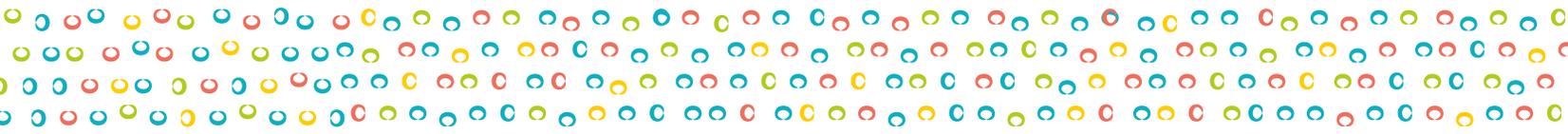




FLEXIBLE OFFICES TO LET



A PERFECT OFFICE MATCH

About to kick off your own business and looking for an office space?
Or developing rapidly and in need of something larger?
What you care about is a modern space allowing you to work comfortably?
And on top of this, a great location and good rent?

Find out more about At Office - a modern and fast recipe for an office that perfectly fits. At Office means nearly 2 500 sqm of office space in two great locations in Kraków (on Wadowicka 3, close to the city centre, in the neighbourhood of Matecznego roundabout, and Dot Office within the Special Economic Zone – Kraków Technology Park, in the south-western part of the city) as well as 680 sqm in an awarded Cu Office investment, in the western part of Wrocław.

Our offices perfectly catering your needs.
Find out for yourself!

At Office has just been announced by the BUMA Group. Our flexible office spaces for rent are housed in modern A class office buildings constructed by the BUMA Group. We are an investor, property developer, and general contractor for office projects, all at the same time. We also operate within the areas of property management and facility management. It is our belief that something we can dream of is well worth accomplishing. Our experience spanning 30 years has seen completion 260 000 sqm of office space in Kraków, to mention only Quattro Business Park with the FIVE building, DOT Office complex, as well as first stages of large projects of Tertium Business Park, Wadowicka 3, and Cu Office. Being one's biggest critic is a key to success. That simple rule has helped us to achieve the top position in high-class office space market in Kraków.



locations



office access



short
lease period

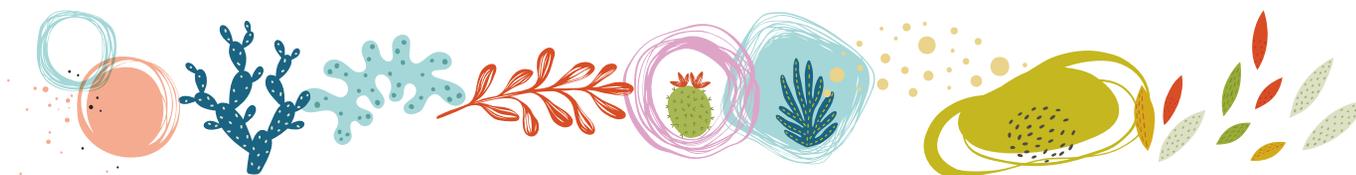


satisfaction

At Office Kraków means two attractive locations, both equally fostering your business.

The **At Office - Wadowicka 3** is located in a modern office complex just off the Rondo Matecznego roundabout, which is one of the city's transport hubs. The hubs closeness ensures an excellent access to the Old Town, main train and bus stations, universities and colleges, as well as the A4 motorway ring road and the Balice airport. Public transport stops (bus and tram) are within a stroll from the Wadowicka 3 development, and there is a cycling route running along the Wadowicka Street, with urban bike rental station.

The **At Office - DOT Office** is located within the Special Economic Zone of Kraków Technological Zone in the south-west part of the city. The motorway ring road with Skawina interchange runs in a distance of ca. 4km from the complex, ensuring exit towards the airport, or the cities of Katowice, Warsaw, Zakopane, or Rzeszów, and also making a travel from one district of the city to another merely a breeze. Commuting is made easy thanks to a multi-stand on-site Park&Ride car park, and strategic Czerwone Maki public transport hub, with fast tram lines linking the area with the Kraków's downtown. Close by are bicycle routes, with a urban bike rental station just off the office facilities.



