

Deka Immobilien  
Investment GmbH  
Poland Portfolio  
Edition.  
**December 2025.**

**Deka**  
Immobilien

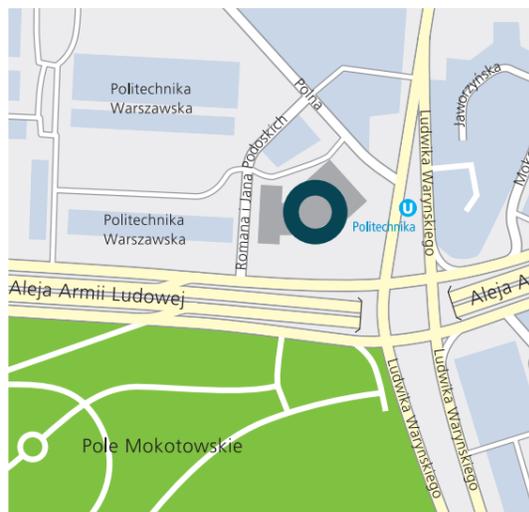


al. Armii Ludowej 14.  
IBC.  
00-638 Warsaw.



#### Facts.

- Year built: 2002/2005.
- Modern office and retail building.
- 2 linked buildings.
- 2 separate entrances to the building.
- 2 modern elevator cores with 4/5 elevators each.
- Retail locations on the ground floor.
- Control via building management systems.
- Efficient air-conditioning/ventilation system available.
- Suspended ceilings and raised floors in the rental spaces.
- 4 office units possible per floor.
- Flexible division into individual, group or open plan offices.



#### Location.

- Good location in the city centre south.
- Metro station in front of the building.
- Various bus lines in front of the building.
- Taxi stand in front of the building.
- One Metro station to the city centre.
- International airport about a 15-minute ride away.
- Ideal access to infrastructure.

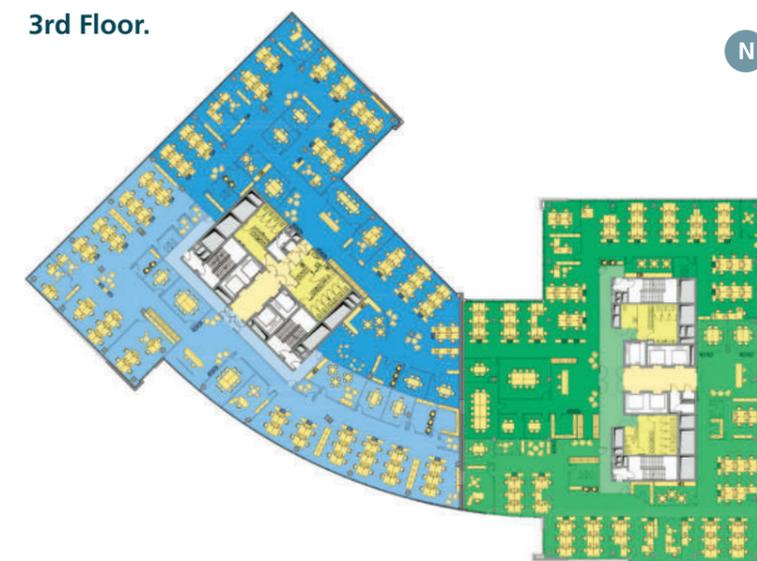


al. Armii Ludowej 14.  
IBC.  
00-638 Warsaw.

#### Rental space.

Floor	Rental space	Available space	Type of space
12 <sup>th</sup>	764 sq.m	764 sq.m	office
11 <sup>th</sup>	1,455 sq.m	1,455 sq.m	office
10 <sup>th</sup>	1,461 sq.m	721 sq.m	office
9 <sup>th</sup>	2,269 sq.m	let	office
8 <sup>th</sup>	3,427 sq.m	let	office
7 <sup>th</sup>	3,428 sq.m	let	office
6 <sup>th</sup>	3,426 sq.m	let	office
5 <sup>th</sup>	3,509 sq.m	1,110 sq.m	office
4 <sup>th</sup>	3,510 sq.m	1,148 sq.m	office
3 <sup>rd</sup>	3,508 sq.m	2,339 sq.m	office
2 <sup>nd</sup>	3,551 sq.m	397 sq.m	office
1 <sup>st</sup>	3,565 sq.m	1,884 sq.m	office
Ground Floor	944 sq.m	387 sq.m	office
Ground Floor	2,249 sq.m	let	retail/catering
Ground Floor	27 sq.m	let	storage
<b>Total</b>	<b>37,093 sq.m</b>		
Parking	21 spaces	92 spaces	surface
Parking	275 spaces	10 spaces	underground
<b>Total</b>	<b>310 sq.m</b>		

#### 3rd Floor.



[www.internationalbusinesscenter.pl](http://www.internationalbusinesscenter.pl)  
[www.deka-stars-poland.pl](http://www.deka-stars-poland.pl)

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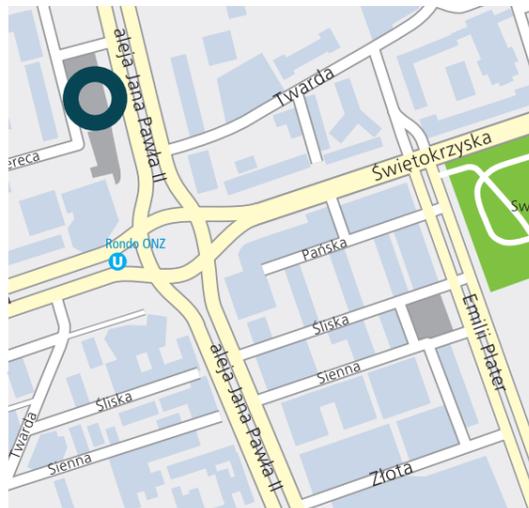
#### Contact

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00-124 Warsaw, Poland  
[www.deka-immobilien.com](http://www.deka-immobilien.com)

al. Jana Pawła II 19.  
Atrium Garden.  
00-854 Warsaw.



**Facts.**

- Year built: 2009.
- Office building consisting of 9 and 15-storey buildings.
- 2017 common areas were fully renovated.
- Attractive façade of natural stone and granite
- Flat roof with roof terrace available.
- Atrium.
- Heated and ventilated underground car park.
- Spacious lobby with reception area.
- 8 passenger lifts and 1 goods lift available.
- Café + Restaurant available on the ground floor.
- Good natural lighting.
- Suspended ceilings with integrated lighting and ventilation.
- High level of technical equipment and air-conditioning.
- Heating provided by district heating.
- 4 sanitary cells per floor, with 2 in the upper section.
- Alarm system and access control.
- Fire alarm system and CCTV monitoring.
- BREEAM In-Use: Building Mgmt. (excellent) / Asset (very good).

