



# Modern office space market in Lublin

May 2022

# Table of Contents

---

Office space for rent 3

---

CZ Office Park D 4

---

Wojciechowska 9B 5

---

G3 6

---

G5 7

---

Spokojna 2 8

---

Grey Office Park A 9

---

Grey Office Park B 10

---

CZ Office Park A 11

---

CZ Office Park C 12

---

Makrochem 13

---

Technic Park 14

---

Nord Office Park 15

---

Rupes 16

---

Zana 39 17

---

Witosa 16 18

---

Północna 5 19

---

Chodźki Office 20

---

Summary 21

---

Investor Relations Office 24

---



1. CZ Office Park D
2. Wojciechowska 9B
3. G3
4. G5
5. Spokojna 2
6. Grey Office Park A
7. Grey Office Park B
8. CZ Office Park A
9. CZ Office Park C
10. Makrochem
11. Technic Park
12. Nord Office Park
13. Rupes
14. Zana 39
15. Witosa 16
16. Północna 5
17. Chodźki Office



**56**

Number of modern office buildings



**244,011 sq m**

Total office stock



**39,706 sq m**

Office space for rent



**16%**

Vacancy rate



**10,000 sq m**

Office space in preparation



**EUR 10.50-12.50**

Average rents per sq m

EUR 1 = PLN 4.65  
Exchange rate as of  
19.05.2022





**Location** | 27 Kraśnicka Av



**Year built** | 2022



**Building class** | A



**Total space** | 16,000 sq m



**Space available** | 9,300 sq m



**Investor** | Centrum Zana Holding Sp. z o.o.



**Contact person** | Agnieszka Wawszczak +48 605 881 004  
aw@zana.pl www.zana.pl



**Lease rate** | EUR 12.50 (PLN 58.12)/ sq m net (overground floors)  
EUR 13.00 (PLN 60.45)/ sq m net (ground floor)  
+ EUR 3.65 (PLN 17.00)/ sq m net service charges



**Tenants** | Rise.pl, Vistra Poland, PGE GK SA





Office space for rent



**Location** | 9b Wojciechowska St



**Year built** | 2021



**Building class** | A



**Total space** | 6,700 sq m



**Space available** | 1,010 sq m



**Investor** | W9 Investment S.C J.Urban D.Piątek



**Contact person** | Izabela Pomorska +48 601 312 564  
iza@hanesco.pl



**Lease rate** | EUR 12.90 (PLN 60.00)/sq m net  
+ EUR 3.44 (PLN 16.00)/sq m net service charges





**Location** | 3 Gęsia St



**Year built** | 2021



**Building class** | A



**Total space** | 12,000 sq m



**Space available** | 5,100 sq m



**Investor** | Billennium Campus Sp. z o.o.



**Contact person** | Agnieszka Kożuchowska +48 536 139 142



**Lease rate** | EUR 13.00 (PLN 60.45)/ sq m net  
+ service charges  
EUR 1.50 (PLN 7.00)/ sq m net (ground floor),  
EUR 2.58 (PLN 12.00)/ sq m net (overground floors)



