

GLOBAL
OFFICE PARK

Responding to local
aspirations with global
trends.

Designed developed by:



Competences are our advantage

01



Akwizycja
i komercjalizacja

02



Projektowanie
architektoniczne i wnętrz

03



Generalne wykonawstwo
i fit-out

04



Finanse
i księgowość

05



Dział prawny
i administracja

06



Marketing i PR

Leader in commercial real estate market

Tricity

23,800 sq m
under construction
60,100 sq m
planned

Wrocław

28,400 sq m
under construction
172,000 sq m
planned

Katowice

58,000 sq m
under construction
124,400 sq m
planned

Łódź

55,000 sq m
under construction

Warsaw

25,000 sq m
under construction
157,000 sq m
planned

Cracow

89,000 sq m
under construction
218,000 sq m
planned

Bielsko-Biała

11,390 sq m
under construction
4,640 sq m
planned



Transaction of the year 2019/2021



25,000 sq m

leased for PKO BP in Chmielna 89
Building in Warsaw. Built & fit-out
by Cavatina.



5,244 sq m

leased for AT&T in Global Office Park
Building in Katowice.
Built & fit-out by Cavatina.

Hyland®

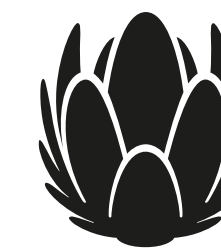
2,588 sq m

leased for HYLAND in Global Office
Park Building in Katowice.
Built & fit-out by Cavatina.

Sabre

16,000 sq m

leased for Sabre in Tischnera Office
Building in Krakow. Built & fit-out by
Cavatina.



upc

4,598 sq m

leased for UPC in Global Office Park
Building in Katowice.
Built & fit-out by Cavatina.