WADOWICKA 3



With its BREEAM-certified, ecological solutions, the **At Office - Wadowicka 3** makes for a modern office space. Standard features of the buildings include air conditioning with individual temperature control options, supply and exhaust ventilation system with heat recovery and humidification, tilt windows, as well as heat pumps with heat recuperation. The entire facility has access control and CCTV monitoring systems, protected by security guards (24/7), and by fire alarm systems. Available for you are bike parks, locker rooms with showers for cyclists, a bike repair depot, as well as a lunch bar, and a medical clinic.

AMENITIES FOR TENANTS:

- fully furnished plug&play offices: desks, comfortable office chairs, containers with drawers, filing cabinets and lockers,
- 24-hour office access,
- reception desk in the building,
- underground car park for tenants,
- car park for visitors,
- fast fibre optic Internet (100/100 Mbps),
- colour printer and scanner,
- fully furnished kitchen (coffee machine/tea/milk),
- chillout area,
- conference room (number of hours granted depending on the number of leased desks),
- daily office cleaning,
- services provided by the Building Administrator.



WADOWICKA 3A



9

office premises

944
sqm

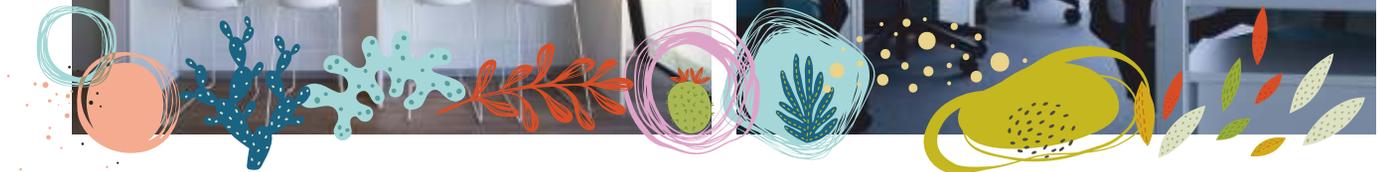
total area

119

desks

84
sqm

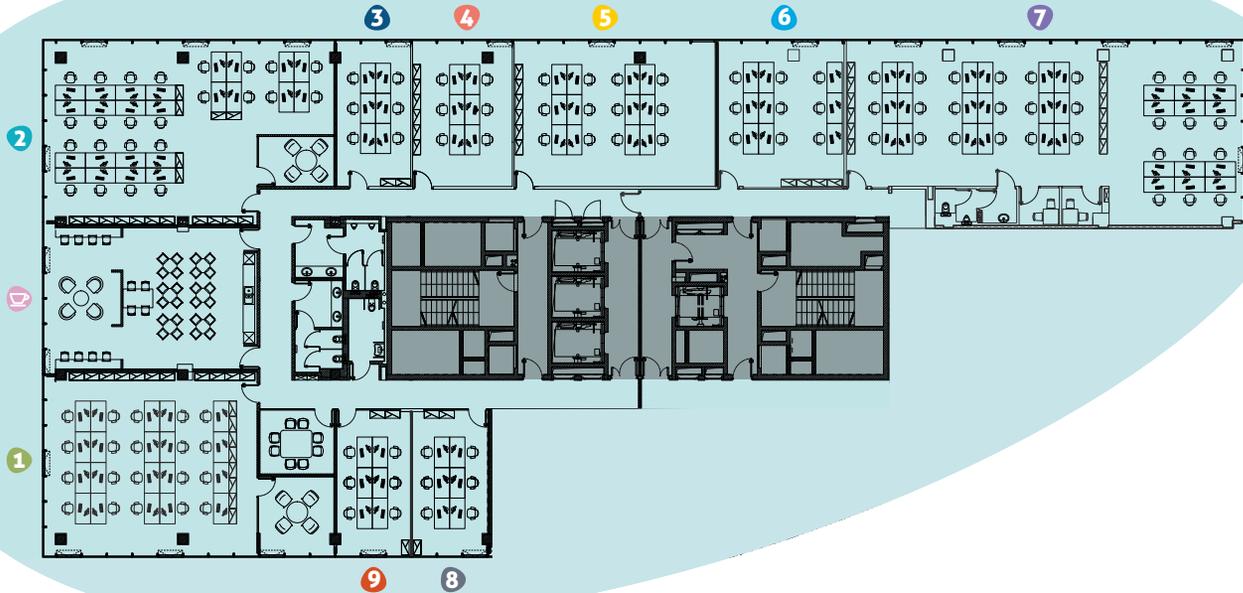
freely available
leisure area



WADOWICKA 3A

Just off the city centre, close to a large transport hub, and having as many as 9 offices to choose from.