**Location.**

- Warsaw, in the core area CBD.
- Located on major, north-south city link.
- Metro and tram stops in the direct vicinity of the property.
- Central station is just a 10-minute walk away.
- Good local amenities.

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00-854 Warsaw.

**Rental space.**

Floor	Rental space	Available space	Type of space
14 <sup>th</sup>	769 sq.m	let	office
13 <sup>th</sup>	768 sq.m	let	office
12 <sup>th</sup>	757 sq.m	let	office
11 <sup>th</sup>	759 sq.m	let	office
10 <sup>th</sup>	759 sq.m	let	office
9 <sup>th</sup>	740 sq.m	let	office
8 <sup>th</sup>	1,866 sq.m	let	office
7 <sup>th</sup>	1,864 sq.m	846 sq.m	office
6 <sup>th</sup>	1,958 sq.m	let	office
5 <sup>th</sup>	1,958 sq.m	let	office
4 <sup>th</sup>	1,957 sq.m	let	office
3 <sup>rd</sup>	1,955 sq.m	let	office
2 <sup>nd</sup>	1,935 sq.m	let	office
1 <sup>st</sup>	1,677 sq.m	564 sq.m	office
Ground Floor	75 sq.m	135 sq.m	office
Ground Floor	1,106 sq.m	let	retail/catering
Total	20,902 sq.m		
Parking	220 spaces	90 spaces	underground
Archive	172 sq.m	let	storage

**4th Floor.**



[www.atriumgarden.pl](http://www.atriumgarden.pl)  
[www.deka-stars-poland.pl](http://www.deka-stars-poland.pl)

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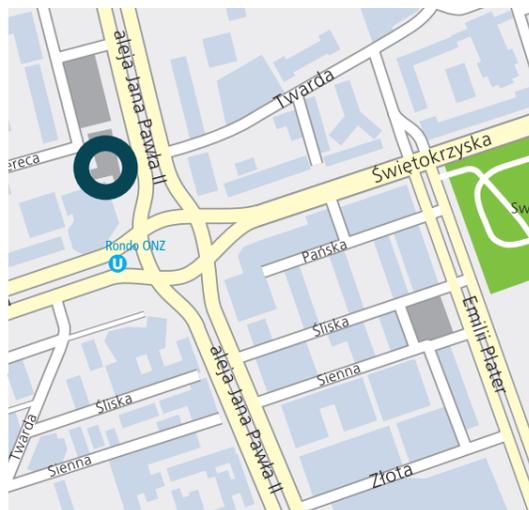
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al. Jana Pawła II 17.  
Wise Point.  
00-854 Warsaw.



**Facts.**

- Year built: 2013.
- 15-storey office and retail building with 4 basement floors.
- Attractive façade of natural stone, metal and glass.
- Underground car parking spaces heated and ventilated.
- 7 elevators.
- Bakery and service areas on the ground floor.
- Ceramic floor tiles in the foyer and revolving door system.
- Access control, security, 24h CCTV.
- Bright rooms with floor-to-ceiling windows.
- Office floor planned as an open-plan office.
- Suspended ceilings, raised floors.
- LEED for Core & Shell (platinum).



**Location.**

- Warsaw, in the core area CBD.
- Located on major, north-south city link.
- Metro and tram stops in the direct vicinity of the property.
- Central station is just a 10-minute walk away.
- Good local amenities.



al. Jana Pawła II 17.  
Wise Point.  
00-854 Warsaw.

**Rental space.**

Floor	Rental space	Available space	Type of space
14 <sup>th</sup>	1,181 sq.m	let	office
13 <sup>th</sup>	1,182 sq.m	let	office
12 <sup>th</sup>	1,181 sq.m	let	office
11 <sup>th</sup>	1,182 sq.m	let	office
10 <sup>th</sup>	1,182 sq.m	let	office
9 <sup>th</sup>	1,181 sq.m	let	office
8 <sup>th</sup>	1,174 sq.m	let	office
7 <sup>th</sup>	1,171 sq.m	let	office
6 <sup>th</sup>	1,172 sq.m	let	office
5 <sup>th</sup>	1,173 sq.m	let	office
4 <sup>th</sup>	1,421 sq.m	1,421 sq.m	office
3 <sup>rd</sup>	1,312 sq.m	1,321 sq.m	office
2 <sup>nd</sup>	1,315 sq.m	let	office
1 <sup>st</sup>	1,163 sq.m	let	office
Ground Floor	16 sq.m	let	office
Ground Floor	842 sq.m	let	retail/catering
Total	17,847 sq.m		
Parking	149 spaces	let	underground
Archive	265 sq.m	let	storage

**4th Floor.**



[www.deka-stars-poland.pl](http://www.deka-stars-poland.pl)

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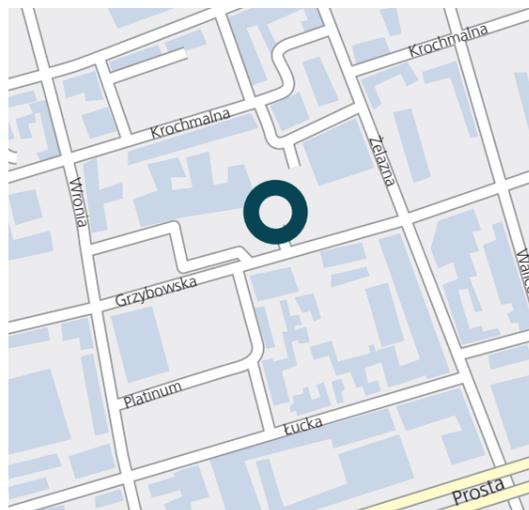
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ul. Grzybowska 56.  
Warsaw Brewery.  
00-844 Warsaw.