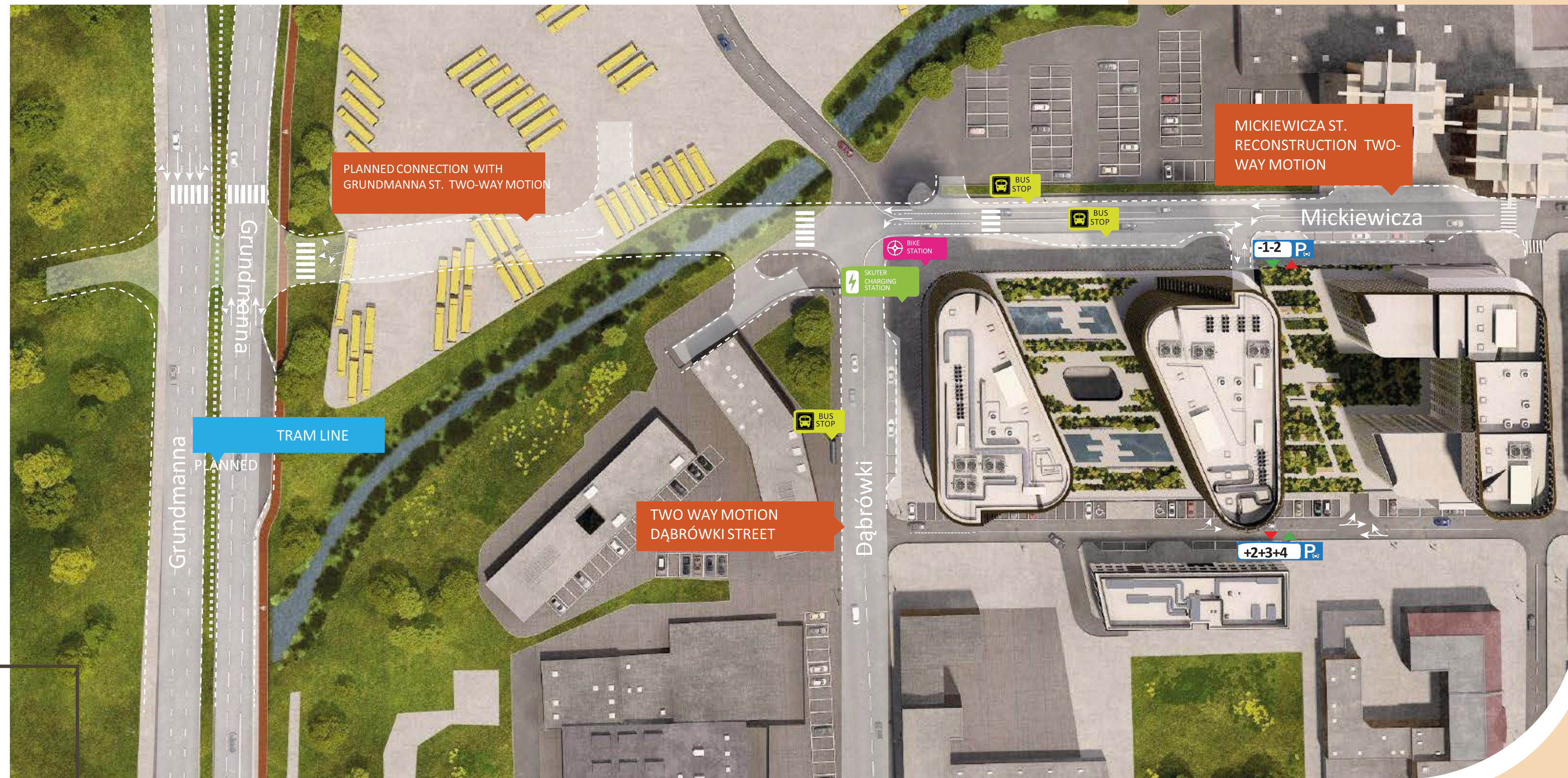
ING

Tech
Poland

16,600 sq m

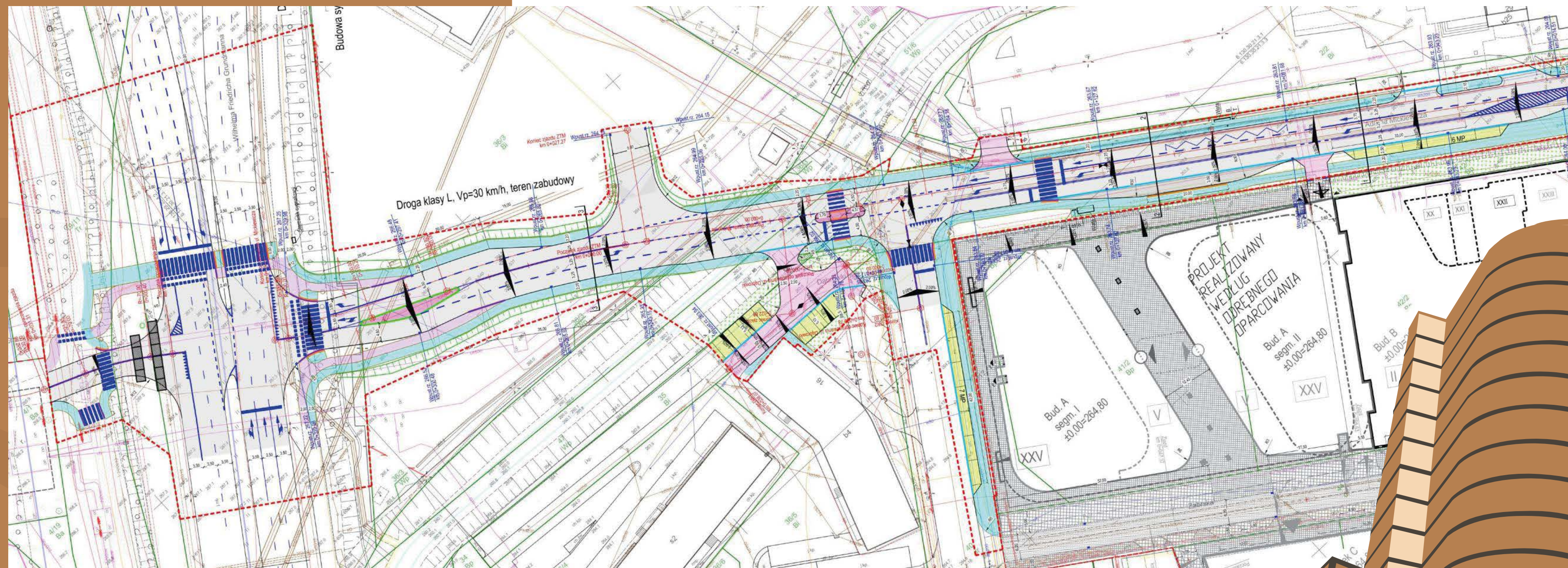
leased for ING TECH in Global Office
Park in Katowice. Built & fit-out