**Tenants** | Billennium, Phuc, Sueno, Musi Sushi



**Location** | 5 Gęsia St



**Year built** | 2017



**Building class** | A



**Total space** | 5,600 sq m



**Space available** | 1,600 sq m



**Investor** | Ice Lublin Sp. z o.o.



**Contact person** | Agnieszka Kożuchowska +48 536 139 142



**Lease rate** | EUR 9.68 (PLN 45,00)/ sq m net  
+ EUR 2.04 (PLN 9.50)/ sq m net service charges





**Location** | 2 Spokojna St



**Year built** | 2018



**Building class** | A



**Total space** | 18,490 sq m



**Space available** | 2,300 sq m



**Investor** | Przedsiębiorstwo Produkcyjno-Handlowe ORION  
Edward Leńczuk



**Contact person** | Martyna Furgał +48 794 984 100  
biurowiec2@orion.lublin.pl

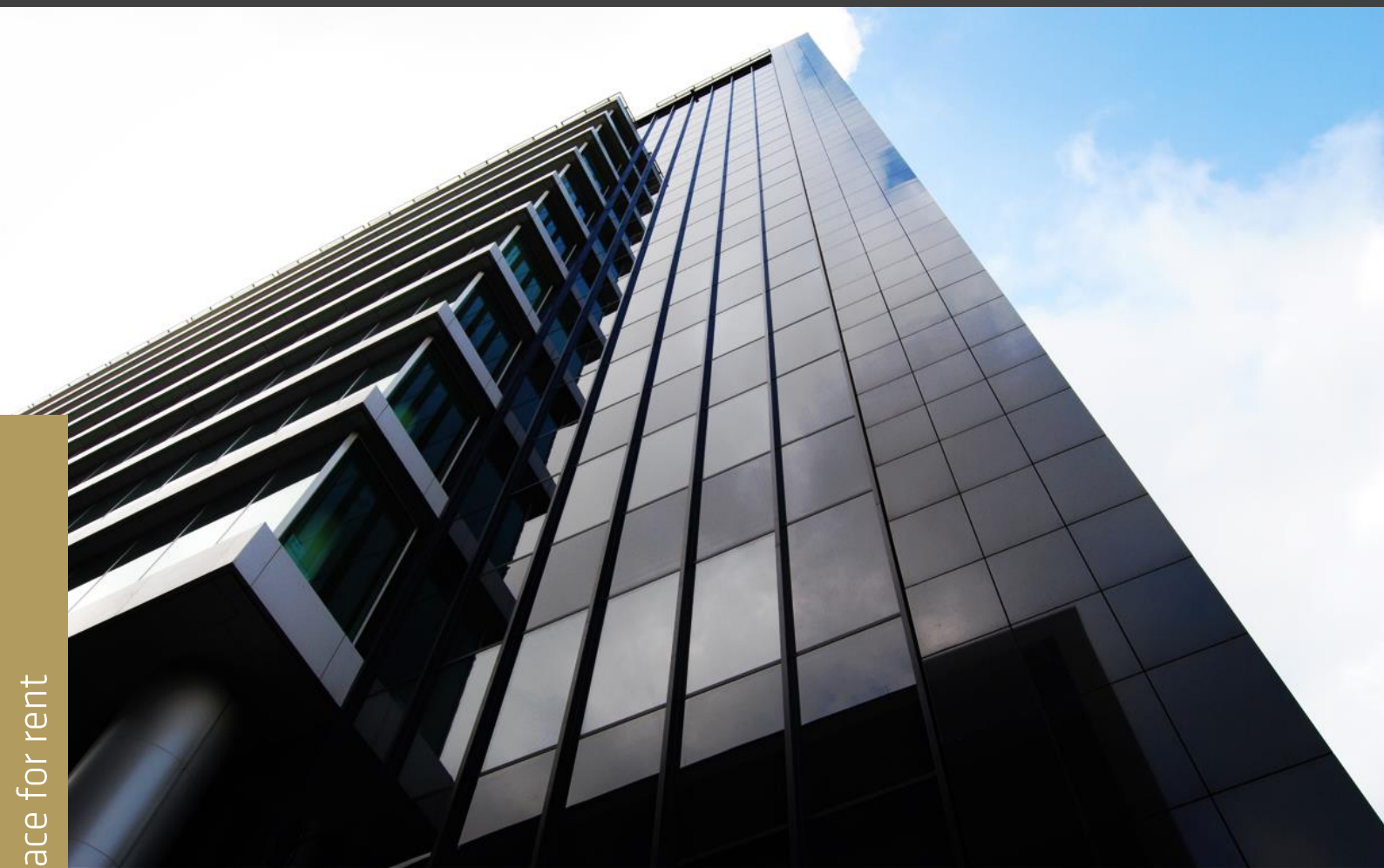


**Lease rate** | EUR 9.68-10.75 (PLN 45.00-50.00)/sq m net  
+ EUR 3.22 (PLN 15.00)/ sq m net service charges



**Tenants** | Sollers Consulting, Asseco Business Solutions, Generali Polska,  
Publicis Re:Sources, Expander, mBank, Vorwerk, ARP, BGK,  
Lublin Municipal Office





