



Lublin Office Market

August 2024

INVEST IN
Lublin

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CITY OF INSPIRATION

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12. Zana 39
13. Witosa I
14. Witosa 16
15. Galeria Olimp
16. Frezerów 13
17. Zana 39a
18. Wieniawska 11



58

Number of modern office buildings



250,139 sq m

Total office stock



26,396 sq m

Office space for rent



10,6%

Vacancy rate



33,458 sq m

In the pipeline



EUR

12,00 – 14,25

Average rents per sq m*

*Data: COLLIERS



Office space for rent

 **Location** | 5 Agatowa St

 **Year built** | 2024

 **Class** | A

 **Total space** | 2,000 sq m

 **Space available** | 400 sq m

 **Investor** | Franczewska Nieruchomości Adrianna Franczewska-Krupa sp. k.

 **Contact person** | Mariusz Krupa
+48 511 888 800

 **Tenants** | biuro@franczewska.pro
FD Zarządzanie Nieruchomościami



Location | 14 Nałęczowska St



Year built | 2017/2018



Class | A



Total space | 20,900 sq m



Space available | 1,285 sq m



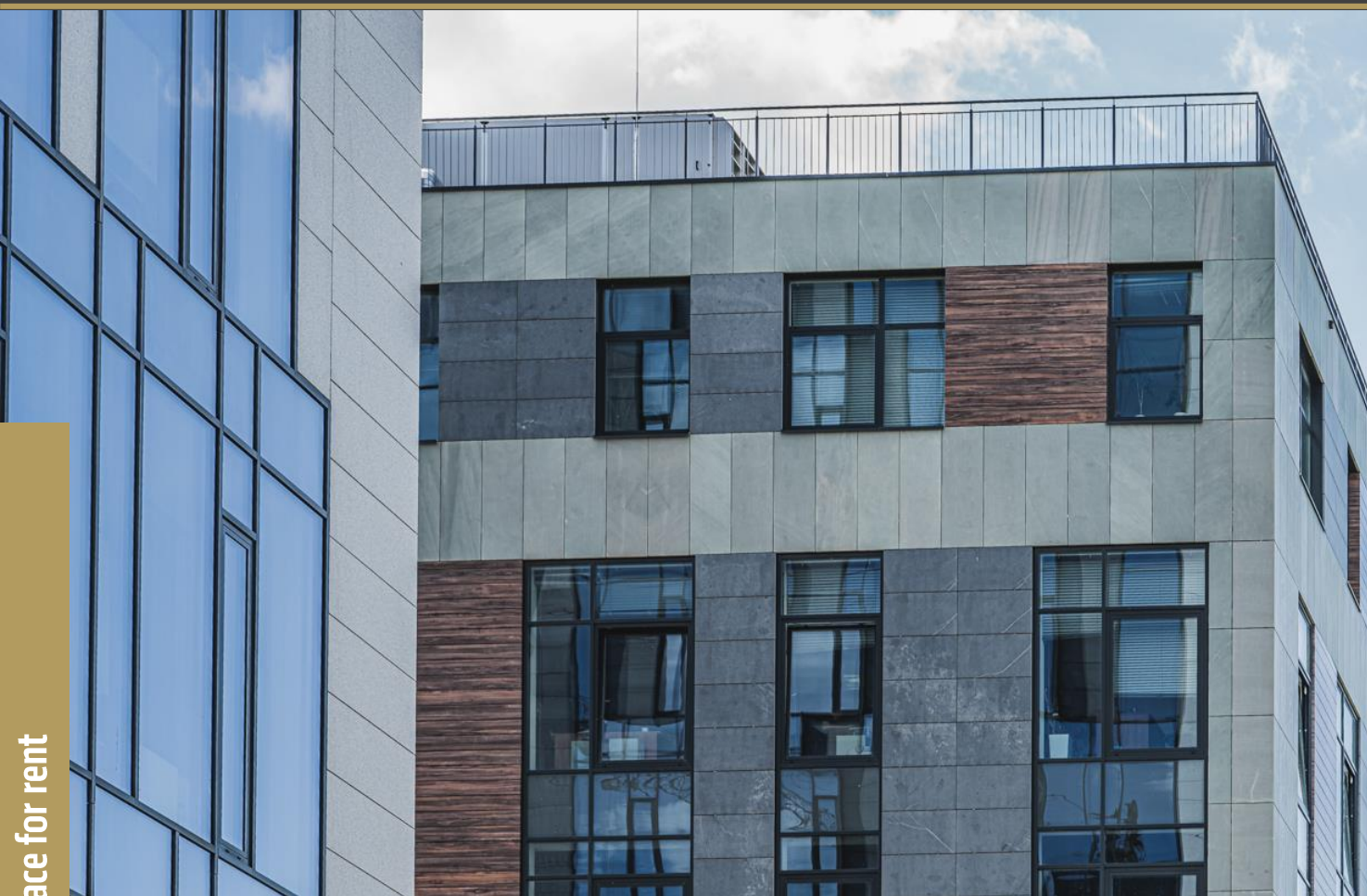
Investor | Centrum Zana Holding Sp. z o.o.