by Cavatina.

Accessibility improvements



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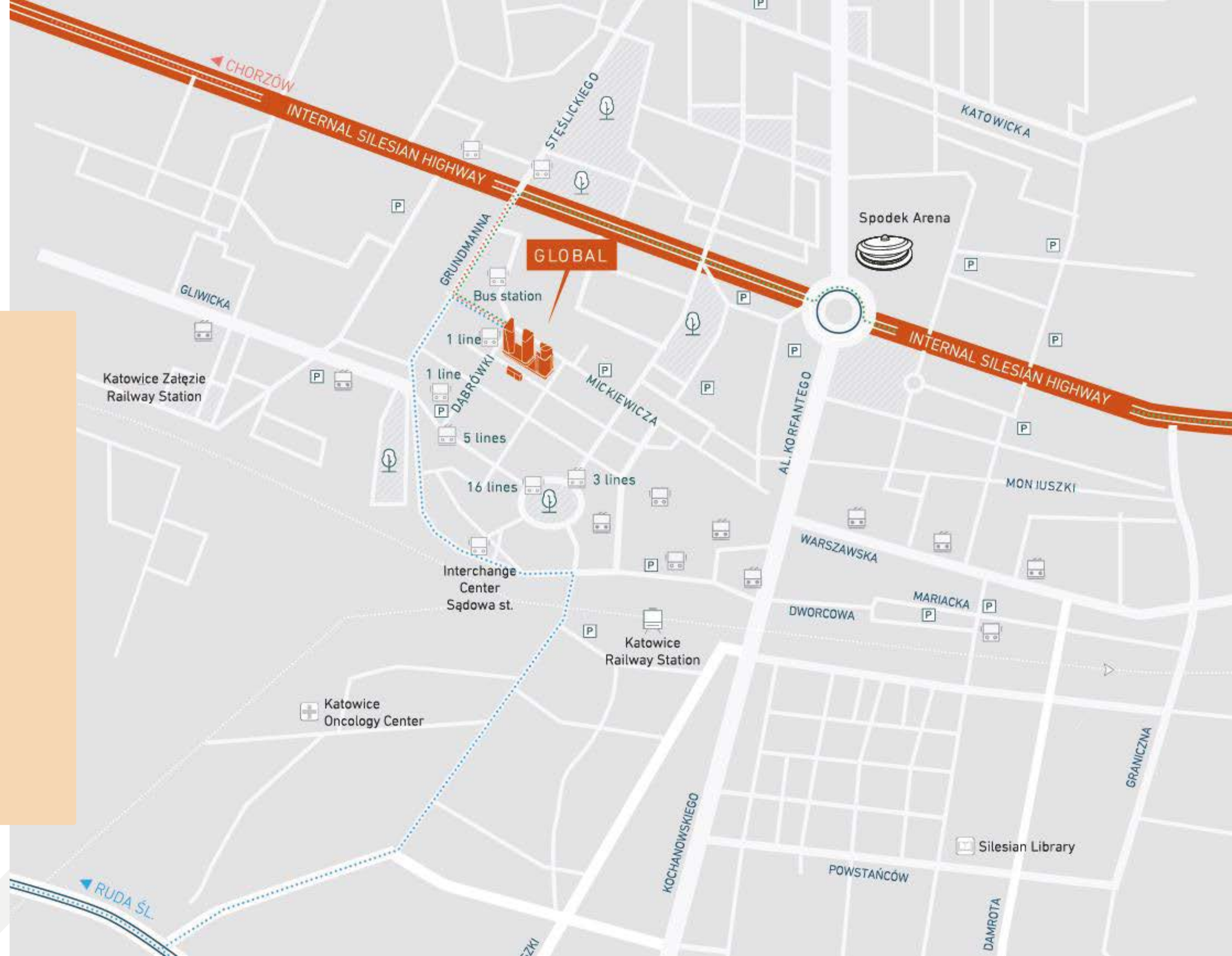
Accessibility improvements