**Location** | 32a Tomasz Zana St



**Year built** | 2011



**Building class** | A



**Total space** | 13,156 sq m



**Space available** | 2,100 sq m



**Investor** | Centrum Zana Witoso Sp. z o.o.



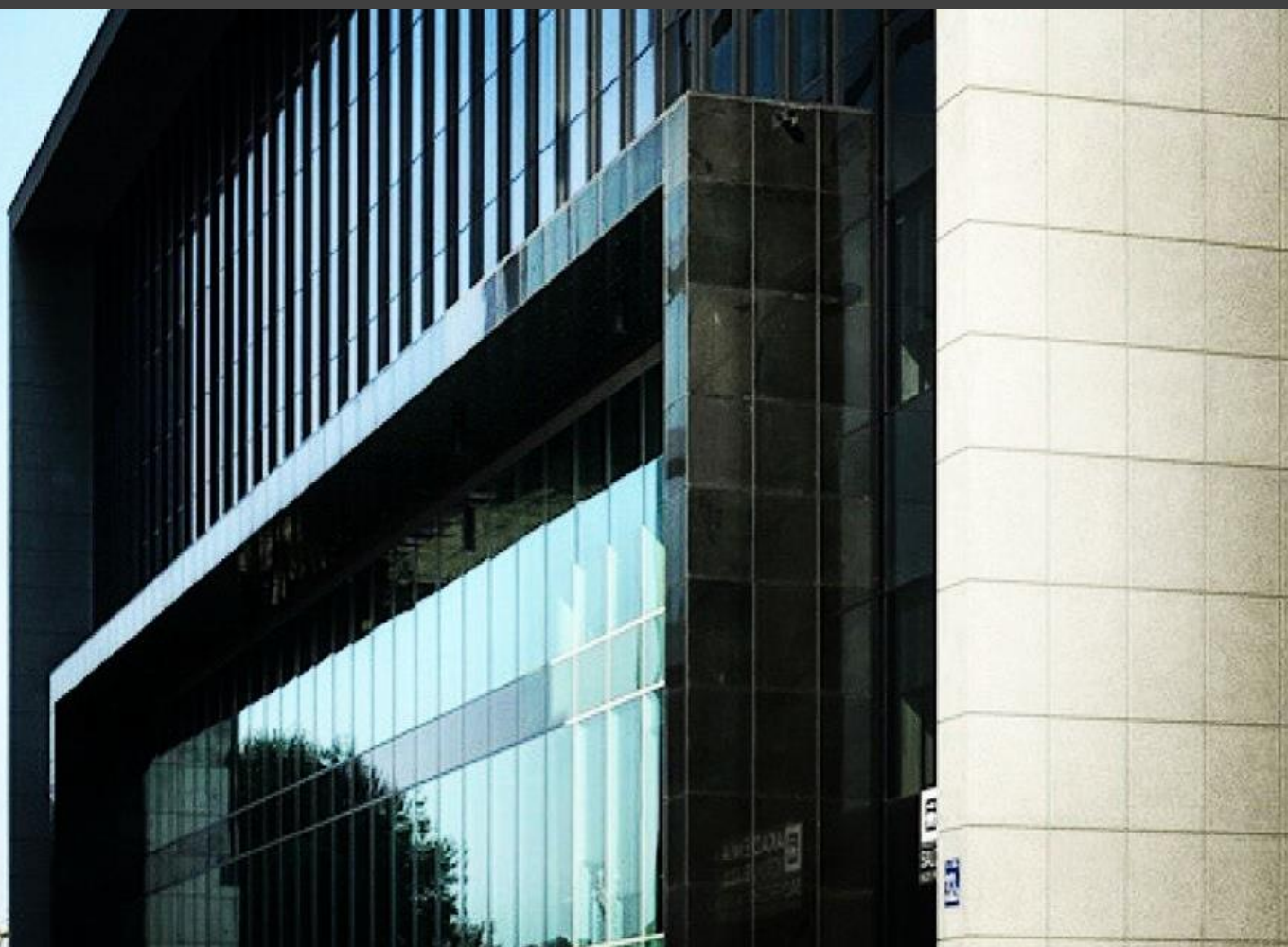
**Contact person** | Agnieszka Wawszczak +48 605 881 004  
aw@zana.pl www.zana.pl



**Lease rate** | EUR 11.00 (PLN 51.15)/ sq m net (1st, 11th floor)  
EUR 10.50 (PLN 48,82)/ sq m net (3rd floor)  
+ EUR 3.44 (PLN 16.00)/ sq m net service charges