**Facts.**

- Building complex with historical part
- Completion in 2021
- Attractive outdoor areas, landscaped courtyard with fountain
- Historic villa, malt house and cellar with gastronomic offer
- Well-maintained modern outdoor facilities
- Large underground garage with parking for guests
- Three modern lobbies
- Numerous restaurants in the complex
- Suspended ceilings and raised floors in the Rental spaces
- Flexible floor plan design possible



**Location.**

- Located in CBD
- Good bus connection
- Metro in approx. 10 minutes on foot
- Airport in approx. 30 minutes by car
- Central train station in approx. 7 minutes by car
- Rich gastronomic offer in the direct vicinity

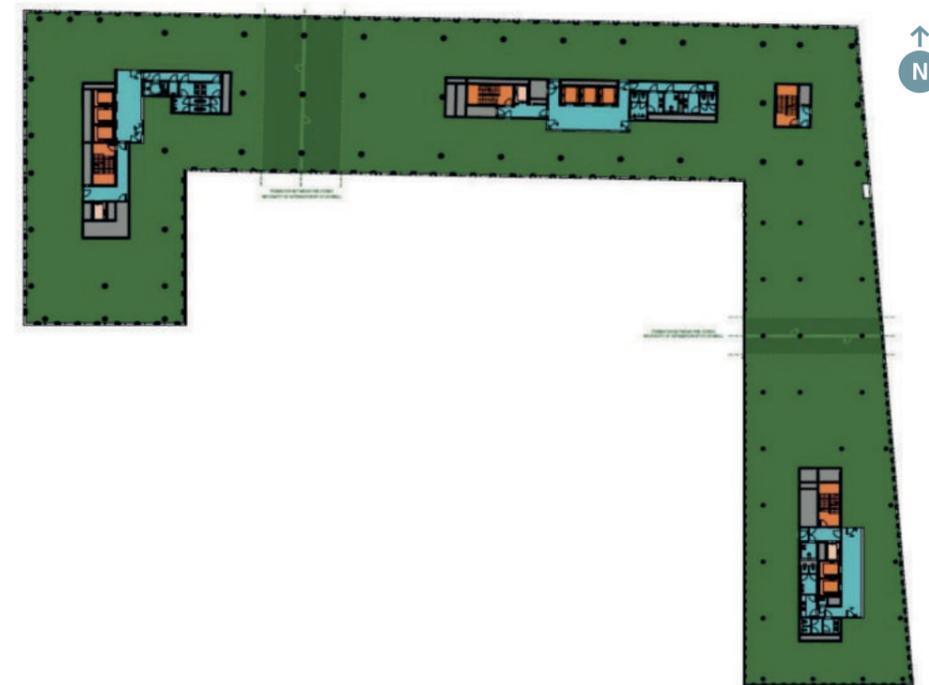


ul. Grzybowska 56.  
Warsaw Brewery.  
00-844 Warsaw.

**Rental space.**

Floor	Rental space	Available space	Type of space
7 <sup>th</sup>	1,907 sq.m	let	office
6 <sup>th</sup>	2,424 sq.m	let	office
5 <sup>th</sup>	3,083 sq.m	let	office
4 <sup>th</sup>	3,920 sq.m	let	office
3 <sup>rd</sup>	4,181 sq.m	let	office
2 <sup>nd</sup>	4,191 sq.m	let	office
1 <sup>st</sup>	3,695 sq.m	let	office
Ground Floor	1,589 sq.m	let	retail
Historical cellars	3,013 sq.m	let	retail
Malthouse	1,370 sq.m	let	retail
Villa	1,103 sq.m	let	office
<b>Total</b>	<b>30,476 sq.m</b>		
Parking	179 spaces	let	parking

**2nd Floor.**



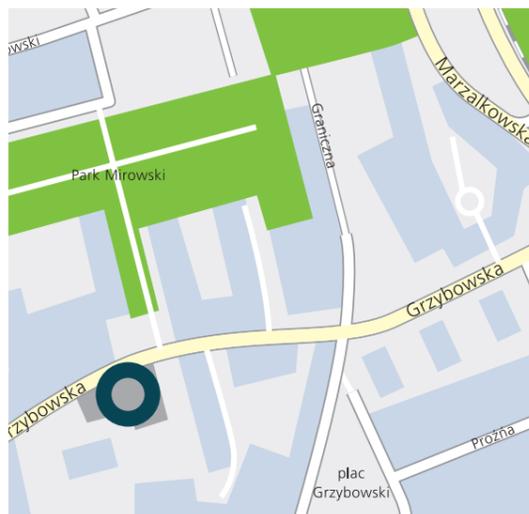
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ul. Grzybowska 5A.  
Grzybowska Park.  
00-132 Warsaw.



#### Facts.

- Year built: 2009.
- Prestigious 7-storey office building.
- Common areas and outside park were renovated and upgraded in 2020.
- Modern reinforced concrete skeleton design with sandstone façade.
- 1st and 2nd sublevels; heated/ventilated underground car park.
- 4 elevators available.
- Flat roof with internal roof drainage.
- Retail and catering units on the ground floor.
- Lobby over 2 floors with granite floor in the foyer.
- Security system (access / CCTV monitoring, alarm system).
- Air-conditioning, heating provided by district heating.
- Office spaces divisible in up to 3 rental areas.
- Flexible layout.
- Insulating glazing and internal solar protection available.
- Good natural lighting.
- Suspended ceilings with integrated lighting and ventilation.
- High level of technical equipment, such as raised floors available.
- Clear floor height in the office spaces of 2.70 m.
- BREEAM In-Use: Asset (very good)/ Building Mgmt. (very good).

#### Location.

- Warsaw CBD.
- Easy to reach by car.
- About 300 m to the nearest Metro station, good public transport link.
- Good local amenities in the direct vicinity.
- Unhindered view of the Palace of Culture and Science.
- Surrounded to the south and east by a small park.



ul. Grzybowska 5A.  
Grzybowska Park.  
00-132 Warsaw.