Easy access through main arteries

Distances by car

Chorzów	10 min.
Sosnowiec	6 min.
Ruda Śląska	14 min.
Gliwice	24 min.
Mysłowice	12 min.
Dąbrowa Górnicza	15 min.
Tychy	20 min.
A4 Business Park	7 min.



Easy access to the building

- Shopping center
- Grocery store
- Cafe
- Restaurant
- Theatre / Cinema
- University / School
- Club / Drink bar
- National institution
- Pharmacy
- Hospital / Medical facility
- Gym
- Foodtrucks
- Museum
- Philharmonic
- Park
- Hotel



Easy access to the building

A4 and A1 Highway (9 min by car)

Kraków	1 h 00 min
Wrocław	2 h 00 min
Warsaw	3 h 30 min
Poznan	4 h 20 min
Tricity	5 h 00 min

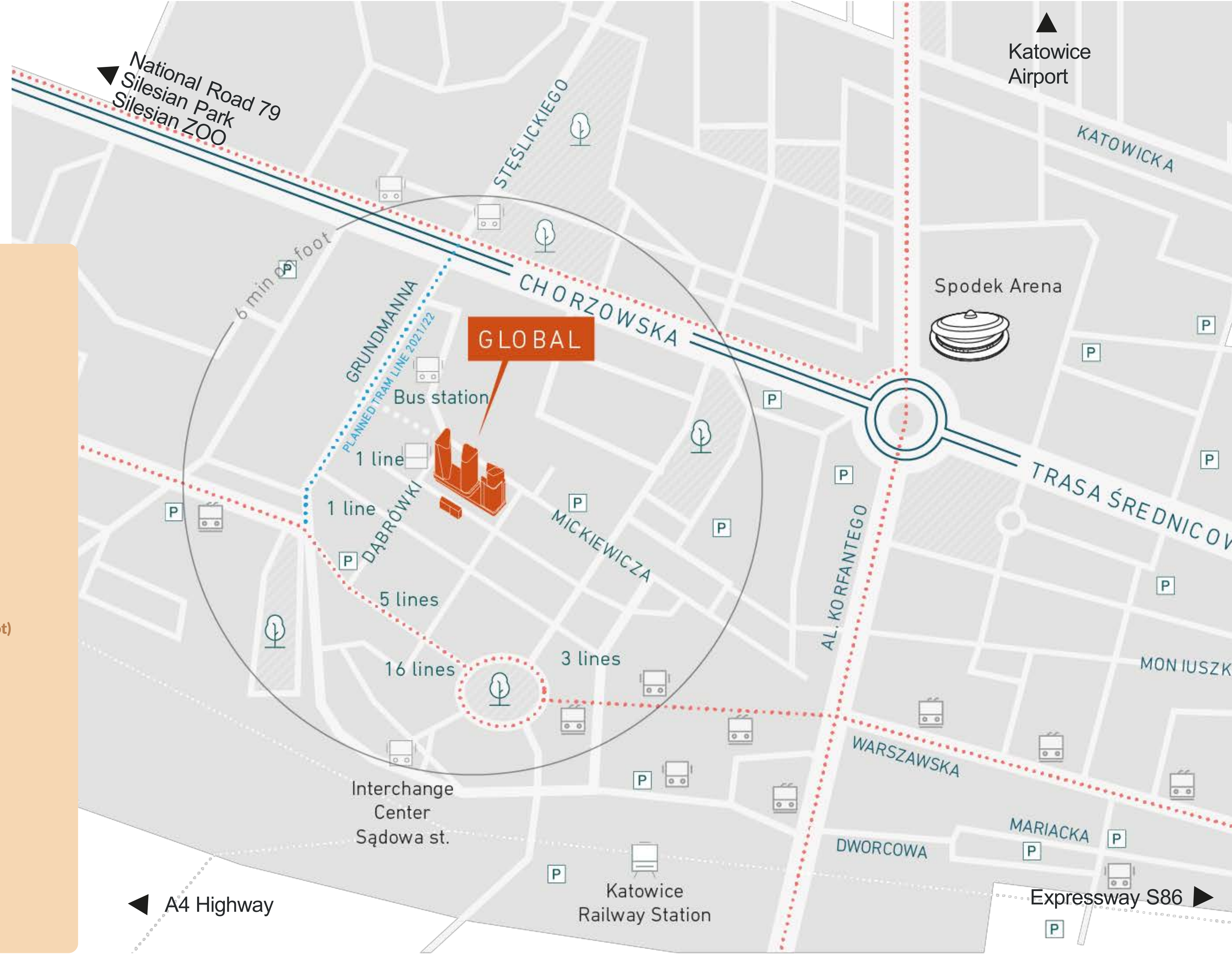
Katowice Airport (31 min by car)

Frankfurt	1 h 30 min
London	2 h 30 min
Brussels	3 h 30 min
Berlin	3 h 45 min
Paris	3 h 50 min

Main Railway Station (6 min on foot)

Kraków	2 h 00 min
Wrocław	2 h 00 min
Warsaw	2 h 30 min
Poznan	4 h 30 min
Tricity	5 h 00 min

-  bus stop
-  tram stop
-  train station
-  railway
-  tramlines
-  parking



Alternative parking spaces

Galeria Katowicka

Parking spaces: 1200

Costs : 2h free, each next hour 3zł

Lidl, Gliwicka 20 st.

