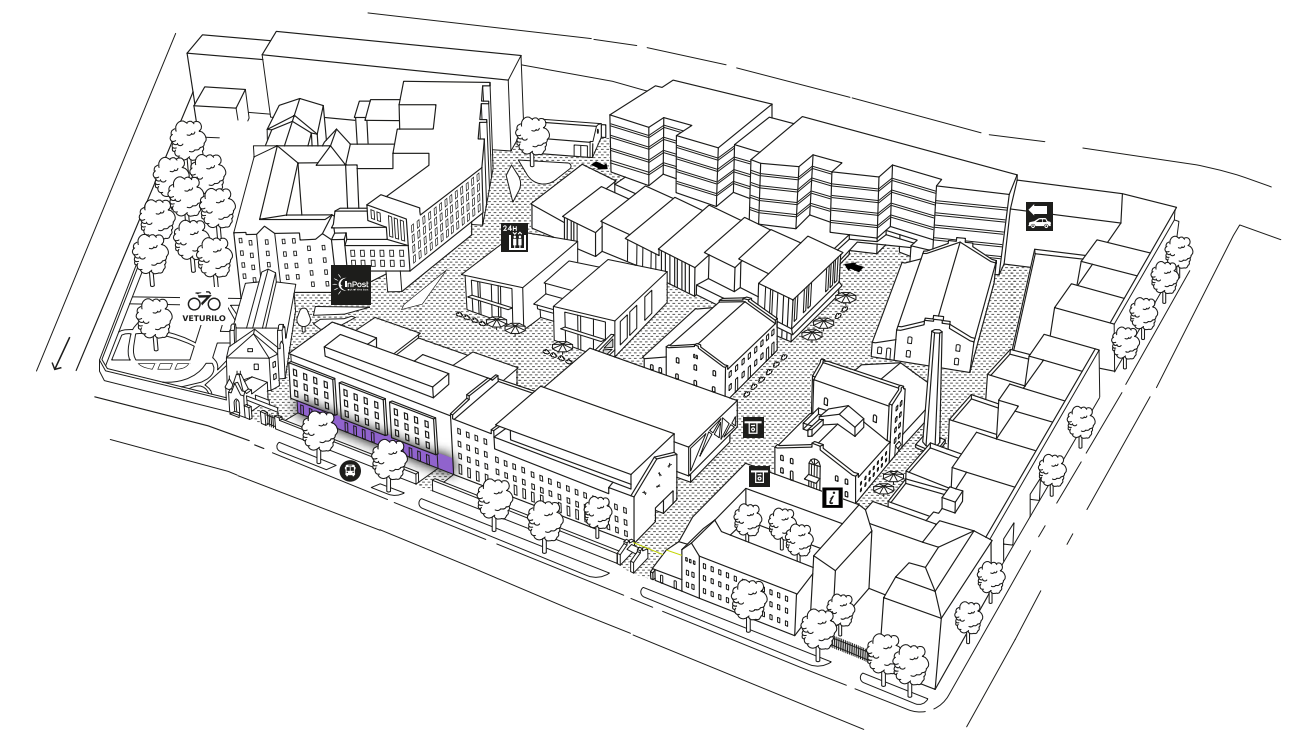




Magic Mind Museum

- 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.





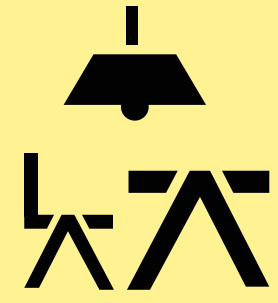
Art zone

Warsaw's Praga has always attracted artists.

Koneser is open to art, and there are numerous cultural activities.

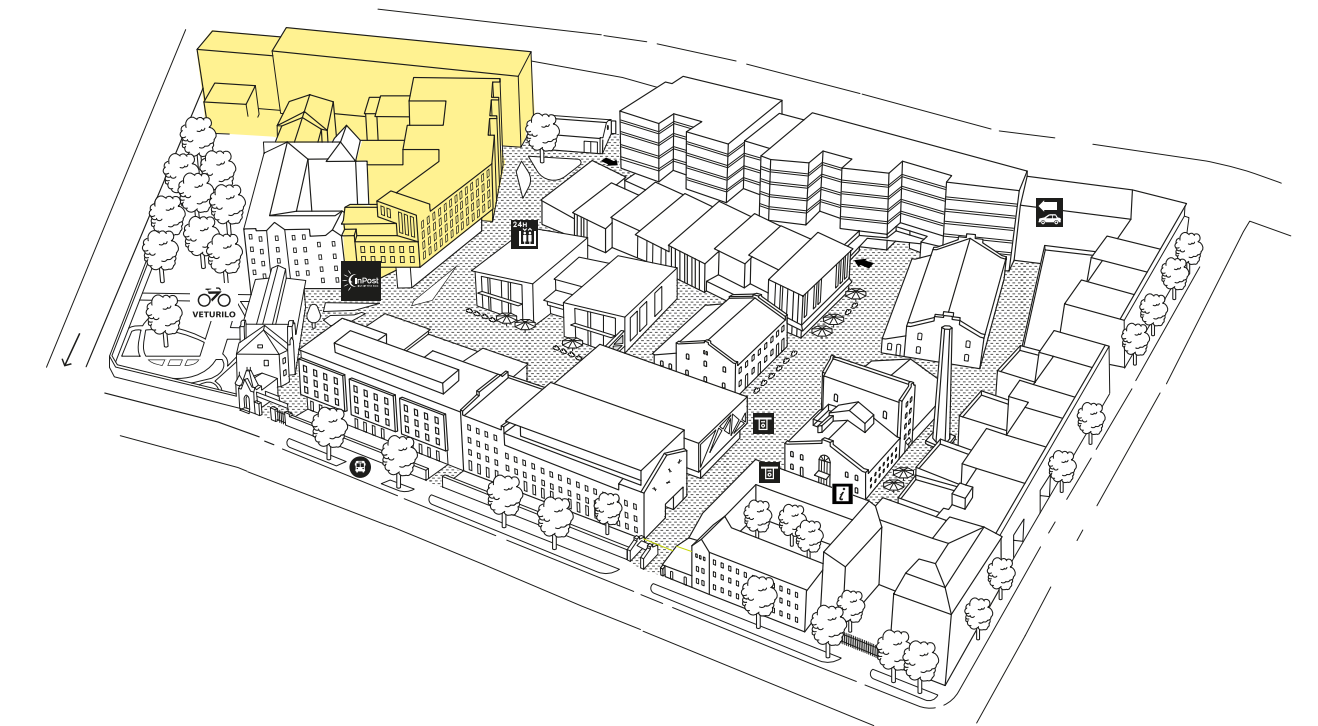
Temporary exhibitions, happenings and other cultural forms are organized in cooperation with NGOs and cultural institutions.





