

Brief Property Description Piastrw Office Centre



By
Realkapital Szczecin II Sp. z o.o.

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Location

The Piastow Office Centre is centrally located on one of the most important access roads in Szczecin at Al Piastow 30 / al Bohaterow Warszawy 69, at the main crossing, on one of the most visible plots in szczecin.

The office development is located very close to the absolute downtown of Szczecin and only 800 meters from the PKP railway station.

The location is passed by all traffic entering the city centre from the south suburbs of Szczecin as well as traffic coming from the main shopping centres and the traffic from Berlin (the main airport choice for Szczecin).



The Building areas

The development consists of three building bodies, all office buildings:

Front (Main) building:

8.500 sq.m., of which 1.500 sq.m. retail (gym)

Building along al. Piastow:

5.700 sq.m., of which ca 400 sq.m. retail

Building along Al Bohaterow Warszawy

6.800 sq.m., of which ca 400sq.m. retail

Total ca 21.000 sq.m., of which ca 18.700 sq.m. office and ca 2.300 sq.m. retail

Construction time-schedule

The construction of the development was commenced in January 2011 with the entire garage and the first building – the front one - planned to be finished during H2 2012.

The last building is planned for completion during 2013.

The ownership structure of the development

Building: full ownership

Land: usufruct rights

Surrounding area

The area surrounding Piastow Office Park is well known and well developed in terms of infrastructure and has excellent access by car as well as by public transport – major tram lines and bus lines pass just outside the development and there are convenient stops a half-minute walk away.

The Szczecin University main campus (with technical and other faculties) is located adjacent to the plot, providing good opportunities for cooperation for technically oriented or consultancy companies.

Amenities within Piastow Business Centre

In the Piastow Business Centre, we will provide restaurant, cafeteria, kiosk and other business-to-business services. We aim to provide – for which the building is prepared - conference facilities, gym, financial services (bank, bankomat), exhibition / showroom, copy center, dry-cleaner, car-wash/car-service/change of tires, medical services etc.