Parking spaces: 110

Costs: 1,5h free, each next hour 6 zł

Guarded parking Mickiewicz st.

Parking spaces: 50

Costs: monthly subscription
300 - 350 zł

Punkt 44

Parking spaces: 360

Costs: free





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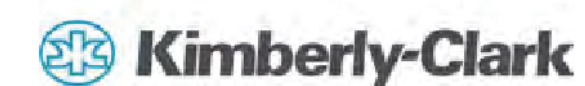
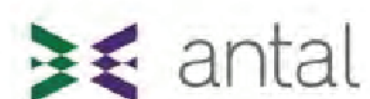
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Partners & Tenants

Selected tenants in our buildings



Business partners



Project details & standard

GLA commercial space
(building A1+A2+C):

59 210 m²

Planned parking lots
(commercial+residential):

1 600

Storeys:
(each tower)

25

Add on factor:

5.28%

PUM residentia
space:

25 764 m²

Number of flats

663

Green areas
and patios:

2 260 m² m²

Elevators
in each tower:

11



Spacious lobby reception



Spacious lobby reception



Spacious lobby reception



Spacious lobby reception



Spacious lobby reception



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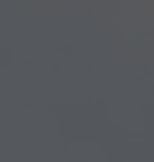
Spacious lobby reception



Spacious lobby reception



Spacious lobby reception



Spacious lobby reception

Functional Scheme



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A2

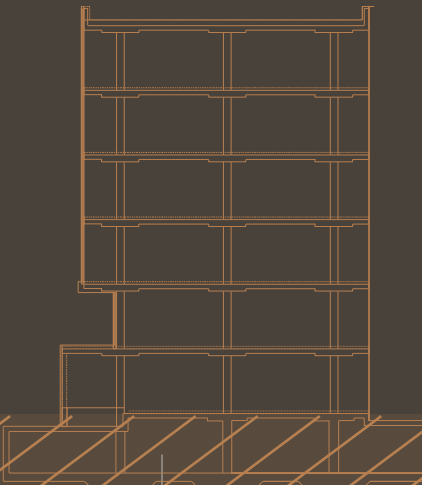
27 936 m² GLA

A1

27 251 m² GLA

C

4 023 m² GLA



2 elevators

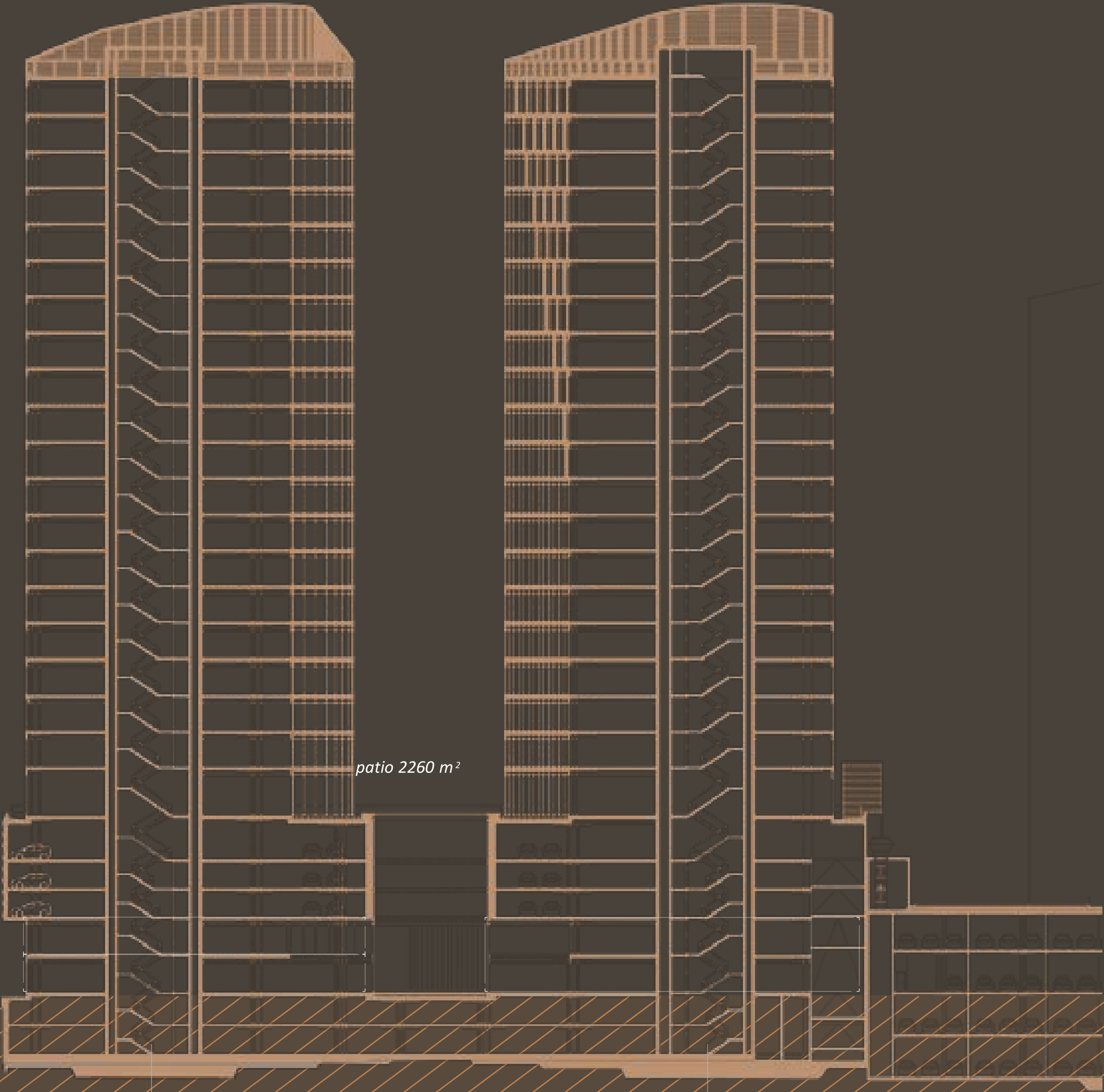
parking 41 parking spaces

parking

patio 2260 m²

11 elevators

11 elevators



Offices interior views & plans

Axonometric view

Exemplary space plans
Floor +15



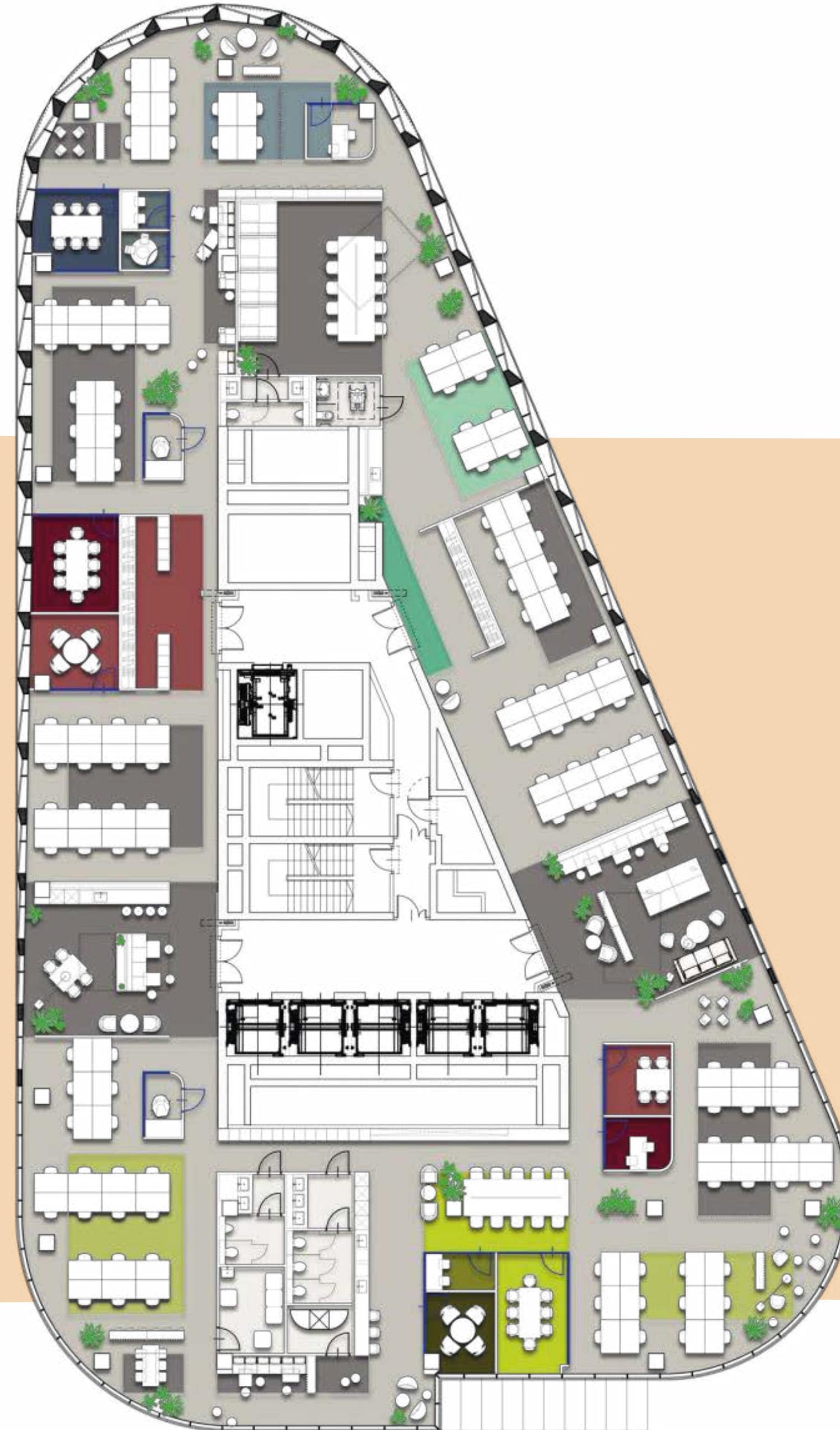
Offices interior views & plans

Space plan



Exemplary space plans Floor +15

- 2 Chillouts
- 6 Conference rooms
- 2 Kitchens
- 1 Coffee Point
- 1 Quiet Zone
- 4 Focus Rooms
- 3 Phone Booths
- 8 Open Soft seatings
- 1 Rack room
- 1 Utility room
- 1 Mother room