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



tailored space



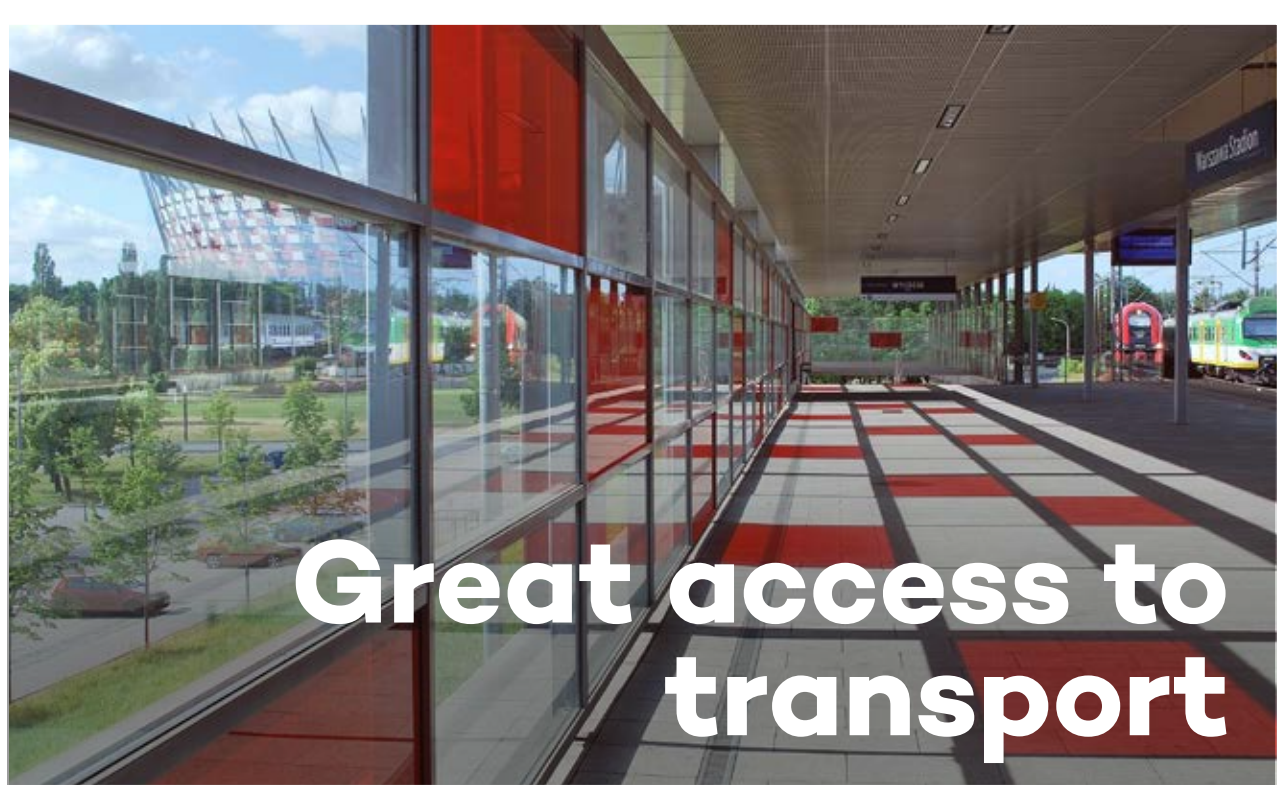
Ecological environment



Land use and ecology



Efficient use of the energy



Great access to transport