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



Tenants | Onwelo, Santander Bank Polska SA, Monogo, PwC, Capgemini, Vosti, nocowanie.pl, Tutlo, Foodcom, Voice Contact Center



 **Location** | 16 Nałęczowska St


 **Year built** | 2018


 **Class** | A

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

 **Space available** | 700 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

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



Office space for rent

 **Location** | 27 Kraśnicka Av


 **Year built** | 2022


 **Class** | A

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

 **Space available** | 7,807 sq m

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

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

 **Tenants** | Loftmill, PGE GK SA, Vistra Poland,
Pekao SA, ING Bank Śląski



Office space for rent



Location | 13 Frezerów St



Year built | 2022



Total space | 2,327 sq m



Space available | 685 sq m



Investor | Towarzystwo Inwestycyjne Elektrownia Wschód S.A.



Contact person | Tomasz Karman
+48 733 566 577
biuro@tngs.pl; www.tngs.pl



Office space for rent



Location | 3 Gęsia St



Year built | 2021



Class | A



Total space | 12,000 sq m



Space available | 2,500 sq m



Investor | Billennium Campus Sp. z o.o.



Contact person | Agnieszka Kożuchowska
+48 536 139 142
agnieszka.kozuchowska@billennium.com



Tenants | Billennium, Mastermedia, PKO Leasing, PGE Systemy, Przedszkole Bajkowy Dworek, Musi Sushi, PHUC, Laperfe, Cepheo



Office space for rent



Location | 34 Spółdzielczości Pracy Av



Year built | 2005



Total space | 2,100 sq m



Space available | 720 sq m



Investor | Transhurt Sp. z o.o.



Contact Person |

Tomasz Karman

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biuro@tngs.pl; www.tngs.pl



Office space for rent



Location | 32A Tomasza Zana St



Year built | 2011



Class | A



Total space | 13,156 sq m



Space available | 1,164 sq m



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



Contact Person | Agnieszka Wawszczak
+48 605 881 004
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Tenants | PKO BP, Alior Bank, Randstad Payroll Solutions, 9bits