Net area
of the premises

1 225,19 m²

Gross area
of the premises

1 289,98 m²

118

Workstations

10,3

Sg m / Person Intensity

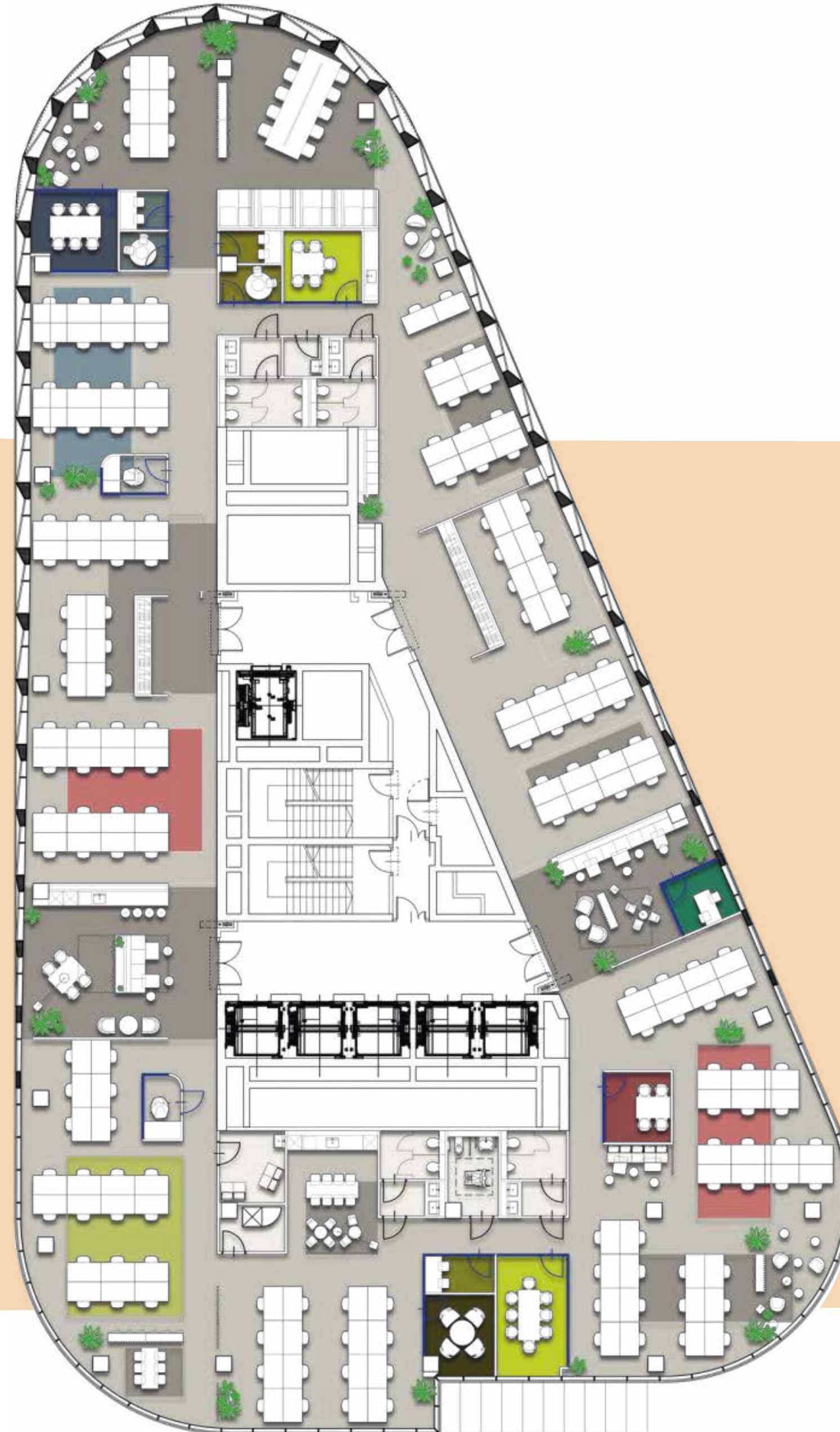
Offices interior views & plans

Space plan



Exemplary space plans Floor +15

- 2 Chillouts
- 4 Conference rooms
- 2 Kitchens
- 1 Coffee Point
- 1 Quiet Zone
- 4 Focus Rooms
- 4 Phone Booths
- 7 Open Soft seatings
- 1 Rack room
- 1 Utility room
- 1 Mother room