Water management

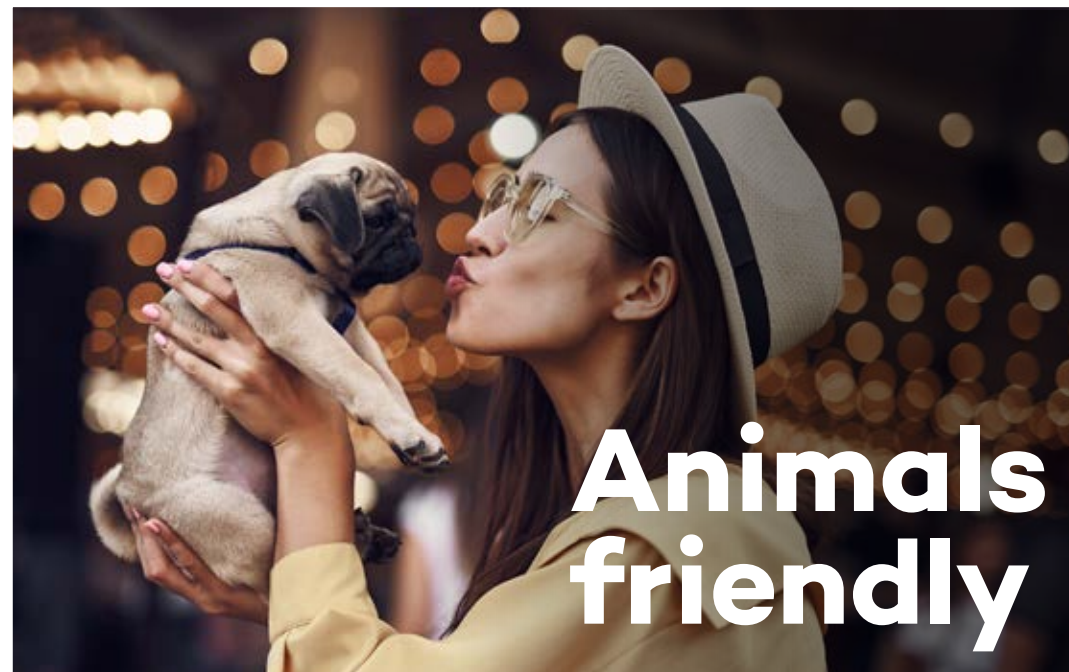


Waste disposable

Well-being and health



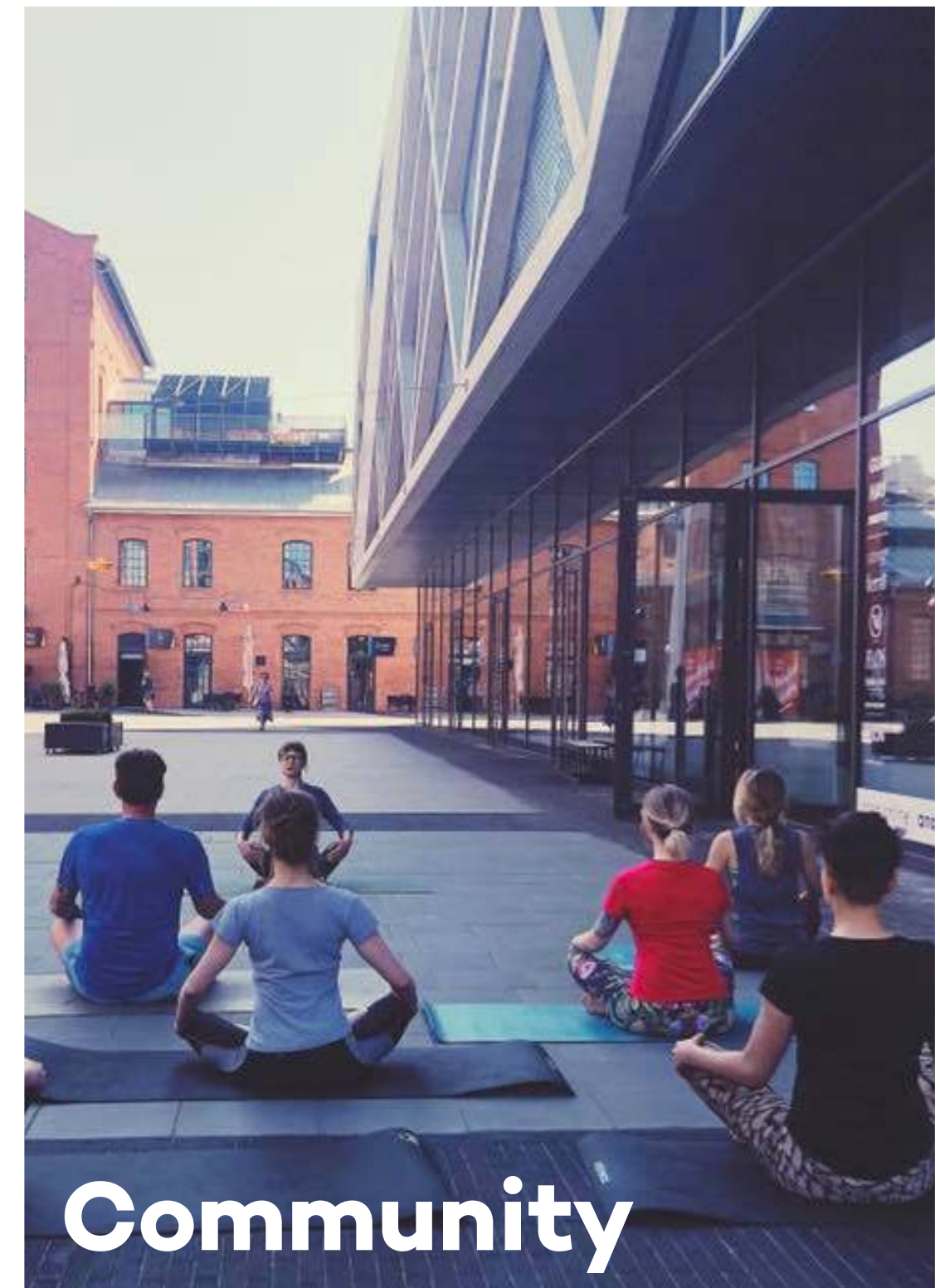
Well-being



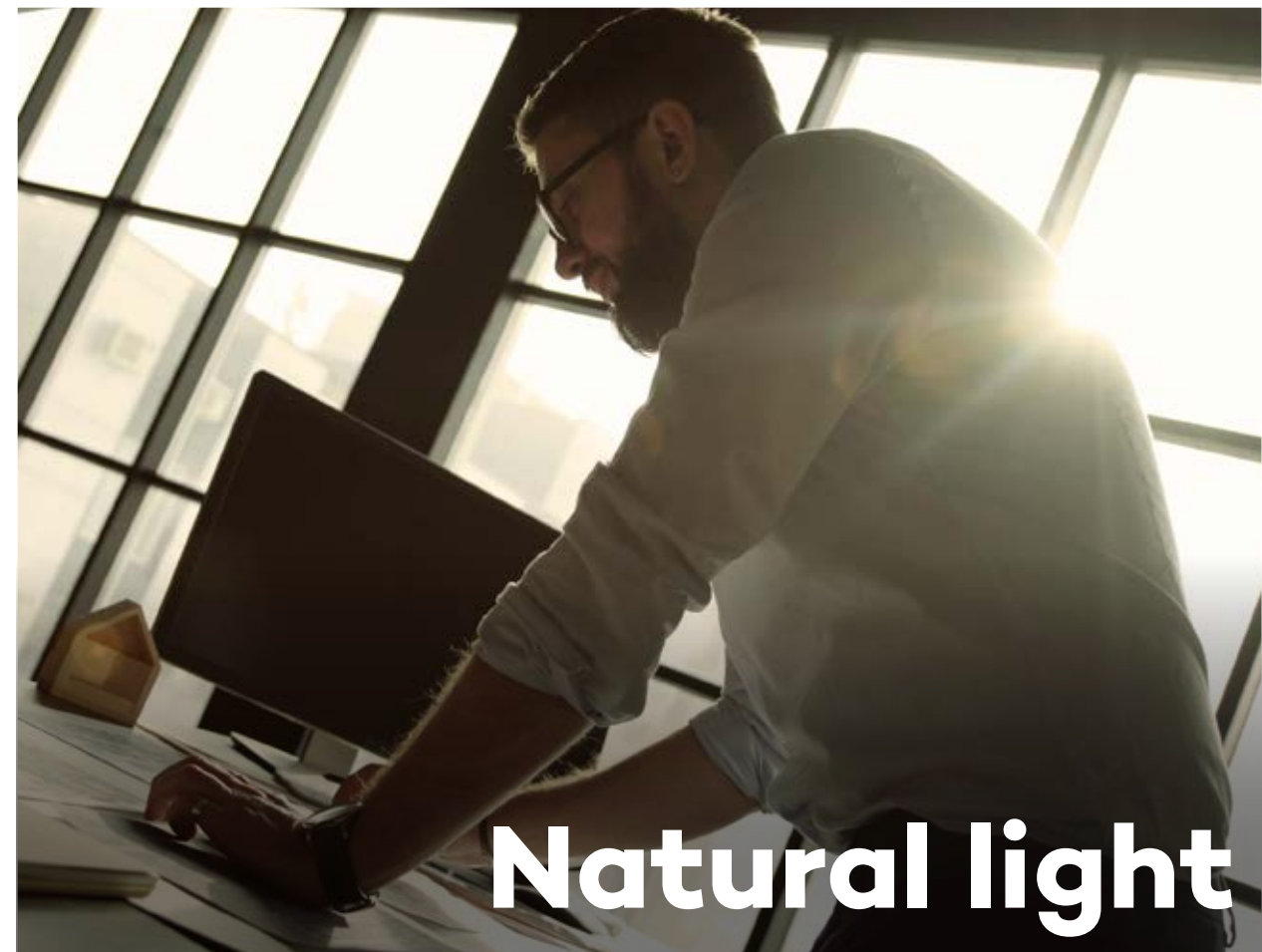