 **Location** | 32B Tomasza Zana St


 **Year built** | 2009


 **Class** | A

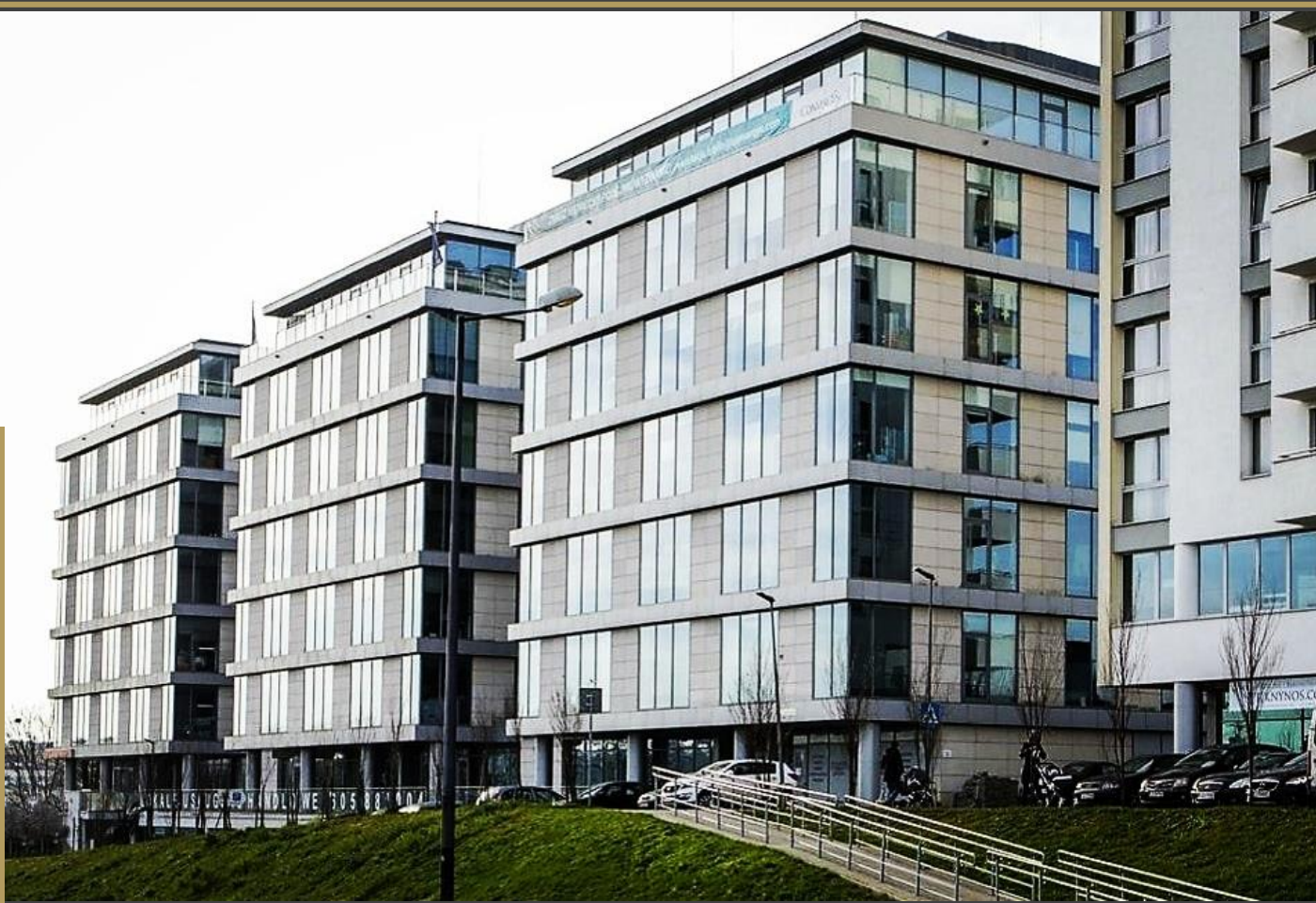
 **Total space** | 3,798 sq m

 **Space available** | 676 sq m

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

 **Contact Person** | Agnieszka Wawszczak
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 **Tenants** | PGE Obrót, Asseco Business Solutions,
Pekao Faktoring



Office space for rent



Location | 6 Szeligowskiego St



Year built | 2013



Class | A



Total space | 13,500 sq m



Space available | 1,334 sq m



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



Contact Person | Agnieszka Wawszczak
+48 605 881 004
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Tenants | Sii, Concentrix, Phlexglobal, CashDirector



 **Location** | 2 Rapackiego St


 **Year built** | 2017

 **Class** | A

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

 **Space available** | 480 sq m

 **Investor** | Makrochem SA

 **Contact Person** | Paweł Nadolski,
+48 519 077 743
pawel.nadolski@makrochem.com

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



Office space for rent



Location | 8 Raclawickie Av



Year built | 2012



Class | A



Total space | 8,521 sq m



Space available | 700 sq m



Investor | Rupes Sp. z o.o.