#### Rental space.

Floor	Rental space	Available space	Type of space
7 <sup>th</sup>	1,301 sq.m	let	office
6 <sup>th</sup>	1,402 sq.m	let	office
5 <sup>th</sup>	1,404 sq.m	let	office
4 <sup>th</sup>	1,398 sq.m	let	office
3 <sup>rd</sup>	1,397 sq.m	let	office
2 <sup>nd</sup>	1,397 sq.m	423 sq.m	office
1 <sup>st</sup>	1,218 sq.m	916 sq.m	office
Ground Floor	28 sq.m	28 sq.m	office
Ground Floor	812 sq.m	let	retail/catering
Total	10,357 sq.m		
Parking	66 spaces	6 spaces	underground
Archive	19 sq.m	9 sq.m	storage

#### 2nd Floor.



[www.grzybowskapark.pl](http://www.grzybowskapark.pl)  
[www.deka-stars-poland.pl](http://www.deka-stars-poland.pl)

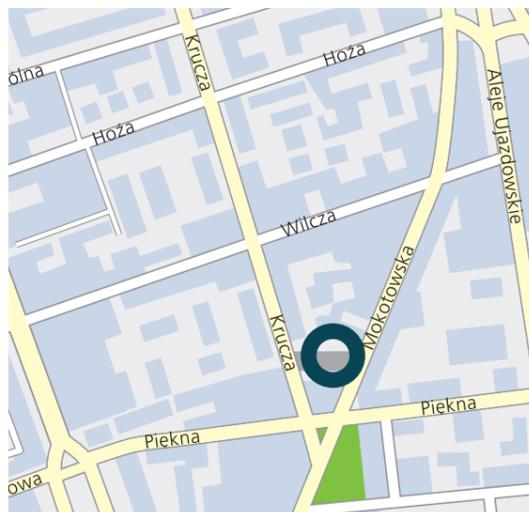
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ul. Mokotowska 49.  
Mokotowska SQUARE.  
00-526 Warsaw.



#### Facts.

- Year built: 2011.
- 7-storey office building with retail space.
- HVAC (Heating, Ventilation und Air Conditioning,) was upgraded in 2022 and common areas are renovated in 2022.
- Mezzanine on the ground floor.
- Two-storey lobby.
- Retail space on the round floor (bank, boutiques, coffee shop).
- 4 elevators.
- Class A standard office equipment.
- Air-conditioning system.
- Suspended ceilings and raised floors.
- Access control.
- CCTV monitoring of the public areas.
- Clear room height 2.70 m.
- Flexible layout of the floors.
- Rental possible from 300 sq.m to 1,200 sq.m.
- BREEAM certificate (good).

#### Location.

- Very good location in the city centre.
- In a fully established district.
- Easy to reach, excellent links to public transport.
- Local amenities and catering in the direct vicinity.
- Up-and-coming fashion trade location (ul. Mokotowska).

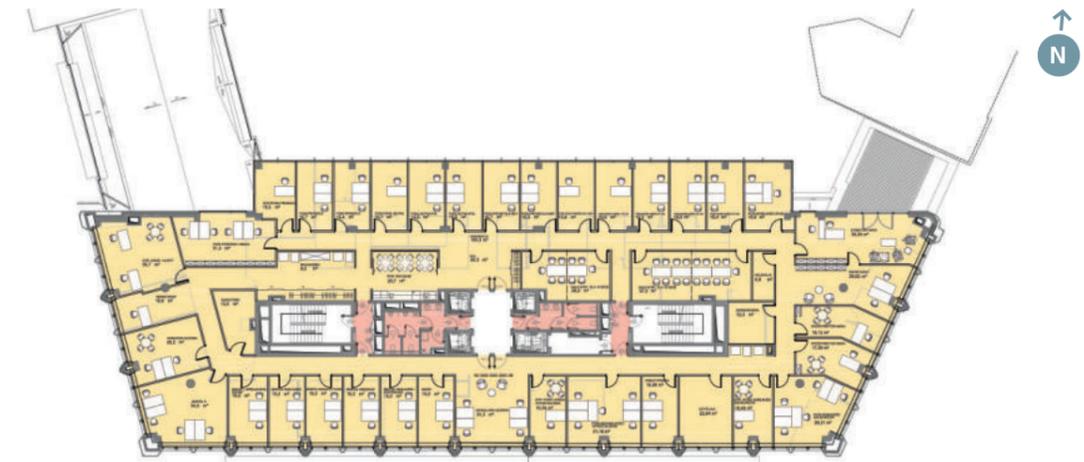


ul. Mokotowska 49.  
Mokotowska SQUARE.  
00-526 Warsaw.

#### Rental space.

Floor	Rental space	Available space	Type of space
6 <sup>th</sup>	1,057 sq.m	let	office
5 <sup>th</sup>	1,249 sq.m	let	office
4 <sup>th</sup>	1,299 sq.m	1,299 sq.m	office
3 <sup>rd</sup>	1,299 sq.m	let	office
2 <sup>nd</sup>	1,295 sq.m	let	office
1 <sup>st</sup>	1,506 sq.m	700 sq.m	office
Mezzanine	765 sq.m	220 sq.m	office
GF / Mezzanine	1,286 sq.m	let	retail
GF	201 sq.m	let	office
<b>Total</b>	<b>9,957 sq.m</b>		
Parking	65 spaces	25 spaces	underground
Archives			
-1 <sup>st</sup>	231 sq.m	30 sq.m	storage
<b>Total</b>	<b>231 sq.m</b>		

#### Typical Floor.



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ul. Bonifraterska 17.  
North Gate.  
00-203 Warsaw.



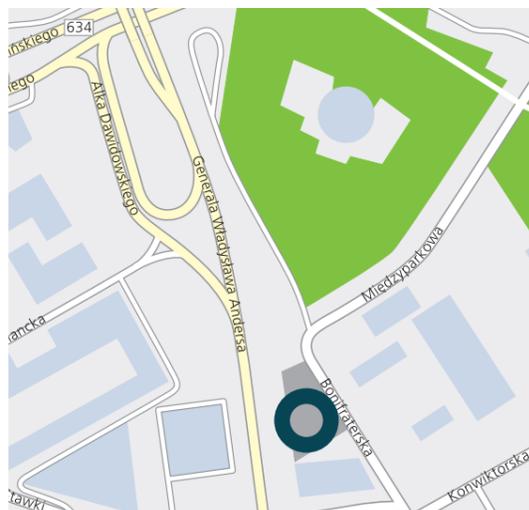
**Facts.**

- Year built: 2008.
- Prestigious 10-storey office building.
- Additional 24-storey office tower integrated.
- Two spacious entrances.
- A prestigious foyer.
- Heated and ventilated underground car park.
- 13 elevators.
- 4 high-speed elevators are located in the tower.
- High level of technical equipment.
- Air-conditioning and heating provided by district heating.
- Raised floors in the office levels.
- Suspended ceilings in the office levels.
- Clear height 2.70 m in the office levels.
- Flexible layout.
- BREEAM In-Use: Asset (very good) / Building Mgmt. (very good).

ul. Bonifraterska 17.  
North Gate.  
00-203 Warsaw.