Animals friendly



Micro-mobility infrastructure



Community



Natural light



Clean and safe



Greenery



Accessibility

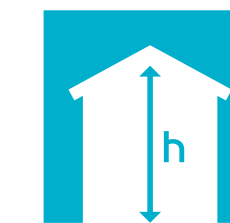
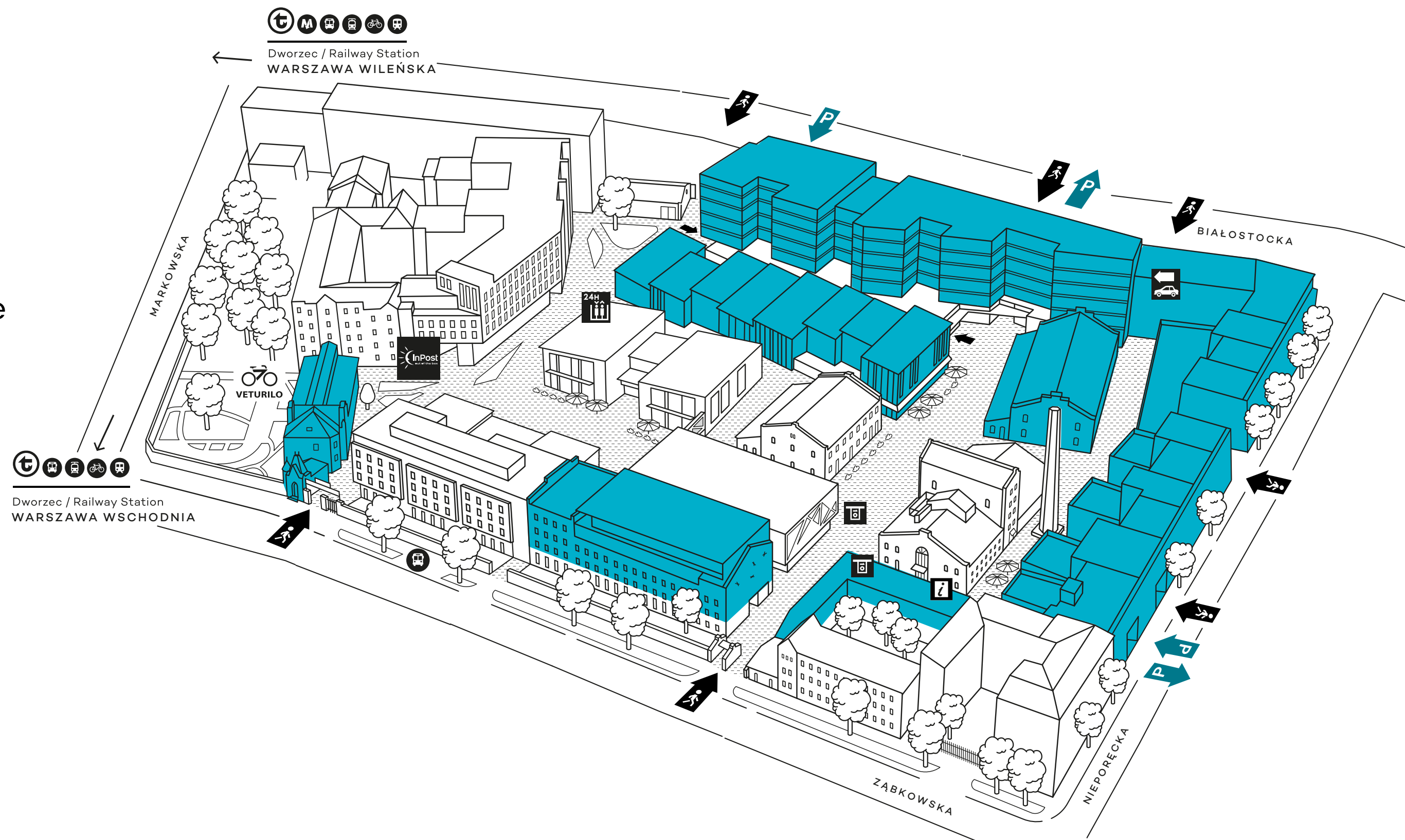