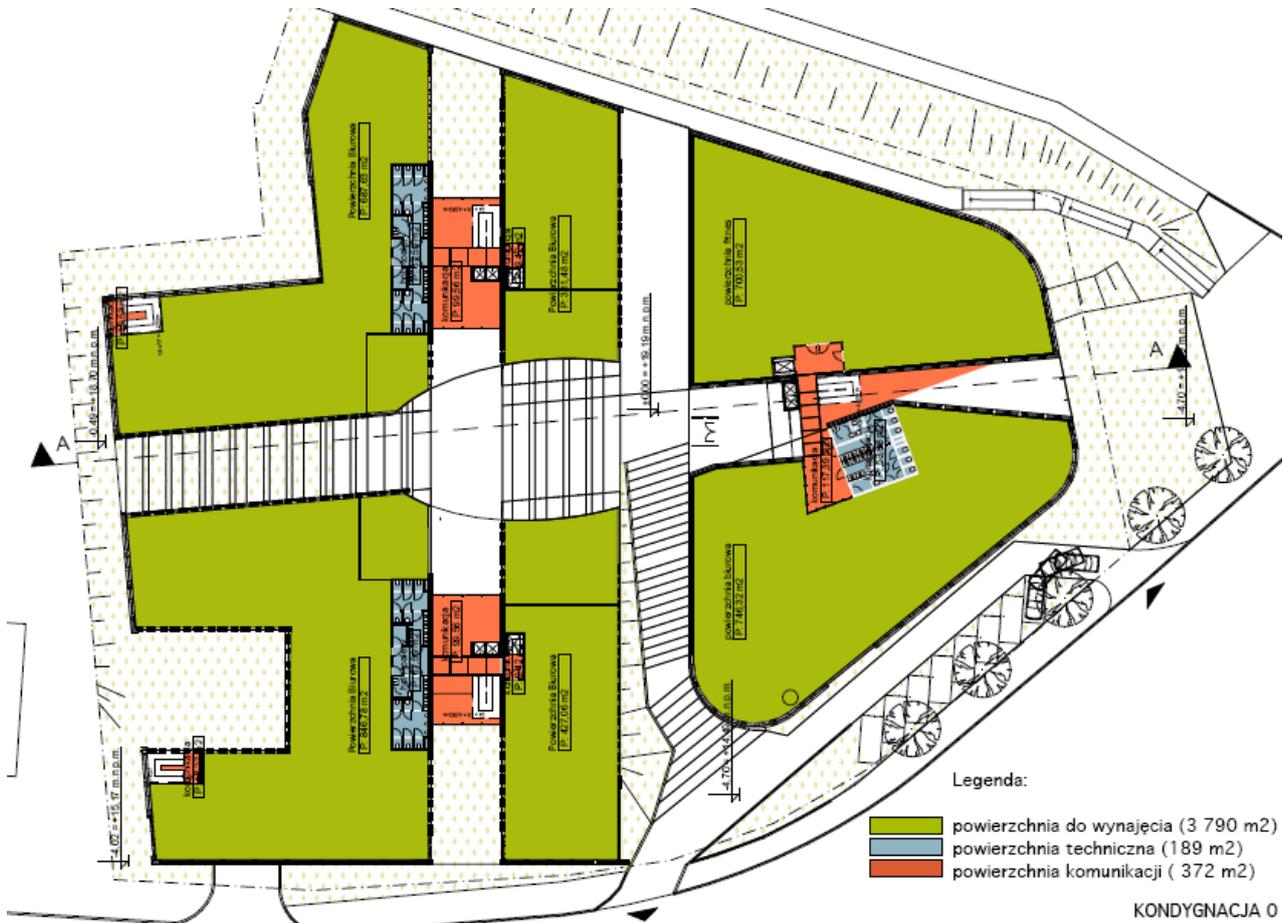


Floor Plan

The floor plans are very flexible, and thanks to its special layout, with narrow floors, without a central core placed on the floor plans, it is engineered for complete flexibility in terms of size of premises and yet all the time provide close and full access to daylight by all workers.

The buildings/floors are designed to comfortably house tenants from all 21.000 sq.m down to the smallest tenants of 30 sq.m. Even the smallest tenants will have their own convenient entrance directly through the lobby (not needing to go through a long corridor).

A larger tenant will have the choice of choosing full floors (horizontal premises) or many floors of one separate wing of a building (vertical premises).



Drawing: Typical floor plan of all three buildings together

Expansion option

With the three different buildings and the flexible floor plans, there are a lot of options for expansion, depending in which building, and on which floors the tenant would like to be situated.

Parking

The Piastow Office Centre project has 540 parking places, giving a a parking ratio of 1 parking place per approximately 35 sq.m. net office area.

All parking places are located underground, with direct access to the staircases and lifts.

There is also a parking section dedicated to visitors.

In addition there will be close street parking on both sides of Piastow and along Bohaterow Warszawy (the latter on our own plot).

Storage

Storage, with full height, can e provided in the underground garage. The total storage area is approximately 400 sq.m.

Add-on Factor

We estimate the AOF to be approximately 4 %

Signage

The development provides an excellent place for logo, with one of the best visibilities in Szczecin. Together with the (larger) tenants we will find the optimal size and location for their signage.

There will be no rent charged for the logo(s). The tenant pays only for its installation and maintenance.

Logos and exhibition areas can also be arranged in the large lobbies of the buildings (also for smaller tenants).

Environment / Energy efficiency / Hazardous Substances

The building is designed and will be built in line with the latest environmental technology with savings on energy, water etc. Our aim is to get a LEED certification.

Since the building is new and the land plot on which it will be built has no contamination, no part of the premises neither contains nor stores toxic or hazardous substances that may prove harmful to the tenants.



Building Technical Specification

The Piastow Office Centre development is designed with Standard A+.

In addition to normal A-class services (underground parking, 24-7 security, gastronomy etc), the building provides all A-class technical specifications, such as for instance:

- Full ventilation and air condition (Fan coil 3-pipe system)
- Air humidification
- Raised floors
- Suspended ceilings
- Modern access control system
- High standard elevators (type Kone, Otis, Schindler)
- Sprinkler
- Preparation for all kinds of IT and telephone equipment and services
- Etc

By using structural elements in the facade there will be a limited amount of obstructive pillars within the premises, making it easy to provide good and flexible fit out solutions for the tenant.

The buildings are designed with good sustainable, yet modern architecture, respecting the traditional architecture of Szczecin, with symmetric, human scale facades facing the streets, in line with its original façade lines. At the same time we wanted to create an interesting icon overlooking the intersection. Inside the development, between the buildings, where the sun does not create any problems to the office workers, modern full height glass facades are used, as well as in locations for the important first impressions, building access, waiting, meeting points etc.

The development has generous, light and tall common areas in every building, with large lobbies and reception areas giving possibility for meetings, company exhibitions and promotion.

Solid natural materials will be used in the common areas – wood, stone, glass and metal. Staircases will be open providing easy and pleasant communication between floors or a nice view while waiting for the elevator. In the common toilet areas, ceramic tiles will be used on floors and walls.

In the area between the buildings a pleasant and attractive piazza will be created, providing gastronomy facilities (cafe, lunch restaurants etc) and other business-to-business services, such as for instance copy centre, kiosk, bank/post office etc.

Within the main building, there are plans of creating conference / meeting room facilities and a gym / SPA.

Our philosophy and aim is to create a building which will work as the second home for the persons working there. After all we spend more than half of our awoken time every day in the office.

Best regards,

Magnus Isaksson
Realkapital Szczecin II Sp. z o.o.

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