**Rental space.**

Floor	Rental space	Available space	Type of space
24 <sup>th</sup>	870 sq.m	870 sq.m	office
23 <sup>rd</sup>	939 sq.m	let	office
22 <sup>nd</sup>	939 sq.m	let	office
21 <sup>st</sup>	939 sq.m	329 sq.m	office
20 <sup>th</sup>	939 sq.m	let	office
19 <sup>th</sup>	939 sq.m	let	office
18 <sup>th</sup>	941 sq.m	292 sq.m	office
17 <sup>th</sup>	939 sq.m	666 sq.m	office
16 <sup>th</sup>	939 sq.m	let	office
15 <sup>th</sup>	939 sq.m	let	office
14 <sup>th</sup>	939 sq.m	462 sq.m	office
13 <sup>th</sup>	939 sq.m	let	office
12 <sup>th</sup>	939 sq.m	let	office
11 <sup>th</sup>	914 sq.m	914 sq.m	office
10 <sup>th</sup>	1,748 sq.m	let	office
9 <sup>th</sup>	1,629 sq.m	let	office
8 <sup>th</sup>	1,624 sq.m	881 sq.m	office
7 <sup>th</sup>	2,240 sq.m	1,173 sq.m	office
6 <sup>th</sup>	2,241 sq.m	let	office
5 <sup>th</sup>	2,073 sq.m	let	office
4 <sup>th</sup>	2,113 sq.m	let	office
3 <sup>rd</sup>	1,917 sq.m	448 sq.m	office
Ground Floor	361 sq.m	let	office
Ground Floor	649 sq.m	let	retail
Total	29,649 sq.m		
Parking (all floors)	308 spaces	40 spaces	underground



**Location.**

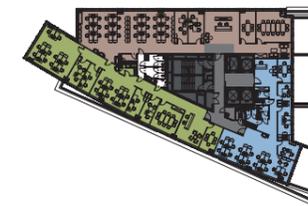
- Warsaw, northern inner-city.
- Excellent public transport links.
- International airport about a 40-minute ride away.



**Floor OG 03 – OG 10.**



**Floor OG 11 – OG 24.**



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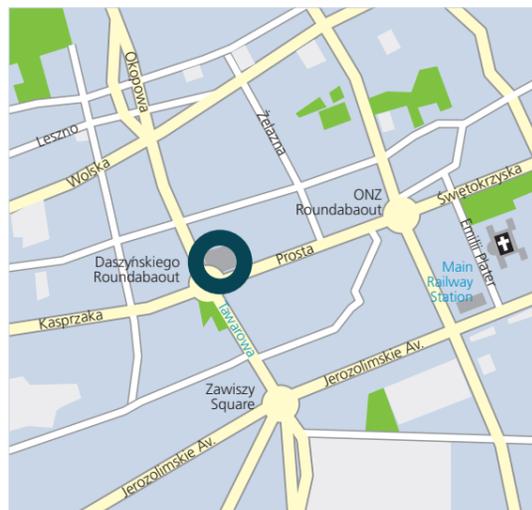
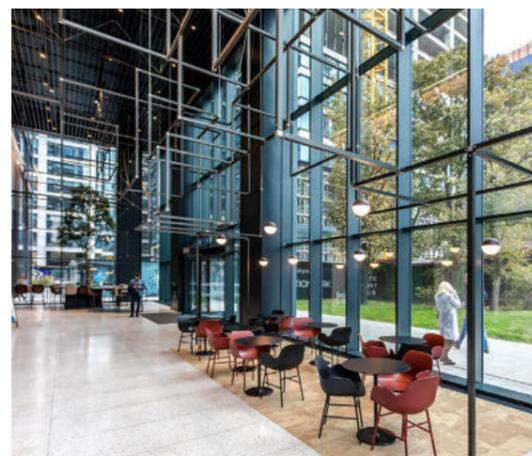


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ul. Towarowa 28.  
Generation Park Z.  
00-847 Warsaw.



**Facts.**

- Year built: 2019.
- 8 elevators (6 passenger, 1 parking, 1 cargo).
- Class A office building.
- Building App.
- The spatial lobby with clear height of 9.8 m has been designed in Scandinavian style with natural finishing materials.
- Post-bolt facade on the ground floors and partly on +1 and +2.
- Modular facade on the upper floors.
- Air conditioning vents located in chilled beams in a suspended ceiling.
- The ground floor provides number of amenities including a Green Coffee shop, a restaurant as well as co-working and relaxation premises in the lobby.
- The top usable floor (13th) will enjoy 544 sqm terrace with greenery and own technical and sanitary facilities allowing events or outdoor activities such as yoga or fitness.
- Raised floor (10 cm clear height).
- Suspended ceiling.
- Fire safety systems.
- Access control system.
- 24/7 on site security monitoring system.
- Bicycle stands (underground 102, ground floor 30).
- Changing rooms and showers for cyclists.
- Grey and rain water systems.
- Sustainability Certificates: WELL Building Standard®, USGBC LEED Platinum, Building with-out Barriers, eco-friendly concrete.

**Location.**

- Warsaw, Daszyńskiego Roundabout, City Center West.
- Best links to public transport. M2 metro line, 6 tram and 6 bus lines in direct vicinity.
- International Airport accessible in 15 minutes.
- Numerous hotels, restaurants and shopping facilities within walking distance.

ul. Towarowa 28.  
Generation Park Z.  
00-847 Warsaw.

**Rental space.**

Floor	Rental space	Available space	Type of space
13 <sup>th</sup>	767 sq.m	let	office
12 <sup>th</sup>	1,552 sq.m	let	office
11 <sup>th</sup>	1,552 sq.m	let	office
10 <sup>th</sup>	1,550 sq.m	let	office
9 <sup>th</sup>	1,551 sq.m	let	office
8 <sup>th</sup>	1,551 sq.m	let	office
7 <sup>th</sup>	1,548 sq.m	let	office
6 <sup>th</sup>	1,548 sq.m	let	office
5 <sup>th</sup>	1,548 sq.m	let	office
4 <sup>th</sup>	1,547 sq.m	let	office
3 <sup>rd</sup>	1,548 sq.m	let	office
2 <sup>nd</sup>	952 sq.m	let	office
1 <sup>st</sup>	963 sq.m	let	office
Ground Floor	678 sq.m	let	retail
<b>Total</b>	<b>18,855 sq.m</b>		
- 1 <sup>st</sup>	54 spaces		underground parking
- 2 <sup>nd</sup>	56 spaces		underground parking
<b>Total</b>	<b>110 spaces</b>		underground parking