offices to let

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



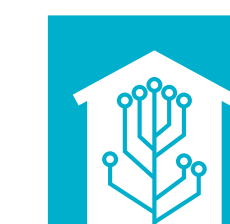
BREEAM
interim
"excellent"



uninterrupted
electricity supply
guarantee



modern and
efficient air
conditioning
system



BMS



CCTV
and 24h
security

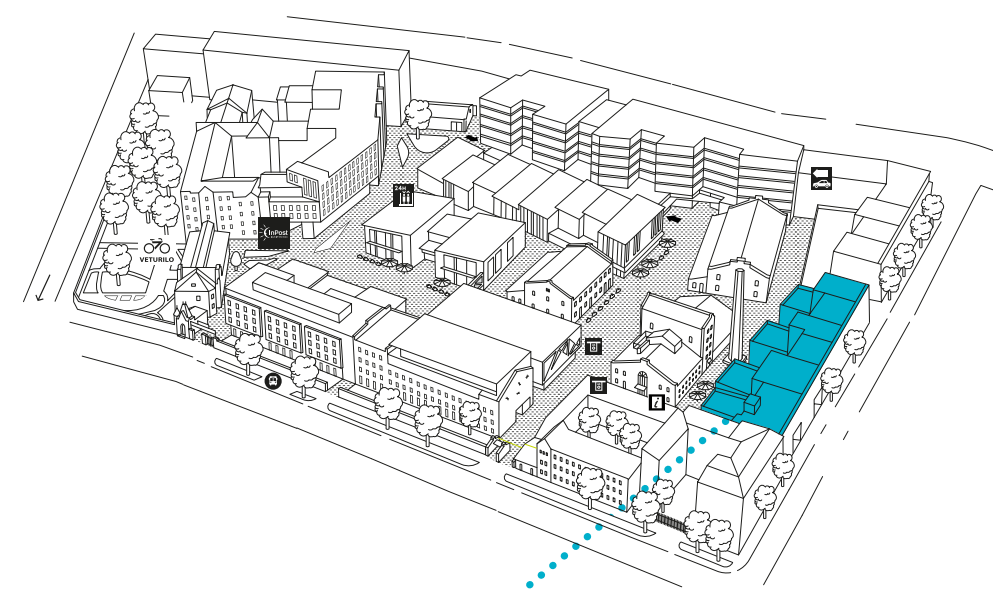


access con-
trol



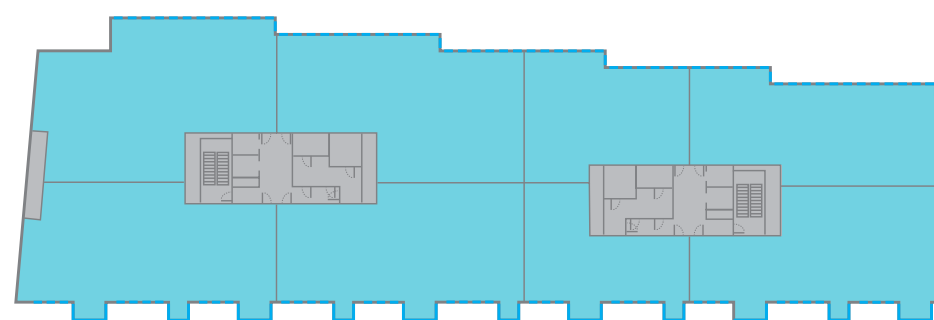
MONOPOLY Building M

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	1 478,00
4	1 851,00
3	2 046,00
2	-
1	-
0	1 230,00
total vacant	6 605,00

Typical floorplan:



Availability: **Q1 2021**

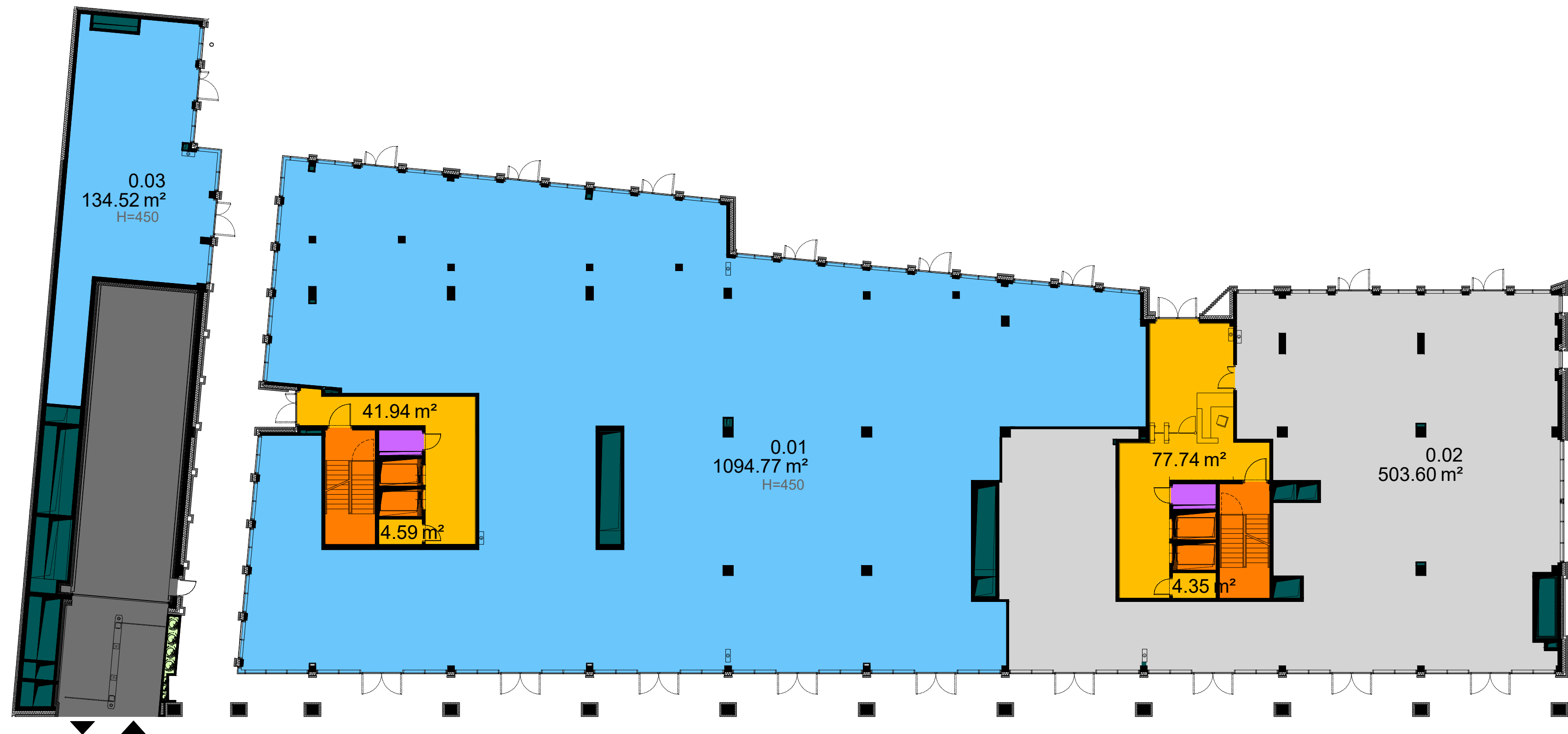
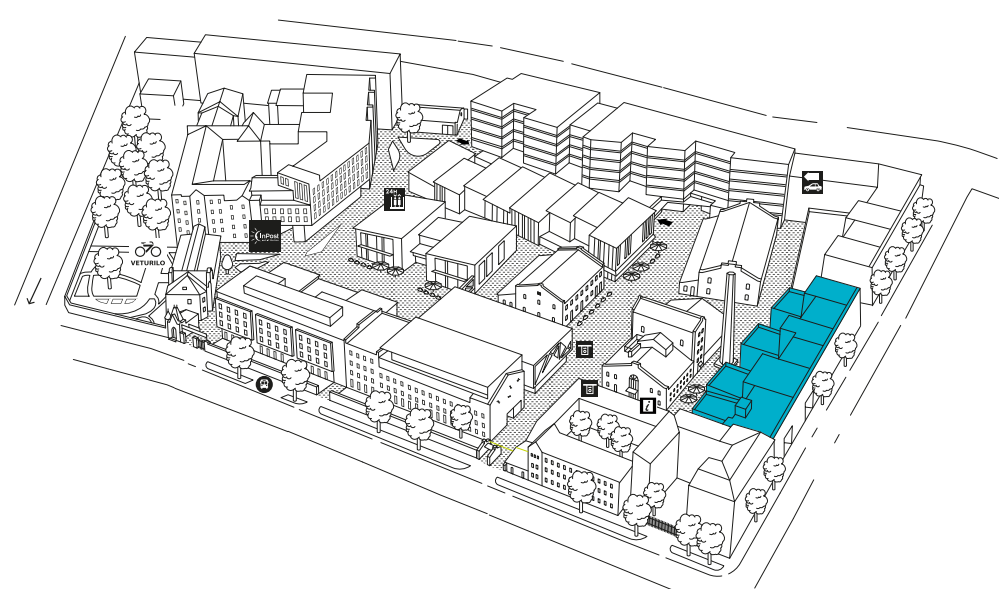


MONOPOLY

Building M

Ground floor

Floor	SQM GLA
5	1 478,00
4	1 851,00
3	2 046,00
2	-
1	-
0	1 230,00
total vacant	6 605,00



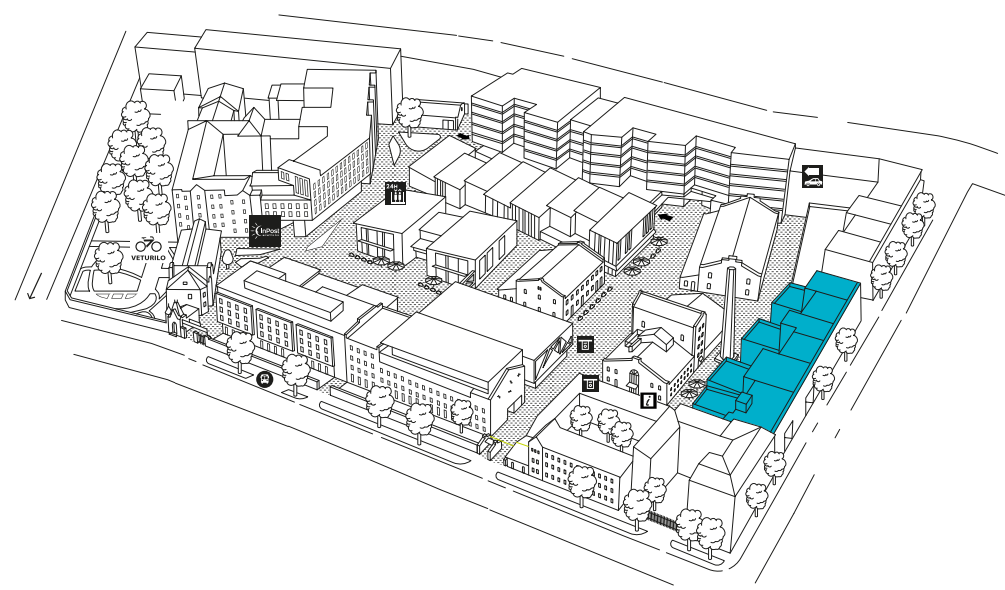


MONOPOLY

Building M

Floor 3

Floor	SQM GLA
5	1 478,00
4	1 851,00
3	2 046,00
2	-
1	-
0	1 230,00
total vacant	6 605,00