The **At Office - Wadowicka 3A** is really a perfect choice!



OFFICE 1 *leased*

126 sqm of total area
up to 20 desks
1 conference room for the exclusive use
1 conference room available
2 car park spaces

OFFICE 2

140 sqm of total area
up to 24 desks
conference room for the exclusive use
1 conference room available
2 car park spaces

OFFICE 3

30 sqm of total area
up to 6 desks
1 conference room available
1 car park space

OFFICE 4

40 sqm of total area
up to 6 desks
1 conference room available
1 car park space

OFFICE 5

81 sqm of total area
up to 12 desks
1 conference room available
2 car park spaces

OFFICE 6

51 sqm of total area
up to 9 desks
1 conference room available
1 car park space

OFFICE 7

190 sqm of total area
up to 30 desks
2 meeting rooms for the exclusive use
1 conference room available
4 car park spaces

OFFICE 8

31 sqm of total area
up to 6 desks
1 conference room available
1 car park space

OFFICE 9

31 sqm of total area
up to 6 desks
1 conference room available
1 car park space

CHILLOUT Area

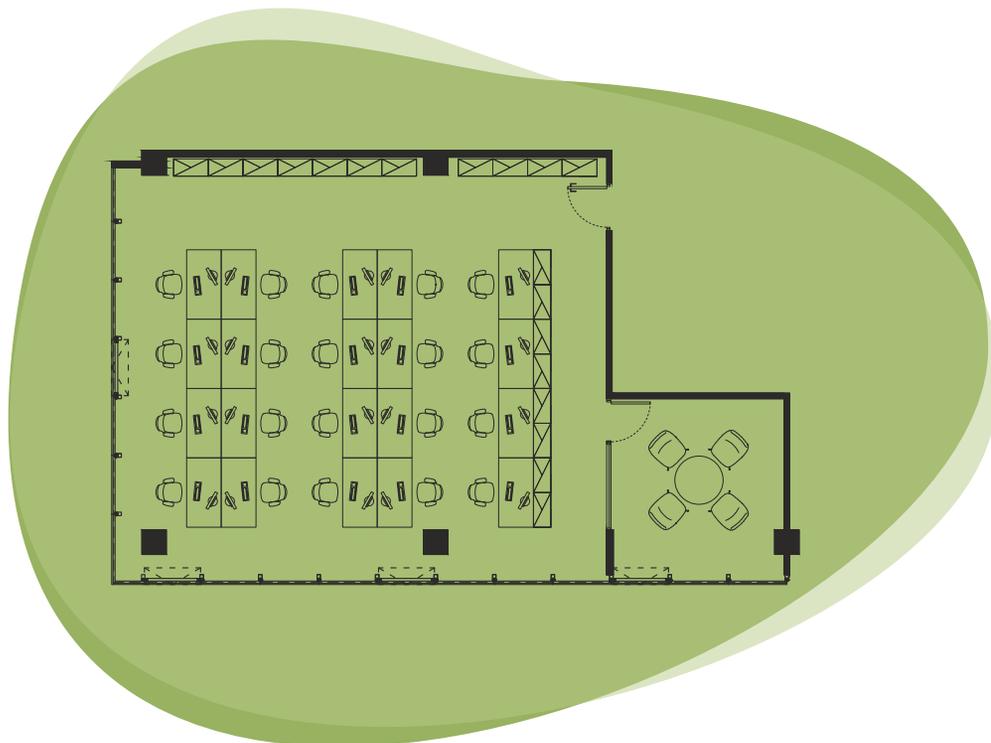
84 sqm of total area
fully furnished kitchen
comfortable furniture



WADOWICKA 3A

Office

1



A private office with the surface area of 126 sqm, accommodating up to 20 work stations. The office is fully furnished, with each work station having an ergonomic, adjustable and lumber supporting chair, as well as a container for personal belongings. Available for use are filing cabinets and wardrobes.