**Typical Floor.**



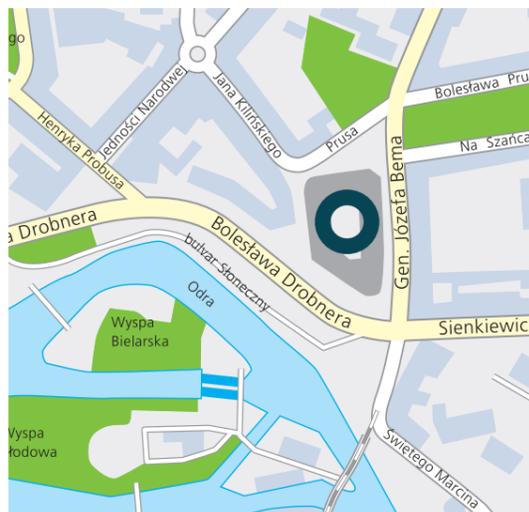
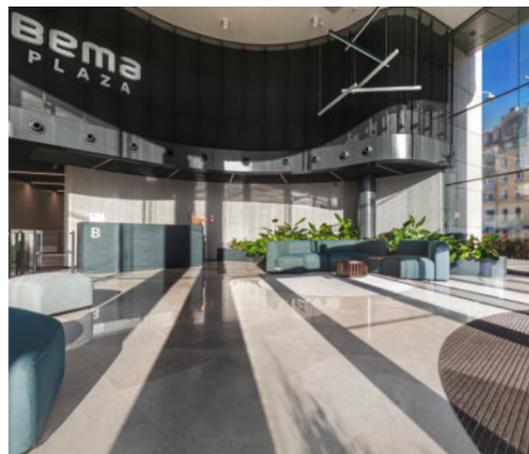
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ul. Gen. Josefa Bema 2.  
Bema Plaza.  
50-265 Wrocław.



**Facts.**

- Year built: 2007.
- 7-storey office building with 2 basement floors.
- Modern reinforced concrete skeleton design.
- Attractive façade of sandstone, metal and glass.
- Landscaped courtyard with fountain.
- Sufficient underground car parking spaces, heated and ventilated.
- 3 entrance areas with utility service shafts.
- 4 elevators per entrance.
- Access control by means of magnetic stripe cards.
- Restaurant, shops and service areas on the ground floor.
- Public areas with natural stone panelling on the walls.
- Bright rooms with floor-to-ceiling windows.
- Office floor planned as an open-plan office.
- Suspended ceilings, raised floors, clear height 2.70 m.
- Small-scale partitioning possible.
- BREEAM In-Use: Asset (excellent) / Building Mgmt. (excellent).
- Refurbishment of lobbies and patio over 2024-2025.

**Location.**

- Easy to reach inner-city location.
- Central station 2 km away.
- About 10 minutes on foot to the Old Town.
- Very good public transport link directly next to the building.
- International airport about a 30-minute ride away.

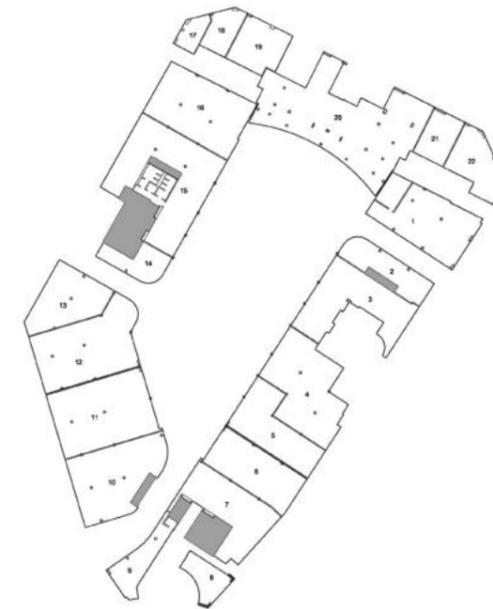


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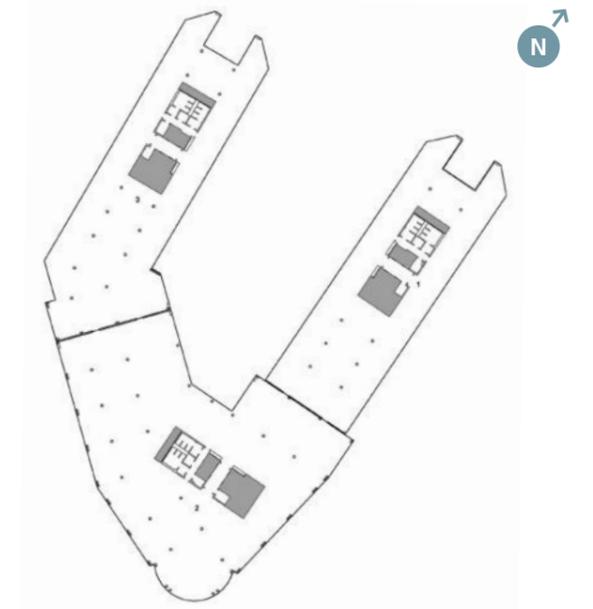
**Rental space.**

Floor	Rental space	Available space	Type of space
6 <sup>th</sup>	1,604 sq.m	let	office
5 <sup>th</sup>	3,918 sq.m	let	office
4 <sup>th</sup>	4,541 sq.m	let	office
3 <sup>rd</sup>	4,727 sq.m	let	office
2 <sup>nd</sup>	4,606 sq.m	let	office
1 <sup>st</sup>	4,115 sq.m	let	office
Ground Floor	4,393 sq.m	let	retail / catering
<b>Total</b>	<b>27,906 sq.m</b>		
Parking	397 spaces	23 spaces	underground
Archive	382 sq.m	136 sq.m	storage

**Ground Floor.**



**5th Floor.**



[www.bema-plaza.pl](http://www.bema-plaza.pl)  
[www.deka-stars-poland.pl](http://www.deka-stars-poland.pl)

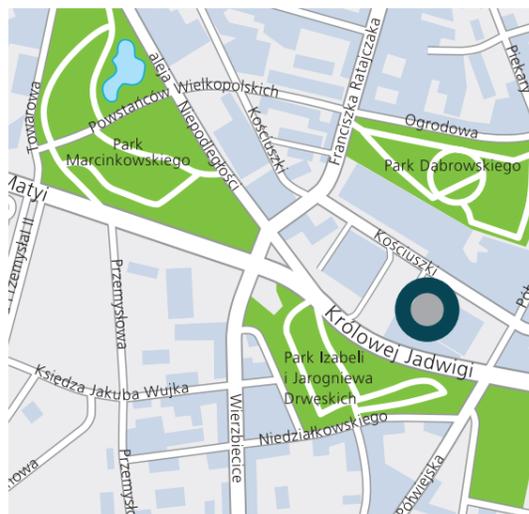
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# Plac Wladyslawa Andersa 3. Andersia Tower. 61-894 Poznań.