**Tenants** | PKO BP, Alior Bank, Randstad Payroll Solutions, Predica



**Location** | 32b Tomaszka Zana St



**Year built** | 2009



**Building class** | A



**Total space** | 3,798



**Space available** | 1,976



**Investor** | Centrum Zana Witoska Sp. z o.o.



**Contact person** | Agnieszka Wawszczak +48 605 881 004  
aw@zana.pl www.zana.pl



**Lease rate** | EUR 12.00 (PLN 55.80)/ sq m net (ground floor)  
EUR 11.00 (PLN 51.15)/ sq m net (1st, 2nd, 3rd floor)  
+ EUR 3.44 (PLN 16.00)/ sq m net service charges



**Tenants** | PGE Obrót, Asseco Business Solutions





**Location** | 14 Nałęczowska St



**Year built** | 2017, 2018



**Building class** | A



**Total space** | 20,900 sq m



**Space available** | 1,027 sq m



**Investor** | Centrum Zana Holding Sp. z o.o. Sp. K.



**Contact person** | Agnieszka Wawszczak +48 605 881 004  
aw@zana.pl www.zana.pl



**Lease rate** | EUR 11.00 (PLN 51.15)/sq m net (5th, 9th floor)  
+EUR 3.65 (PLN 17.00)/sq m net service charges  
EUR 23.00 (PLN 106.95)/sq m net (ground floor- 37.4 sq m)



**Tenants** | Lingaro, Centralny Ośrodek informatyki, Onwelo, Edge One Solutions, Santander Bank Polska SA, Monogo, PwC, Capgemini, Vosti, nocowanie.pl