Our tenant will also enjoy the exclusivity of an adjacent private conference room, furnished with designer furniture. The room may also be used as a separate office room for the managing staff. If needed, the tenant may use a bigger, generally accessible conference room, furnished with audio-video equipment.

Two car park spaces available for lease.

20

desks

126

sqm
of surface area

2

car park
spaces

1

private
conference room

leased

WADOWICKA 3A

Office 2

24

desks

140

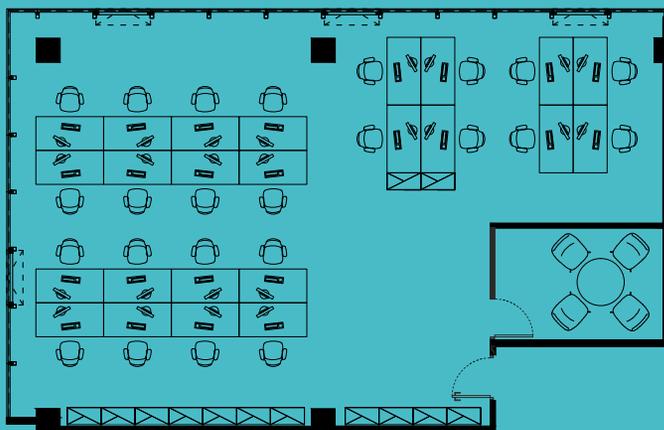
sqm
of surface area

2

car park
spaces

1

private
conference room



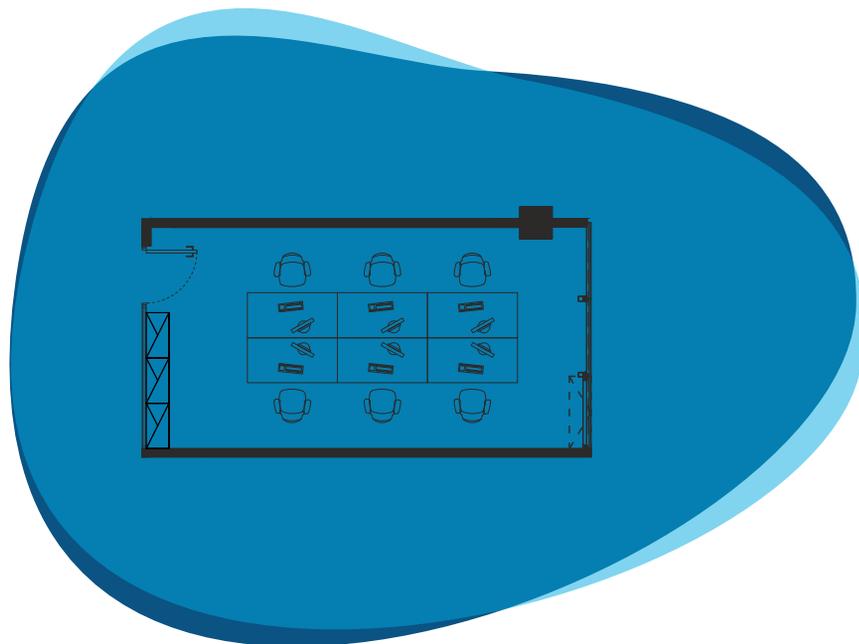
A private office with the surface area of 140 sqm, accommodating up to 24 work stations. The office is fully furnished, with each work station having an ergonomic, adjustable and lumber supporting chair, as well as a container for personal belongings. Available for use are filing cabinets and wardrobes.

Our tenant will also enjoy the exclusivity of an adjacent private conference room, furnished with designer furniture. If needed, the tenant may use a bigger, generally accessible conference room, furnished with audio-video equipment.

Two car park spaces available for lease.