## Facts.

- Year built: 2007.
- Distinctive 19-storey building with 4-Star Hotel.
- 2 basement floors.
- Separate development for hotel and office use.
- Imposing aluminium-glass-façade.
- 12 elevators.
- Hotel with 171 bedrooms as well as conference and meeting rooms.
- Restaurant, Lobby Bar, Executive Lounge, Fitness centre, spa with indoor pool.
- Partial air-conditioning in the hotel area.
- Full air-conditioning in the office area.
- Access control by magnetic cards.
- CCTV monitoring and alarm system.
- Fire alarm system and sprinkler systems.
- Central heating via district heating.
- BREEAM In-Use: Office; Asset (good), Hotel; Asset (very good) / Building Mgmt. (good).

## Location.

- Plac Andersia in the south of the Old Town.
- International airport about a 20-minute ride away.
- Good links to the A2 motorway.
- About 10 minutes on foot to the trade fair site or Poznan Old Town.
- About 10 minutes on foot to the Central Station and the nearest bus station.
- Shopping centre opposite.

# Plac Wladyslawa Andersa 3. Andersia Tower. 61-894 Poznań.

## Rental space.

Floor	Rental space	Available space	Type of space
19 <sup>th</sup>	397 sq.m	let	office
18 <sup>th</sup>	1,100 sq.m	249 sq.m	office
17 <sup>th</sup>	1,208 sq.m	520 sq.m	office
16 <sup>th</sup>	1,200 sq.m	615 sq.m	office
15 <sup>th</sup>	1,201 sq.m	1,201 sq.m	office
14 <sup>th</sup>	1,199 sq.m	let	office
13 <sup>th</sup>	1,192 sq.m	let	office
12 <sup>th</sup>	1,199 sq.m	256 sq.m	office
11 <sup>th</sup>	1,201 sq.m	575 sq.m	office
10 <sup>th</sup>	584 sq.m	let	office
Ground Floor to 9 <sup>th</sup> Floor	14,747 sq.m	let	hotel
Total	25,228 sq.m		
Parking	200 spaces	91 spaces	underground
Archive	742 sq.m	30 sq.m	storage

## Typical Floor.



[www.deka-stars-poland.pl](http://www.deka-stars-poland.pl)

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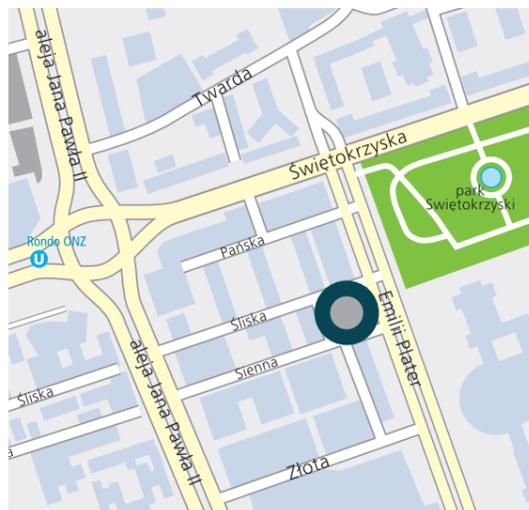
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ul. Emilii Plater 49.  
InterContinental Hotel.  
00-125 Warsaw.



**Facts.**

- Year built: 2003.
- Modern hotel with 414 rooms with high quality furnishings.
- Spectacular view of Warsaw's skyline.
- Attractive reception area.
- 2 restaurants and 1 bar in the hotel.
- 13 conference rooms with daylight, covering about 1,100 sq.m.
- Highest wellness club in Poland on the 43rd floor.
- Green Globe Certificate.
- Complete room refurbishment in 2018/2019.



**Location.**

- Excellent location in the business centre.
- Opposite the Palace of Culture.
- Convenient public transport link to the airport.
- International airport about a 20-minute ride away.
- The central station is within walking distance.
- It takes 30 minutes to walk to the Old Town, distance 2 km.
- Modern shopping centre in the direct vicinity.

**Contact.**

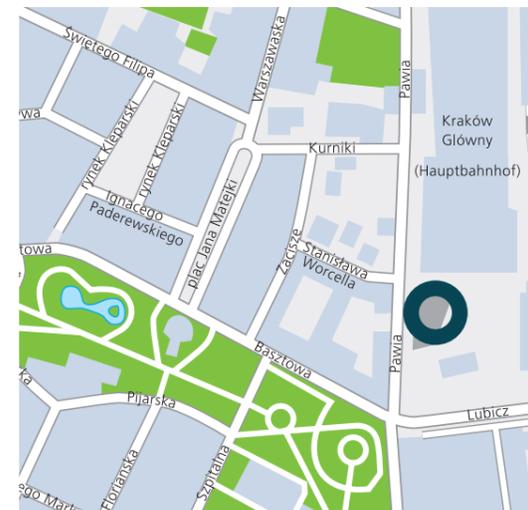
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Wyndham Andel's Cracow.  
31-154 Kraków.



**Facts.**

- Year built: 2007.
- Representative 6-storey, 4-Star Hotel.
- 159 rooms / 2 guest elevators + 2 staff elevators.
- Restaurant / Bar / Spa area / 450 sq.m Conference rooms.
- Flat roof / internal roof drainage.
- Superimposed natural stone façade.
- High-grade sheet metal covering / insulating glazing.
- Natural stone flooring on the ground floor.
- Good natural lighting and ventilation.
- High level of technical equipment.
- Fire alarm system / CCTV monitoring of the public areas.
- Heated and ventilated underground car park.
- BREEM In-Use: Building Mgmt. (pass) / Asset (very good).



**Location.**

- Inner-city area.
- Direct proximity to the central station and bus station.
- The Old Town is just 5 minutes walk away.
- Shopping centre with around 250 shops in the direct vicinity.
- International airport about a 40-minute ride away.