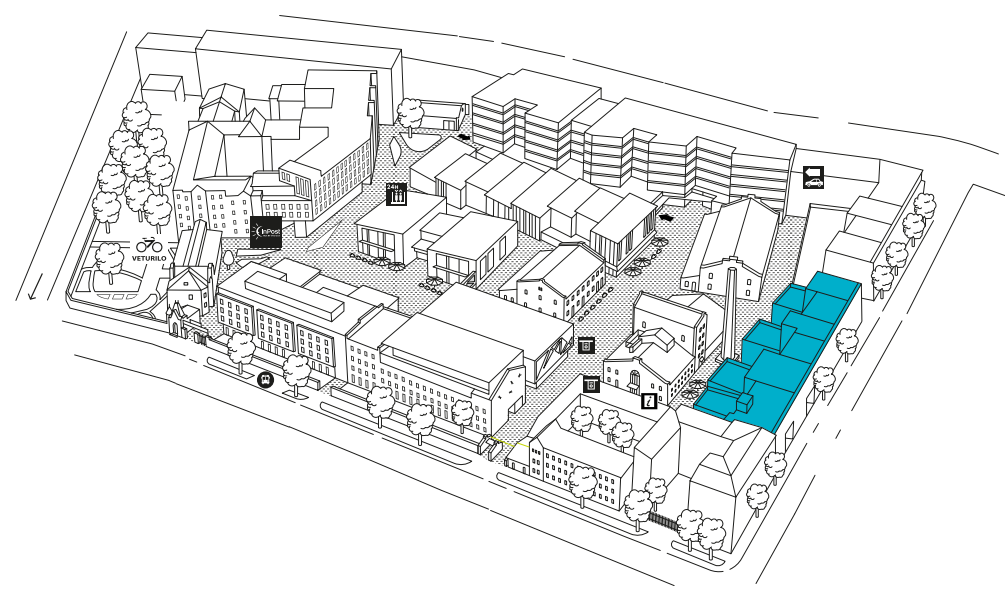
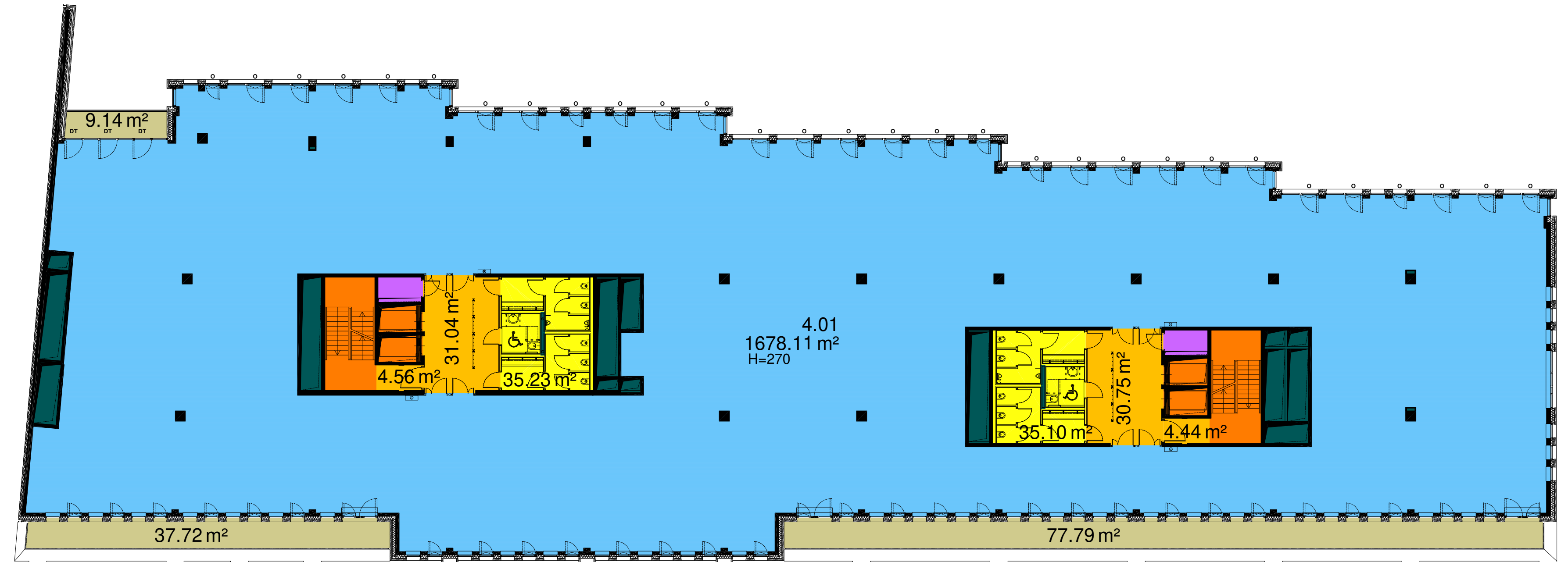




MONOPOLY Building M

Floor 4

Floor	SQM GLA
5	1 478,00
4	1 851,00
3	2 046,00
2	-
1	-
0	1 230,00
total vacant	6 605,00