WADOWICKA 3A

Office **3**



6

desks

30

sqm
of surface area

1

car park
space

1

conference room
available

A private office with the surface area of 30 sqm, accommodating up to 6 work stations. The office is fully furnished, with each work station having an ergonomic, adjustable and lumber supporting chair, as well as a container for personal belongings. Available for use are filing cabinets and wardrobes.

If needed, the tenant may use a generally accessible conference room, furnished with audio-video equipment.

One car park space available for lease.



WADOWICKA 3A

Office **4**

6

desks

40

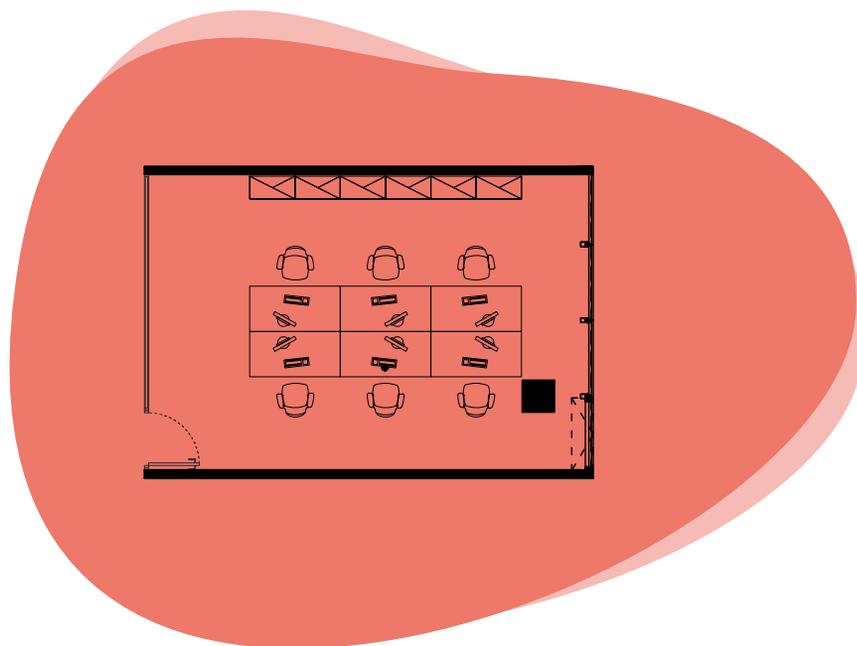
sqm
of surface area

1

car park
space

1

conference room
available



A private office with the surface area of 40 sqm, accommodating up to 6 work stations. The office is fully furnished, with each work station having an ergonomic, adjustable and lumber supporting chair, as well as a container for personal belongings. Available for use are filing cabinets and wardrobes.

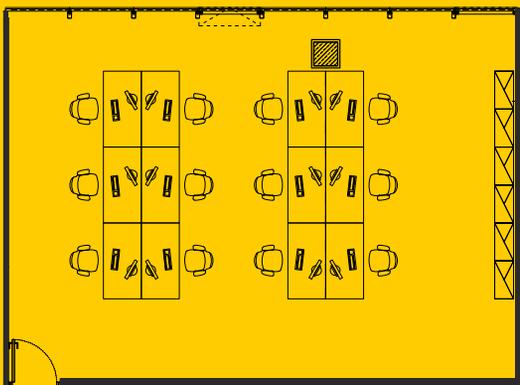
If needed, the tenant may use a generally accessible conference room, furnished with audio-video equipment.

One car park space available for lease.



WADOWICKA 3A

Office 5



12

desks

81

sqm
of surface area

2

car park
spaces

1

conference room
available

A private office with the surface area of 81 sqm, accommodating up to 12 work stations. The office is fully furnished, with each work station having an ergonomic, adjustable and lumber supporting chair, as well as a container for personal belongings. Available for use are filing cabinets and wardrobes.

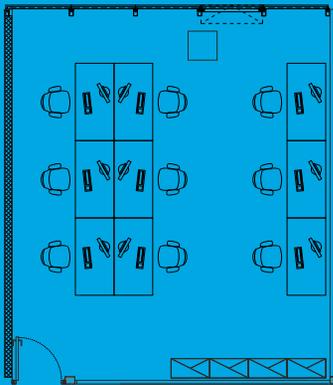
If needed, the tenant may use a generally accessible conference room, furnished with audio-video equipment.