Net area
of the premises

1 225,19 m²

Gross area
of the premises

1 289,98 m²

160

Workstations

7,6

Sg m / Person Intensity

Offices interior views & plans

Axonometric view

Exemplary space plans
Floor +17



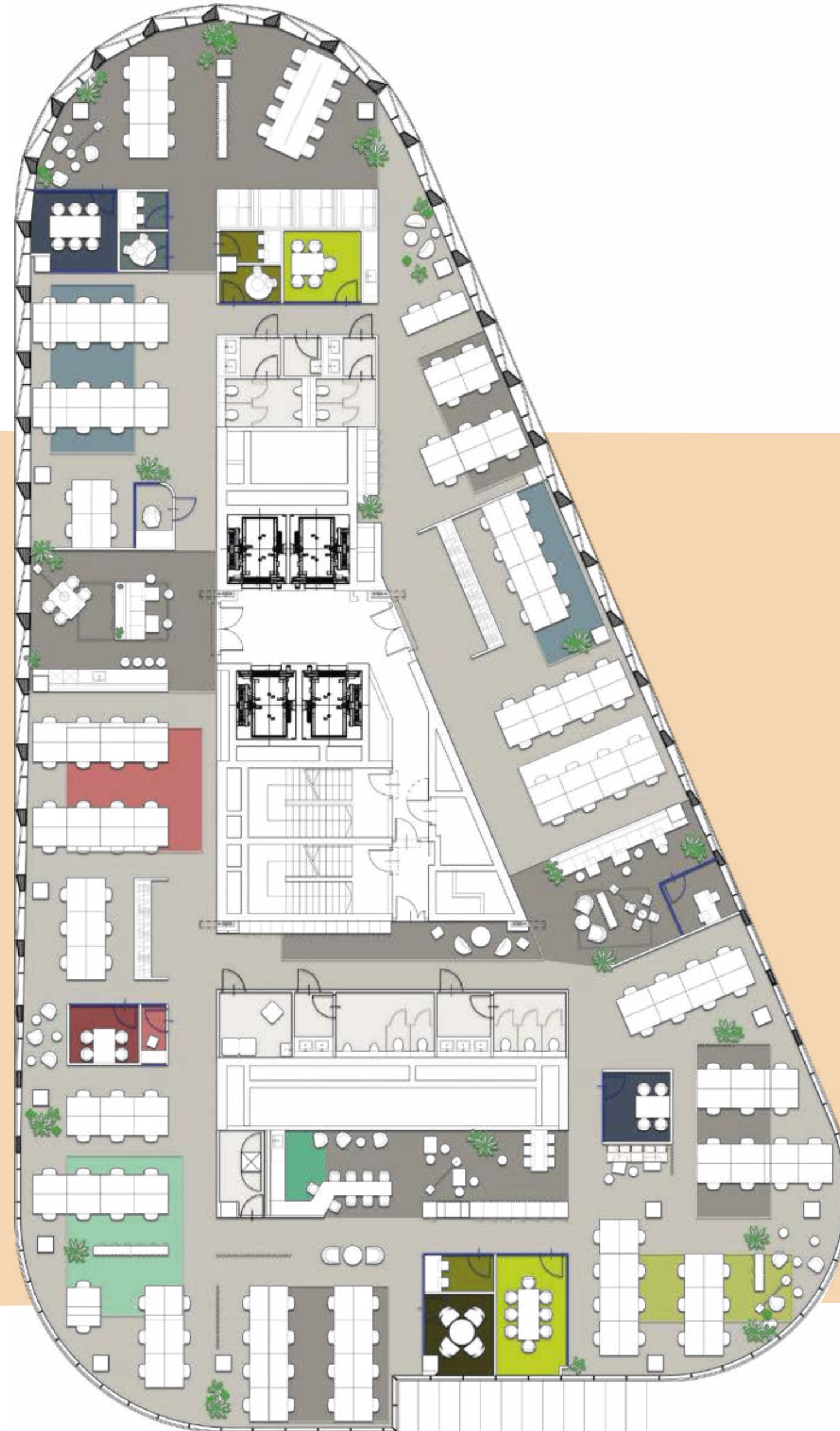
Offices interior views & plans

Space plan



Exemplary space plans Floor +17

- 2 Chillouts
- 6 Conference rooms
- 2 Kitchens
- 1 Coffee Point
- 1 Quiet Zone
- 4 Focus Rooms
- 4 Phone Booths
- 7 Open Soft seatings
- 1 Rack room
- 1 Utility room
- 1 Mother room



Net area
of the premises

1 268,19 m²

Gross area
of the premises

1 335,06 m²

132

Workstations

9,45

Sg m / Person Intensity

Cavatina Sustainability

BREEAM[®]

WE CARE FOR GREEN

Cavatina leads the whole investment process responsibly and with respect to the environment. We aim to provide comfort and healthy work environment for our tenants. Thanks to this approach we mitigate energy and water consumption and ensure high energy efficiency of the buildings since the early design stage and throughout the whole development process.

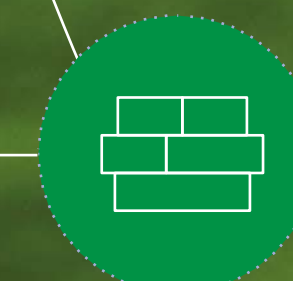
20% more fresh air
inside buildings thanks
to the implementation of modern
ventilation systems.

LED lighting
in common areas
reduces energy consumption
by **approx 45%**.

Monitoring of energy (kWh)
and water consumption
synchronized with the BMS.

Segregation of waste
by group
during and after construction

Construction materials
in the S&C and fit out phase
are sourced from **local**
certified suppliers.