Contact Person | Paweł Trojnik
 raclawickie8@gmail.com
 +48 81 745 07 98, +48 501 447 887



Tenants | Lingaro, Oponeo, Homfi,
 Lubelska Giełda Nieruchomości, Homefinance,
 Durado, Interbud, Global Airline Services,
 Goldenmark, Stokrotka, Luxmed



Office space for rent



Location | 7 Dobrzańskiego St



Year built | 2016



Class | B+



Total space | 6,900 sq m



Space available | 3,486 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



Tenants | ARiMR, Impel, G&G Auto, Embe Press



Office space for rent



Location | 11 Wieniawska St



Year built | 2024



Class | A



Total space | 978 sq m



Space available | 800 sq m



Investor | TKM Global Tomasz Księżopolski



Contact | +48 691 104 103, 510 990 202
kontakt@wieniawska11.pl
www.wieniawska11.pl



Location | 16 Witosa Av



Year built | 2011 (major renovation in 2019)



Class | B



Total space | 2,830 sq m



Space available | 360 sq m



Investor | Kamares A.Król Spółka Jawna.



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



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



Location | 18 Witosa Av



Year built | 2008



Class | B+



Total space | 2,315 sq m



Space available | 765 sq m



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



Contact Person | Agnieszka Wawszczak,
+48 605 881 004
aw@zana.pl; www.zana.pl



Tenants | Genpact



Location | 39 Zana St



Year built | 2001



Class | B



Total space | 6,174 sq m



Space available | 1,737 sq m



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



Contact Person | Jeremi Słomiński
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jeremi.slominski@fprop.com.pl; ww.fprop.com.pl



Tenants | Kredyt Inkaso, ING Bank Śląski, Warta, Mikrobit



Location | 39A Zana St



Year built | 2005



Class | B



Total space | 4,337 sq m



Space available | 798 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



Tenants | DataArt Poland, Sp. z o.o.,
Santander Bank Polska S.A., TUIR Warta S.A.

Office space in the pipeline





Location | 8a Ewangelicka St



Completion date | 2026



Class | A



Total space | 9,000 sq m



Investor | KKL Sp. z o.o.



Contact Person | Tomasz Maciąg
81 743 09 49

tomaszmaciag@kkl.com.pl; www.kkl.com.pl



Office space in pipeline



Location | Gęsia St



Completion date | 2025



Class | A



Total space | 9,000 sq m



Investor | G7 Inter Office Sp. z o.o.



Contact | biuro@g7interoffice.pl
+48 532 363 236



Location | 3 Staszica St



Completion date | 2025



Class | A



Total space | 2,500 sq m



Investor | Building Investment Sp. z o.o. Sp. K.



Contact Person | Maciej Urban
603 393 883
urban02@o2.pl



Office space in pipeline



Location | Bohaterów Września St



Completion date | 2025



Class | A



Total space | 3,700 sq m



Investor | TBV



Contact Person | Mateusz Hamera
+48 884 808 585
mateusz.hamera@tbv.pl



Office space in pipeline



Location | 14 Związkowa St



Completion date | Q1 2026



Class | A



Total space | 9,258 sq m



Space available | 3,000 sq m



Main tenants | Healthcare companies



Investor | ImmoBilia Polska II Sp. z o.o.



Contact Person | Izabela Oktabska
500 267 778
biuro@immobilia.com.pl

Modern office space market

Summary

Existing A-class buildings

No.	Name	Location	Year built	Office space in sq m
1.	Agatowa Office	5 Agatowa St	2024	2,000
2.	Centrum Park	60 Leszczyńskiego St	2015	3,000
3.	CZ Office Park A	14 Nałęczowska St	2017	20,900
4.	CZ Office Park C	16 Nałęczowska St	2018	3,500
5.	CZ Office Park D	27 Kraśnicka Av	2022	16,000
6.	G7	7 Gęsia St	2021	12,000
7.	G5	5 Gęsia St	2017	5,600
8.	Gray Office Park A	32a Zana St	2011	13,156
9.	Gray Office Park B	32b Zana St	2009	3,798
10.	Gray Office Park C	4c Wallenroda St	2007	7,000
11.	Gray Office Park D	4d Wallenroda St	2007	8,700
12.	Nord Office Park	6 Szeligowskiego St	2013	13,500
13.	Rapackiego 2	2 Rapackiego St	2017	3,678
14.	Point 75	75 Spółdzielczości Pracy Av	2018	1,831
15.	Rupes	8 Raławickie Av	2012	8,521
16.	Spokojna 2	2 Spokojna St	2018	18,490
17.	Wieniawska 11	11 Wieniawska St	2024	978
18.	Wojciechowska 9B	9B Wojciechowska St	2021	6,700
Total				149,352