Two car park spaces available for lease.



WADOWICKA 3A

Office 6



9

desks

51

sqm
of surface area

1

car park
spaces

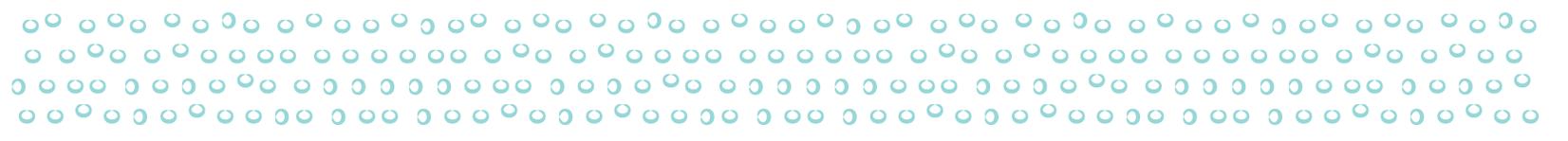
1

conference room
available

A private office with the surface area of 51 sqm, accommodating up to 9 work stations. The office is fully furnished, with each work station having an ergonomic, adjustable and lumber supporting chair, as well as a container for personal belongings. Available for use are filing cabinets and wardrobes.

If needed, the tenant may use a generally accessible conference room, furnished with audio-video equipment.

Two car park spaces available for lease.



WADOWICKA 3A

Office

7

30

desks

190

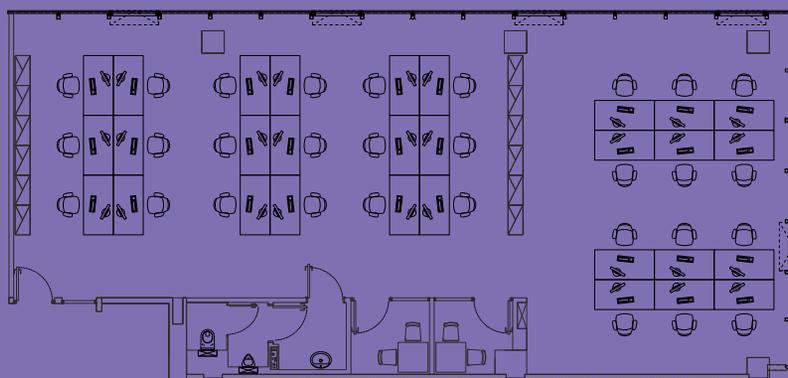
sqm
of surface area

4

car park
spaces

2

private
meeting rooms



A private office with the surface area of 190 sqm, accommodating up to 30 work stations. The office is fully furnished, with each work station having an ergonomic, adjustable and lumber supporting chair, as well as a container for personal belongings. Available for use are filing cabinets and wardrobes.

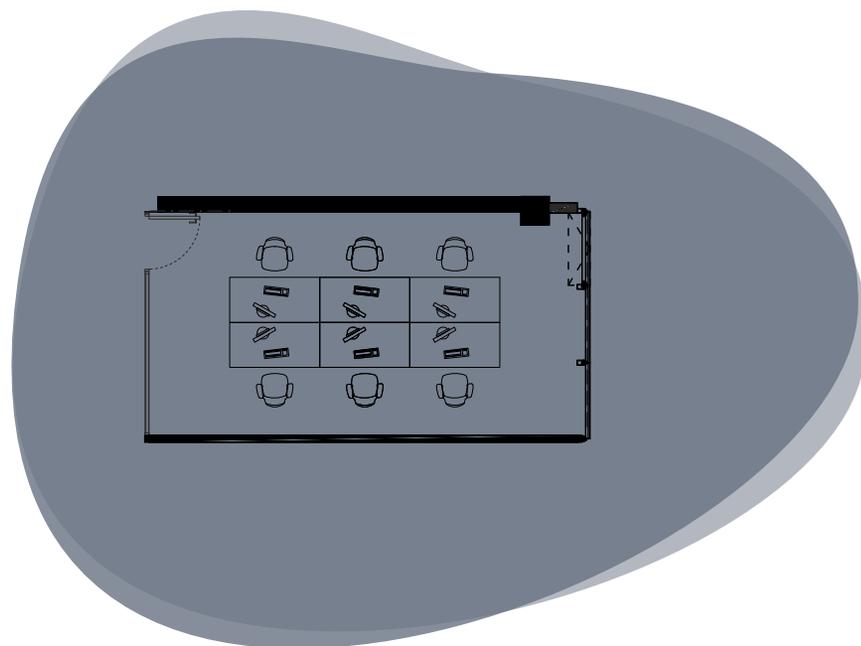
Two exclusive meeting rooms equipped with comfortable furniture are part of the office. When required, a customer may use a larger, generally available conference room equipped with audio-visual equipment.