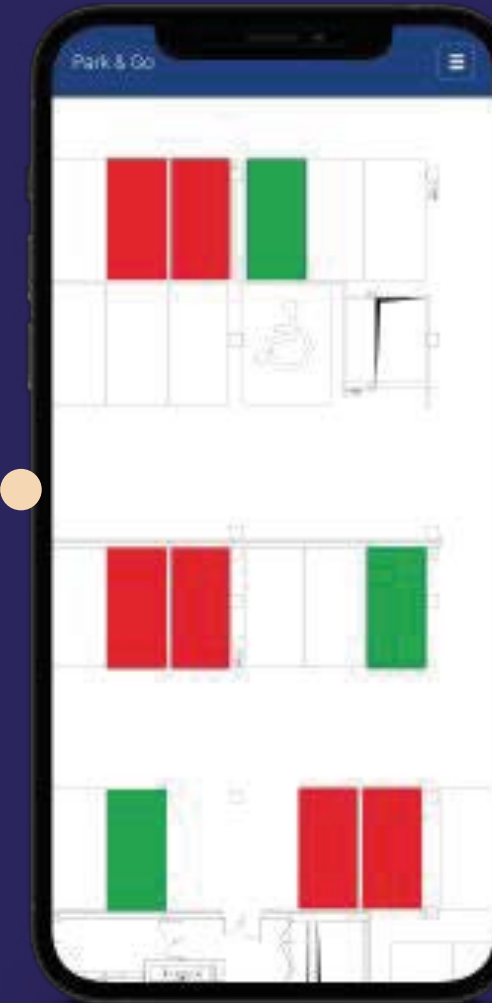
Easily Managed

basic

Conference
room
bookings



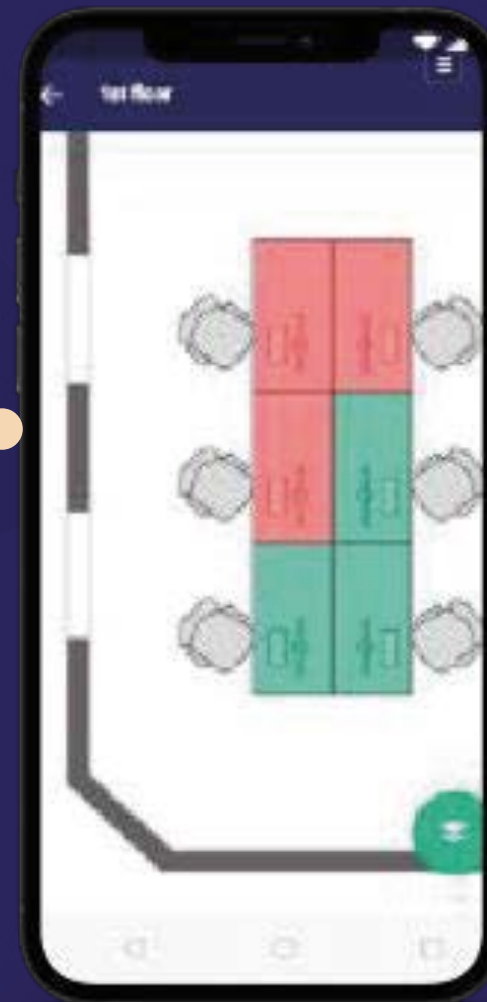
Parking
booking
system



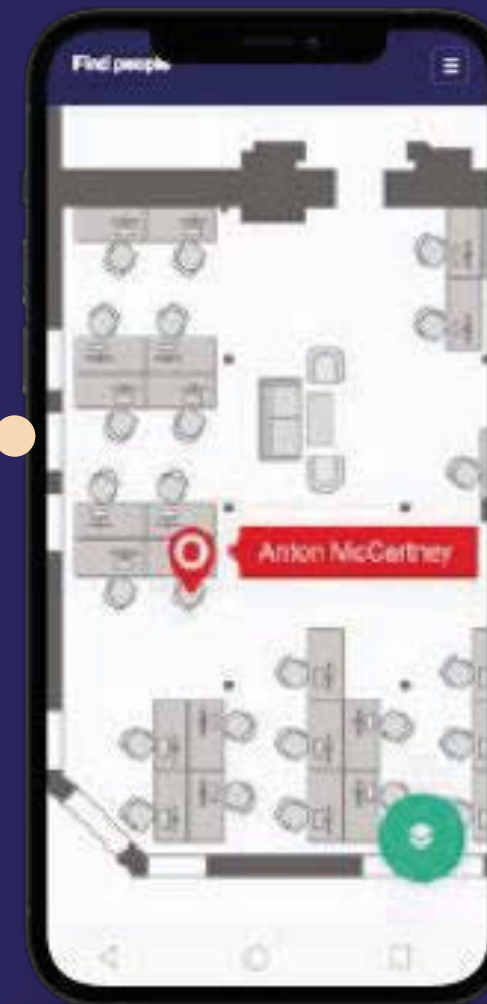
Mobile
remote
access



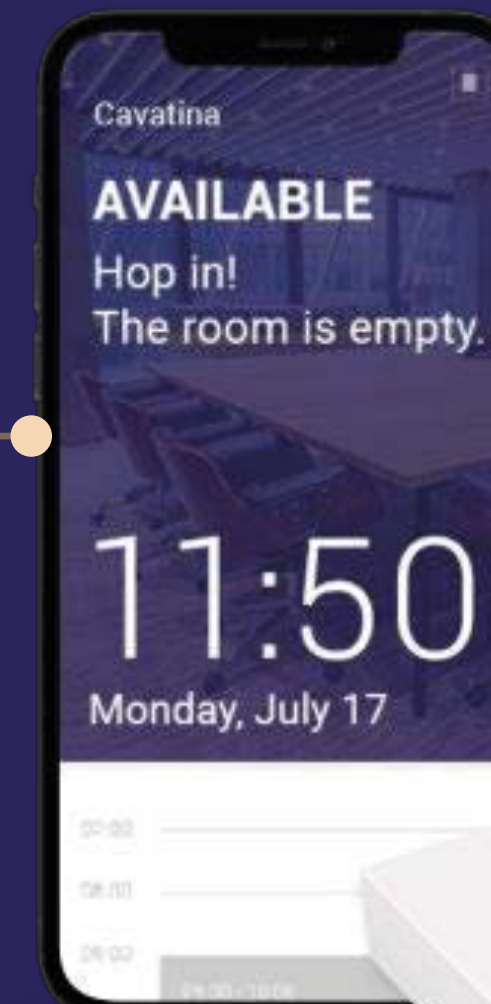
Desks with IoT
sensors
Dedicated occupancy
workstation sensors



Office space
utilization
Additional flexibility
regarding office
space utilization.



Room
reservation
with IoT Sensors
Manage all
conference rooms
from your mobile.



additional

**watch
our
video**



Responsibility extended social

In our approach, we go far beyond basic industry-related social activity, which significantly distinguishes us from other developers. We act holistically and look at numerous aspects of social functioning in the places where we develop our investments.

We inspire and support their development through thoughtful, diverse charitable activities, sponsorships and cultural projects.

These are carried out at Cavatina's corporate level and by entities with which we work closely.





CAVATINA HALL A WIDE SPECTRUM OF EXPERIENCE

Music is emotion. We give them space. At Cavatina Hall, we act holistically, offering audiences exposure to music from all corners of the world in a comfortable space.

We also open our interiors to young talents and interesting ideas. We delight in music and good company, which is why we create this place as open to everyone.

F i d u c i a

FOUNDATION

CAVATINA GROUP FIDUCIA FOUNDATION

The statutory objectives of the foundation include activities in the following areas:
Charitable activities and socially desirable initiatives

Equal opportunities and support for people excluded by age, gender, social position or disadvantage in life.

Provide access to culture and the arts, education and activation of younger and older people.



CAVATINA HALL CAVATINA STUDIO

Cavatina Studio is the heart of the Cavatina Hall facility. It is responsible for the realization of concerts and recordings on the main stage through the use of a direct connection to the hall, which makes it possible to realize recording sessions with large ensembles of musicians, combined broadcasts from the concert hall for television and the Internet - in technically and acoustically favorable conditions.



CAVATINA FILM PRODUCTION

The group has also developed in-house activities in the area of production, resulting in the Cavatina Film Production, created in 2016. It is engaged in the production and promotion of independent cinema.

The aim of its activities is to support worthy projects from different areas of cinematography.

Feel free to contact us!



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