No.	Name	Location	Year built	Office space in sq m
1	Bursaki Grey Office	1 Ceramiczna St	2013	4,400
2	BZWBK	37 Krakowskie Przedmieście 37 St	2007	2,900
3	CB Kaskada	27 Chodźki St	2013	2,400
4	Center Office	19a Czechowska St	2017	1,800
5	Corner House	54 Krakowskie Przedmieście St	2004	1,500
6	Czechowska 19	19 Czechowska St	2007	1,750
7	Dalimex	4,6,8 Obywatelska St	2013	3,000
8	Dalimex	74a Lubartowska St	2003	2,700
9	Frezerów 13	13 Frezerów St	2022	2,327
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 Av	2008	2,315
32	Witosa 16	16 Witosa Av	2011	2,830
33	Zana 11a	11a Zana St	2013	2,500
34	Zana 39	39 Zana St	2001	6,174
35	Zana 39a	39a Zana St	2005	4,337
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	100,787

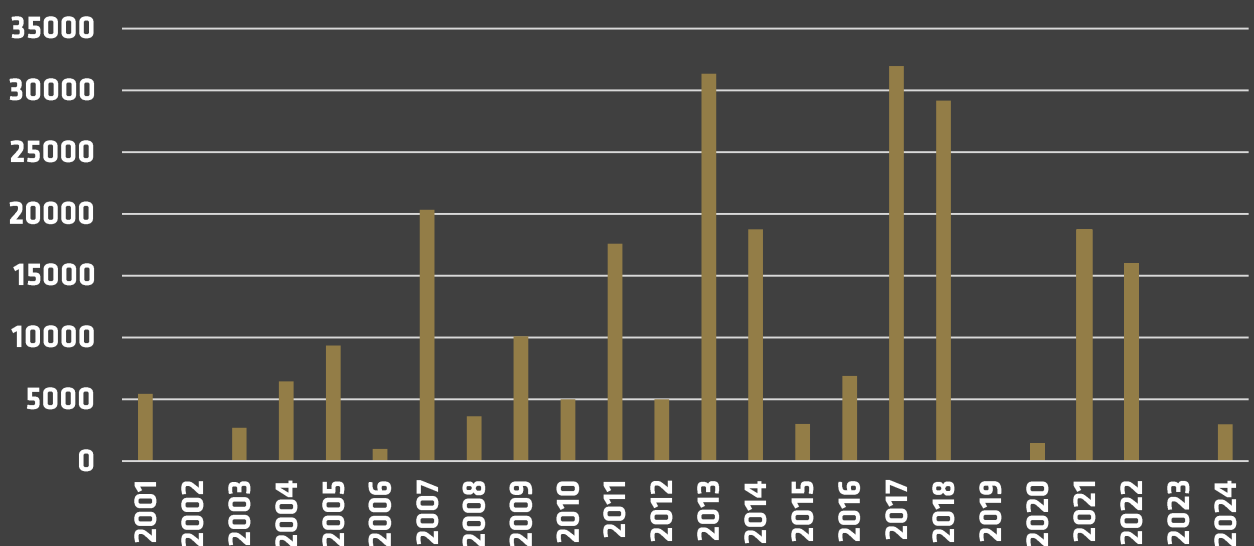
Existing buildings

Class	Number of buildings	Office space in sq m
A	18	149,352
B	40	100,787
Total	58	250,139

In the pipeline

No.	Name	Location	Office space in sq m
1.	Ewangelicka 8a	Ewangelicka 8a	9,000
2.	G7 Inter Office	ul. Gęsia	9,000
3.	Pałac Potockich	ul. Staszica 3	2,500
4.	Zelwerowicza Office	ul. Bohaterów Września	3,700
5.	Związkowa 14	Związkowa 14	9,258
	Total		33,458

New supply of A- and B-class office space



Investor Relations Office

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