**Location** | 16 Nałęczowska St



**Year built** | 2018



**Building class** | A



**Total space** | 3,500 sq m



**Space available** | 793 sq m



**Investor** | IT Office Park Sp. z o.o. Sp. K.



**Contact person** | Agnieszka Wawszczak +48 605 881 004  
aw@zana.pl www.zana.pl



**Lease rate** | EUR 11.50 (PLN 53.47)/sq m net  
+ EUR 3.44 (PLN 16.00)/sq m net service charges



**Tenants** | eLeader, Finanteq, Compensa, Stokrotka





 **Location** | 2 Rapackiego St

 **Year built** | 2017


 **Building class** | A


 **Total space** | 3,678 sq m

 **Space available** | 480 sq m

 **Investor** | Makrochem SA

 **Contact person** | Paweł Nadolski  
+48 519 077 743

 **Lease rate** | EUR 12.00 (PLN 55.80)/ sq m net  
+ EUR 3.44 (PLN 16.00)/ sq m net service charges

 **Tenants** | SDF, Team International, CompuGroup Medical, WeWorkOffice



**Location** | 7 Dobrzańskiego St



**Year built** | 2016



**Building class** | B+



**Total space** | 6,900 sq m



**Space available** | 3,125 sq m (building A-195 sq m; building B-2930 sq m)



**Investor** | Centrum Zana Holding Sp. z o.o. Sp. K.



**Contact person** | Agnieszka Wawszczak +48 605 881 004  
aw@zana.pl www.zana.pl

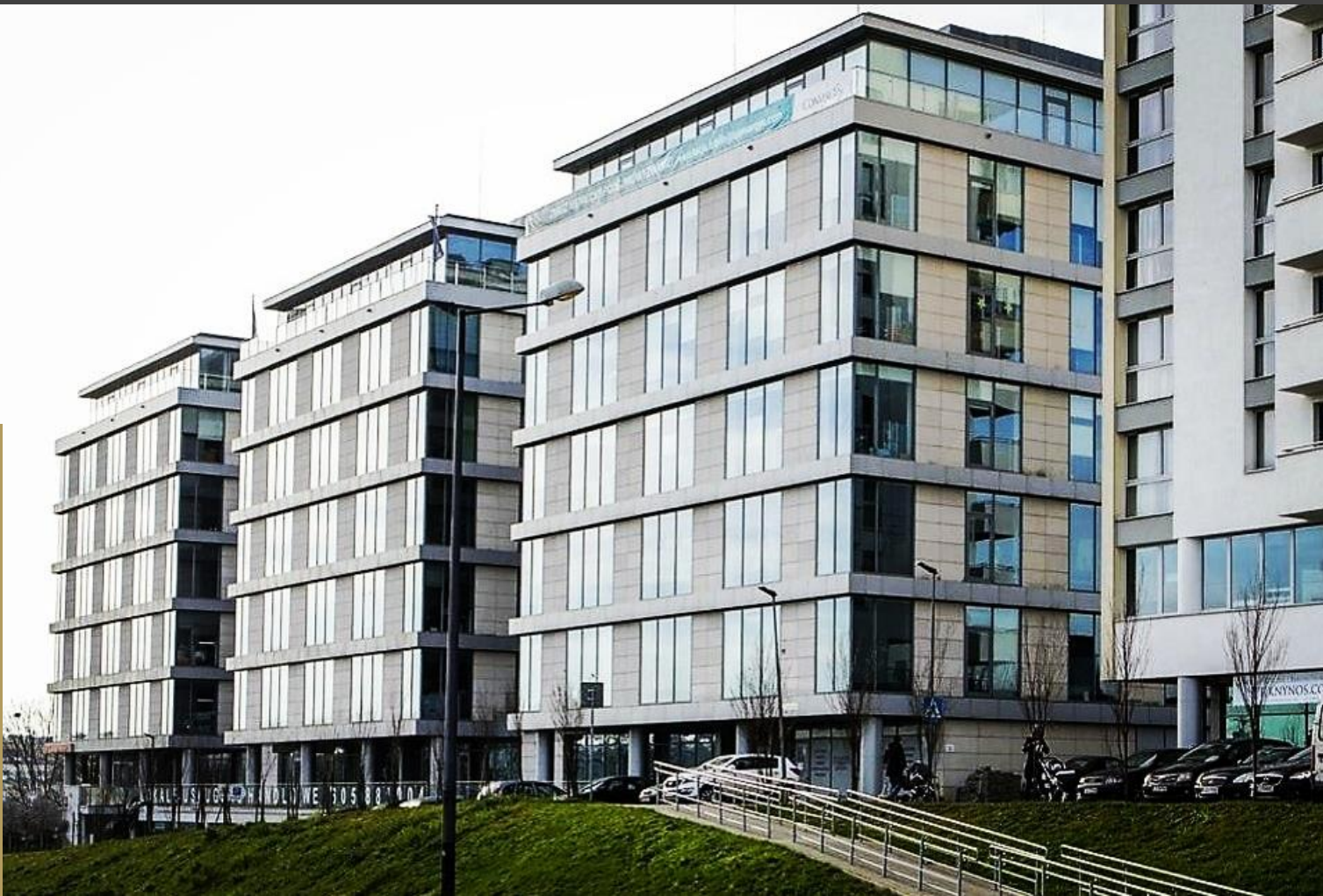


**Lease rate** | EUR 9.75 (PLN 45.34)/ sq m net  
+ EUR 3.44 (PLN 16.00)/ sq m net service charges



**Tenants** | ARiMR, Impel, Laboratorium Badań Genetycznych





**Location** | 6 Szeligowskiego St



**Year built** | 2013



**Building class** | A



**Total space** | 13,500 sq m



**Space available** | 1,560 sq m



**Investor** | Centrum Zana Witosa Sp. z o.o.



**Contact person** | Agnieszka Wawszczak +48 605 881 004  
aw@zana.pl www.zana.pl



**Lease rate** | EUR 10.50 (PLN 48.82)/sq m net (2nd, 4th floor)  
EUR 11.00 (PLN 51.15)/sq m net (5th floor)  
+ EUR 3.44 (PLN 16.00)/sq m net service charges



**Tenants** | Sii, Concentrix, Phlexglobal, Etos



**Location** | 8 Raławickie Av



**Year built** | 2012



**Building class** | A



**Total space** | 5,000 sq m



**Space available** | 890 sq m



**Investor** | Rupes Sp. z o.o.



**Contact person** | Paweł Trojniak [biuro@rupeslublin.pl](mailto:biuro@rupeslublin.pl)  
+48 81 745 07 98 +48 501 447 887