**Contact.**

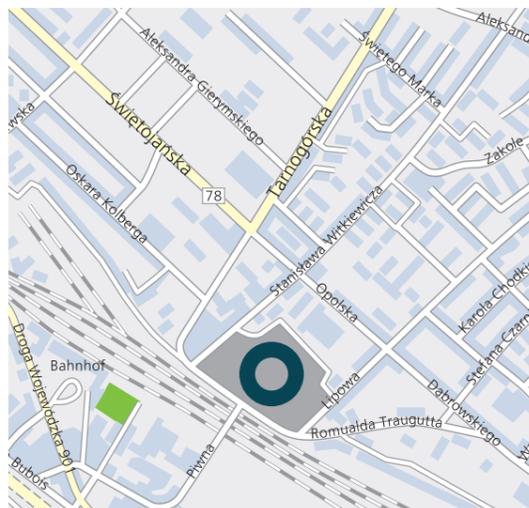
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ul. Lipowa 1.  
Forum Gliwice.  
44-100 Gliwice.



#### Facts.

- Year built: 2007.
- 2-storey shopping centre.
- Façade of glass and a composite thermal insulation system.
- Reinforced concrete skeleton design.
- Roof consisting of reinforced concrete, metal and glass.
- Escalator system.
- Large cinema, food court, fitness centre.
- Numerous awards in the centre marketing sector.
- BREEAM In-Use: Asset (very good) / Building Mgmt. (very good).



#### Location.

- Inner-city location
- Central station around 200 m away
- International airport about a 15-minute ride away
- Bus and train lines around 300 m away
- About 10 minutes on foot to the Old Town



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[www.forumgliwice.pl](http://www.forumgliwice.pl)

# Requirements. Acquisitions and Sales. Global Office and Retail Properties.



## Office Properties.

Investment volume	<ul style="list-style-type: none"> <li>Individual properties starting from EUR 30 million.</li> <li>Portfolios.</li> <li>Joint Ventures starting from EUR 250 million.</li> </ul>
Classification	<ul style="list-style-type: none"> <li>Core.</li> <li>Core Plus.</li> </ul>
Locations	<ul style="list-style-type: none"> <li>Metropolitan and densely populated areas.</li> <li>Established office locations.</li> <li>Good access to local public transport.</li> </ul>
Properties	<ul style="list-style-type: none"> <li>Energy-efficient and sustainable properties, certified under internationally recognized labels.</li> <li>Less than 15 years old.</li> <li>Alternatively: last remodelling or renovation less than 10 years ago.</li> <li>No maintenance backlog.</li> <li>Possibility of third-party use guaranteed.</li> <li>Adequate number of parking spaces</li> </ul>
Tenancy agreements	<ul style="list-style-type: none"> <li>Weighted average lease term (WALT) of 5 years; shorter terms possible for excellent locations.</li> <li>Occupancy rate of at least 75%; may be lower for outstanding properties.</li> <li>Creditworthy tenants.</li> <li>Standard indexation and settlement of operating expenses under market conditions.</li> </ul>

## Retail Properties.

Investment volume	<ul style="list-style-type: none"> <li>Individual properties starting from EUR 30 million.</li> <li>Portfolios.</li> <li>Joint Ventures starting from EUR 250 million.</li> </ul>
Classification	<ul style="list-style-type: none"> <li>Shopping centres in city and town centres.</li> <li>Regional shopping centres.</li> <li>Specialist stores and local supplies centres.</li> <li>High street retailers.</li> </ul>
Locations	<ul style="list-style-type: none"> <li>Established retail locations.</li> <li>Very central and high degree of purchasing power.</li> <li>Good infrastructural accessibility.</li> </ul>
Properties	<ul style="list-style-type: none"> <li>Energy-efficient and sustainable properties, certified under internationally recognized labels.</li> <li>Very good condition with no maintenance backlog.</li> <li>Adequate number of parking spaces.</li> </ul>
Tenancy agreements	<ul style="list-style-type: none"> <li>Minimum average lease term (WALT) of 5 years.</li> <li>Full occupancy preferred.</li> <li>Strong anchor tenants; creditworthy tenants.</li> <li>Good sector and tenant mix.</li> <li>Standard indexation and settlement of operating expenses under market conditions.</li> </ul>

# Requirements. Acquisitions and Sales. Global Hotel and Logistics Properties.

## Hotel Properties.

Investment volume	<ul style="list-style-type: none"> <li>Individual properties starting from EUR 30 million.</li> <li>Portfolios.</li> <li>Joint Ventures starting from EUR 250 million.</li> </ul>
Classification	<ul style="list-style-type: none"> <li>2-, 3-, 4- and 5-star-hotels.</li> <li>Lease agreements; no management contracts.</li> </ul>
Locations	<ul style="list-style-type: none"> <li>Preferably prime locations.</li> <li>Preferably city hotels.</li> <li>Distinguished locations.</li> </ul>
Properties	<ul style="list-style-type: none"> <li>Energy-efficient and sustainable properties, certified under internationally recognized labels.</li> <li>Less than 10 years old.</li> <li>Alternatively: last remodelling or renovation less than 5 years ago.</li> <li>Very good condition with no maintenance backlog.</li> <li>Minimum of 120 rooms.</li> <li>Good business and leisure mixture.</li> </ul>
Tenancy agreements	<ul style="list-style-type: none"> <li>10-year lease agreement (at least).</li> <li>Renowned international hotel chains</li> <li>Standard market practice maintenance agreements.</li> <li>Standard indexation and settlement of operating expenses under market conditions.</li> </ul>

## Logistics Properties.

Investment volume	<ul style="list-style-type: none"> <li>Individual properties starting from EUR 30 million.</li> <li>Portfolios.</li> <li>Joint Ventures starting from EUR 250 million.</li> </ul>
Classification	<ul style="list-style-type: none"> <li>Logistics centres.</li> <li>Distributions centres.</li> <li>City logistics centres.</li> </ul>
Locations	<ul style="list-style-type: none"> <li>National and international logistics hubs.</li> <li>Metropolitan regions.</li> <li>Good traffic connections through road, rail, water and airport.</li> </ul>
Properties	<ul style="list-style-type: none"> <li>Energy-efficient and sustainable properties, certified under internationally recognized labels.</li> <li>Less than 10 years old.</li> <li>Very good condition; no maintenance backlog.</li> <li>Modern building configuration and excellent multifunctionality (e.g. ceiling height over 10.50 m, large column grid, high capacity load limits).</li> </ul>
Tenancy agreements	<ul style="list-style-type: none"> <li>Weighted average lease term (WALT) of at least 5 years.</li> <li>Minimum occupancy rate of 80 %; developments possible without pre-let.</li> <li>Creditworthy tenants.</li> <li>Standard maintenance agreements, indexation and settlement of operating expenses under market conditions.</li> </ul>

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