Four car park spaces available for lease.



WADOWICKA 3A

Office **8**



6

desks

31

sqm
of surface area

1

car park
space

A private office with the surface area of 31 sqm, accommodating up to 6 work stations. The office is fully furnished, with each work station having an ergonomic, adjustable and lumber supporting chair, as well as a container for personal belongings.

If needed, the tenant may use a generally accessible conference room, furnished with audio-video equipment.

One car park space available for lease.

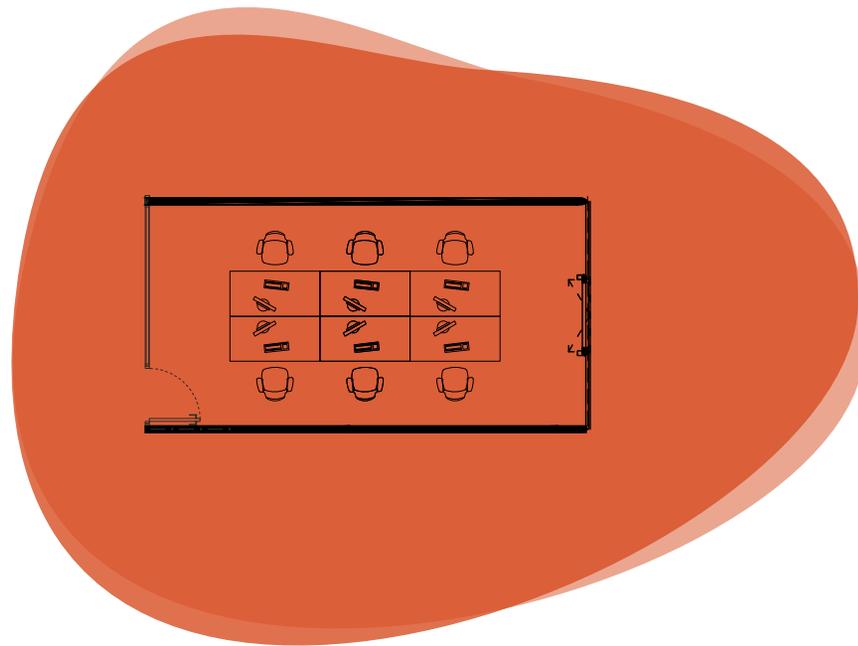
1

conference room



WADOWICKA 3A

Office 9



6

desks

31

sqm
of surface area

1

car park
space

1

conference room

A private office with the surface area of 31 sqm, accommodating up to 6 work stations. The office is fully furnished, with each work station having an ergonomic, adjustable and lumber supporting chair, as well as a container for personal belongings.

If needed, the tenant may use a generally accessible conference room, furnished with audio-video equipment.

One car park space available for lease.



WADOWICKA 3B

It is a spacious office with an independent relaxation zone and 13 parking lots available. It is possible to conduct trainings in a room equipped with 25 seats, a projector and a large TV set. It sounds professionally!