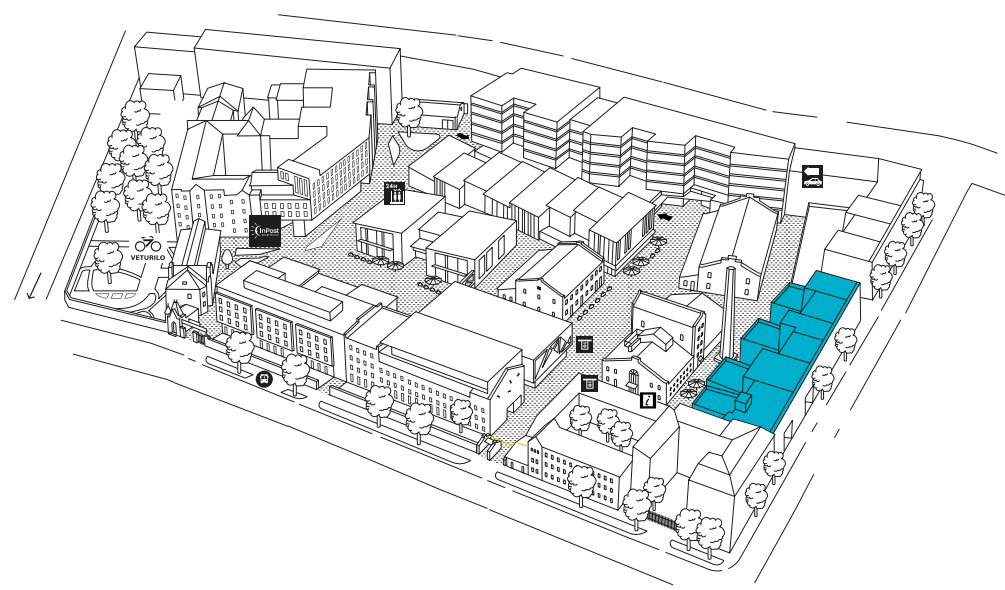
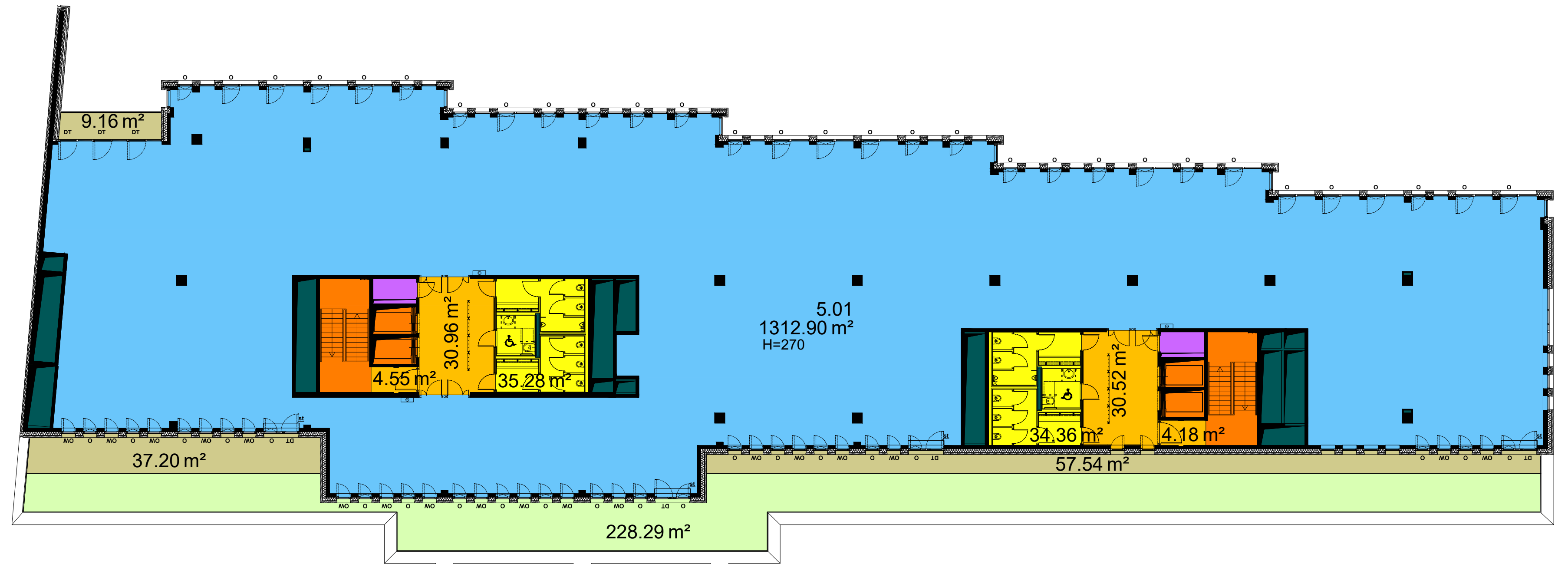


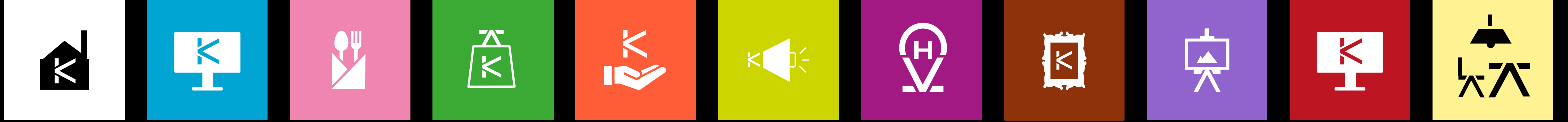
MONOPOLY

Building M

Floor 5

Floor	SQM GLA
5	1 478,00
4	1 851,00
3	2 046,00
2	-
1	-
0	1 230,00
total vacant	6 605,00





KONESER

FOR MORE INFORMATION AND LEASING

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