**Lease rate** | EUR 11.83 (PLN 55.00)/ sq m net  
+ EUR 2.36 (PLN 11.00)/ sq m net service charges



**Tenants** | Pdco Sp. z o.o., Ringier Axel Springer Polska, Krajowa Izba Fizjoterapeutów, Altkom Software & Consulting





**Location** | 39 Zana St



**Year built** | 2001



**Building class** | B



**Total space** | 5,449 sq m



**Space available** | 2,300 sq m



**Investor** | First Property Poland Sp. z o.o.



**Contact person** | Jeremi Słomiński +48 603 123 608  
jeremi.slominski@fprop.com.pl www.fprop.com.pl



**Lease rate** | EUR 10.50 (PLN 48.82)/sq m net  
+ EUR 3.44 (PLN 16.00)/sq m net service charges



**Tenants** | ING Bank Śląski, Warta, Mikrobit



**Location** | 16 Witosa Av



**Year built** | 2011 (major renovation in 2019)



**Building class** | B



**Total space** | 2,830 sq m



**Space available** | 720 sq m



**Investor** | Kamares Sp. z o.o. Sp. K.



**Contact person** | Andrzej Król +48 601 164 145  
ac.krol@tlen.pl www.kamares.pl

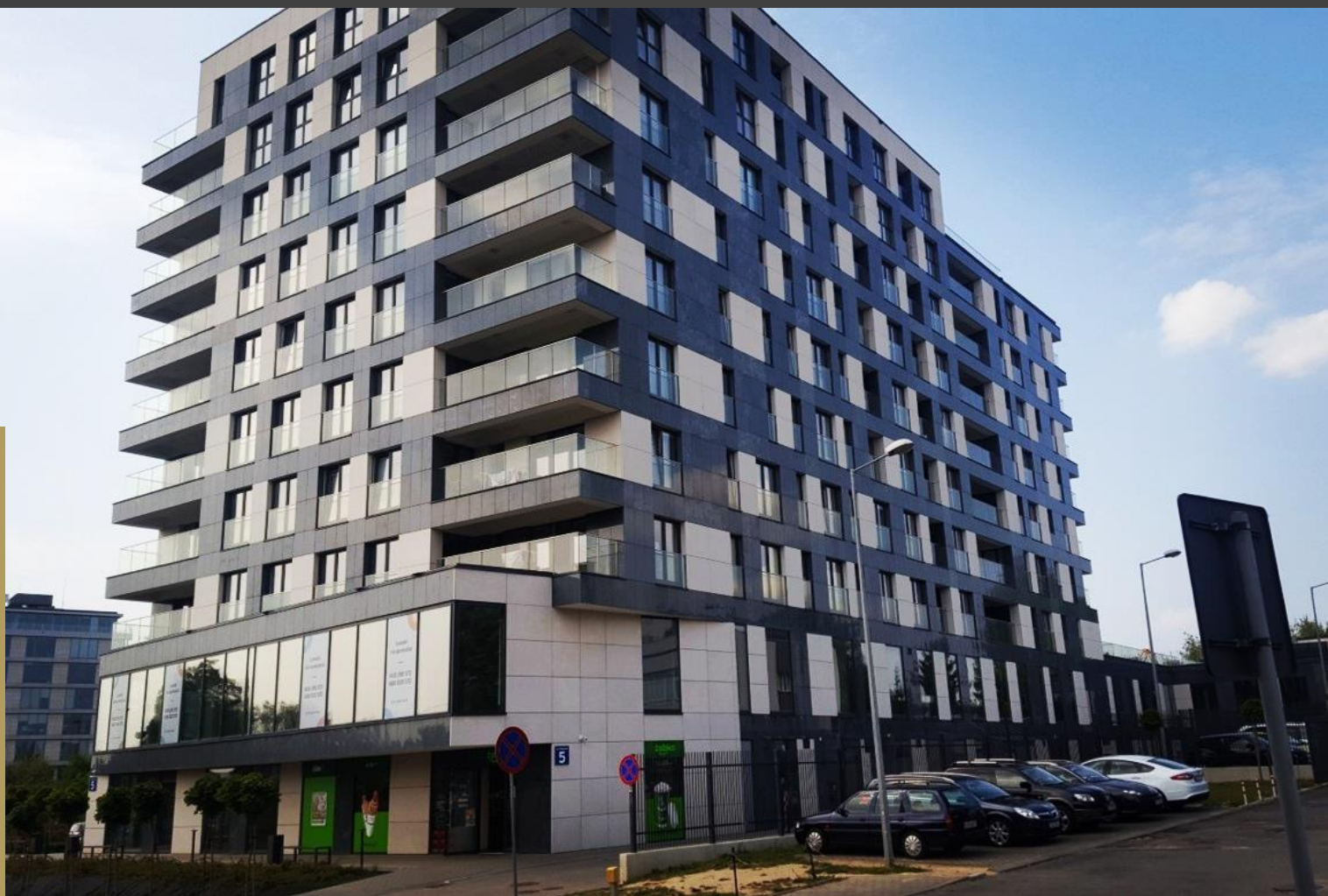


**Lease rate** | EUR 10.50 (PLN 48.82)/ sq m net  
+ EUR 3.22 (PLN 15.00)/ sq m net service charges



**Tenants** | PGE Obrót, Getback SA. Netuity Networks Sp. z o.o.





Office space for rent



**Location** | 5 Północna St



**Year built** | 2018



**Building class** | B+



**Total space** | 2,692 sq m (1st floor)



**Space available** | 450 sq m



**Investor** | Północna 5 Sp. z o.o.



**Contact person** | Beata Kawiak +48 668 290 372  
bkawiak@ltn.pl www.polnocna5.pl



**Lease rate** | EUR 10.75 (PLN 50.00)/ sq m net  
+ service charges



**Location** | 10a Witolda Chodźki St



**Year built** | 1999



**Total space** | 7,483 sq m



**Space available** | 2,000 sq m



**Investor** | Nieruchomości Lalak Properties Sp. z o.o. S.K.A.



**Contact person** | Katarzyna Kowalska +48 662 009 932  
katarzyna.kowalska@meblohurt.pl



**Lease rate** | EUR 8.60 (PLN 40.00)/sq m net  
+ EUR 2.15 (PLN 10.00)/sq m net service charges



# Modern office space market in Lublin

## Summary

### Existing **A-class** buildings

No	Name	Location	Year built	Office space in sq m
1.	Centrum Park	60 Leszczyńskiego St	2015	3,000
2.	CZ Office Park A	14 Nałęczowska St	2017	20,900
3.	CZ Office Park C	16 Nałęczowska St	2018	3,500
4.	CZ Office Park D	27 Kraśnicka Av	2022	16,000
5.	G3	3 Gęsia St	2021	12,000
6.	G5	5 Gęsia St	2017	5,600
7.	Grey Office Park A	32a Zana St	2011	13,156
8.	Grey Office Park B	32b Zana St	2009	3,798
9.	Grey Office Park C	4c Wallenroda St	2007	7,000
10.	Grey Office Park D	4d Wallenroda St	2007	8,700
11.	Makrochem	2 Rapackiego St	2017	3,678
12.	Nord Office Park	6 Szeligowskiego St	2013	13,500
13.	Point 75	75 Spółdzielczości Pracy St	2018	1,831
14.	Rupes	8 Racławickie St	2012	5,000
15.	Spokojna 2	2 Spokojna St	2018	18,490
16.	Wojciechowska 9B	9b Wojciechowska St	2021	6,700
			Total	142,853

	Name	Location	Year built	Office space in sq m
1.	Batory	31 Kraśnicka Av	2014	3,200
2.	Bursaki Grey Office	1 Ceramiczna St	2013	4,400
3.	BZWBK	37 Krakowskie Przedmieście St	2007	2,900
4.	CB Kaskada	27 Chodźki St	2013	2,400
5.	Center Office	19a Czechowska St	2017	1,800
6.	Corner House	54 Krakowskie Przedmieście St	2004	1,500
7.	Czechowska 19	19 Czechowska St	2007	1,750
8.	Dalimex	4/6/8 Obywatelska St	2013	3,000
9.	Dalimex	74a Lubartowska St	2003	2,700
10.	Hanesco Nieruchomości P13	13 Peowiaków St	2013	1,800
11.	Hanesco Nieruchomości Z43	43 Zana St	2006	998
12.	Hvile Park Business Area	175 Nałęczowska St	2020	1,437
13.	Jana Pawła II 13	13 Jana Pawła II St	2014	2,000
14.	JPBC	17 Jana Pawła II St	2014	4,713
15.	LC3	3 Leszka Czarnego St	2014	1,000
16.	Narutowicza 55b	55b Narutowicza St	2009	1,450
17.	MTK18	18 Matki Teresy z Kalkuty St	2014	1,200
18.	Orion, Stefczyka	3b Stefczyka St	2009	3,000
19.	Orkana 7	7 Orkana St	2018	2,667
20.	Parys II	3a Hanki Ordonówny St	2004	2,000
21.	Północna 5	5 Północna St	2018	2,692
22.	Skłodowska Point	3 Skłodowskiej St	2014	1,950
23.	TBV Office Center	17 Chodźki St	2013	2,536
24.	Technic Park	7 Dobrzańskiego St	2016	6,900
25.	Venture Hub	4a Lipowa St	2014	1,700
26.	W9 Investment	3 Skromna St	2014	3,000
27.	W9 Investment	3 Wojciechowska St	2010	2,300
28.	W9 Investment	9a Wojciechowska St	2010	2,716
29.	Walentynowicz 10	10 Walentynowicz St	2009	1,914
30.	Warta	12 Wieniawska St	2013	1,213
31.	Witosa I	18 Witosa St	2008	2,315
32.	Witosa 16	16 Witosa St	2011	2,830
33.	Zana 11a	11a Zana St	2013	2,500
34.	Zana 39	39 Zana St	2001	5,449
35.	Zana 39a	39a Zana St	2005	4,560
36.	Zana House	2 Jana Sawy St	2008	1,320
37.	Zana Office I	2e Wallenroda St	2004	2,950
38.	Zana Office II	2f Wallenroda St	2005	2,838
39.	Związkowa 21	21 Związkowa St	2005	1,960
40.	Związkowa Center	26 Związkowa St	2011	1,600
			Total	101,158



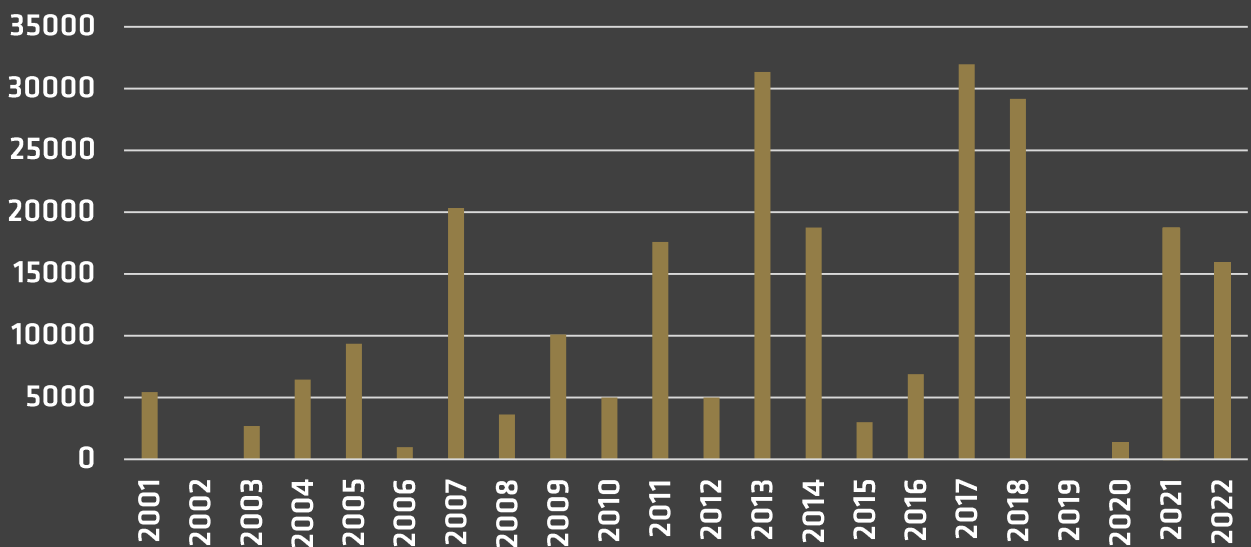
## Existing buildings

Class	Number of buildings	Office space in sq m
A	16	142,853
B	40	101,158
Total	56	244,011

## In preparation & under construction

No	Name	Location	Office space in sq m
1.	Gësjia 3 bis	Gësjia St	10,000
Total			10,000

## New supply of A- and B-class office space



## Investor Relations Office

Lublin City Hall

2 Spokojna St

20-074 Lublin

[invest-in-lublin.com](http://invest-in-lublin.com)



### Igor Niewiadomski

Coordinator of Investor Relations Office

email [igor.niewiadomski@lublin.eu](mailto:igor.niewiadomski@lublin.eu)

tel. (81) 466 25 42

mob. 601 341 767



[linkedin.com/in/igor-niewiadomski](https://www.linkedin.com/in/igor-niewiadomski)

### Krzysztof Buczyński

Investor Relations Manager

email [krzysztof.buczynski@lublin.eu](mailto:krzysztof.buczynski@lublin.eu)

tel. (81) 466 25 43

mob. 662 077 352



[linkedin.com/in/krzysztof-buczyński](https://www.linkedin.com/in/krzysztof-buczyński)