1

office premis

541
sqm

total area

60

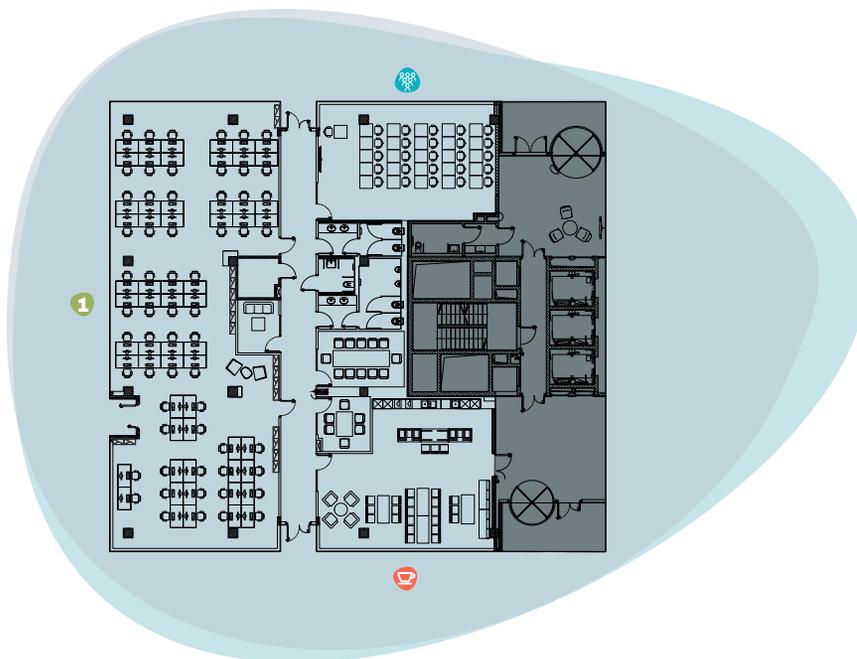
desks

1

training room
with 25 seats

88
sqm

freely available
leisure area



Office 1

258 sqm of total area
up to 60 desks
3 conference rooms available
13 car park spaces

Training Room

78,5 sqm of total area
25 seats
projector, TV, counter for the lecturer

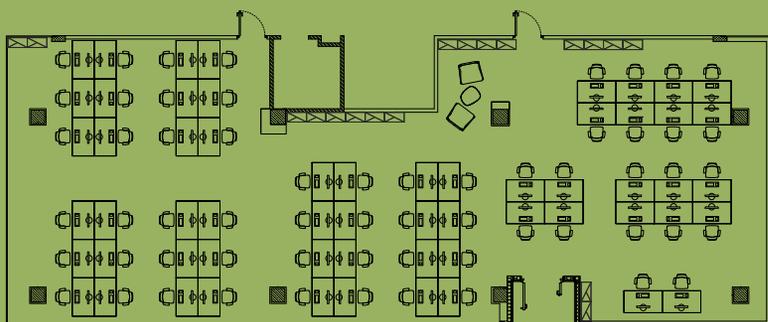
Chillout Area

88 sqm of total area
fully furnished kitchen
comfortable furniture

WADOWICKA 3B

Office

1



60

desks

258

sqm of surface area

13

car park spaces

3

conferences rooms
available

Exclusive office with an area of 258 square meters, accommodating 60 workstations. The office is fully equipped with each workstation having an ergonomic chair with adjustment and lumbar support and a locker for personal belongings. Additionally, cabinets for documents and clothes are also available.

When required, a customer may use generally available conference rooms equipped with audio-visual equipment.

The customer may also rent 13 parking spaces.



WADOWICKA 3B

Training Room

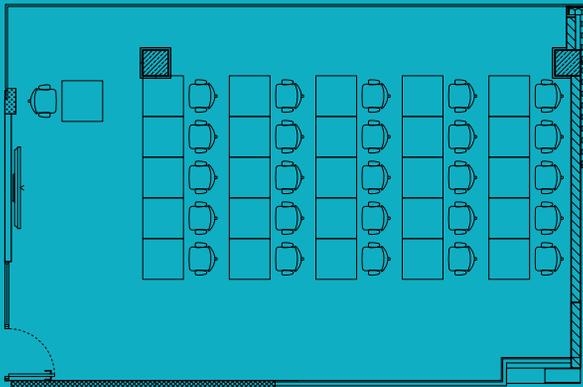


25

seats

78

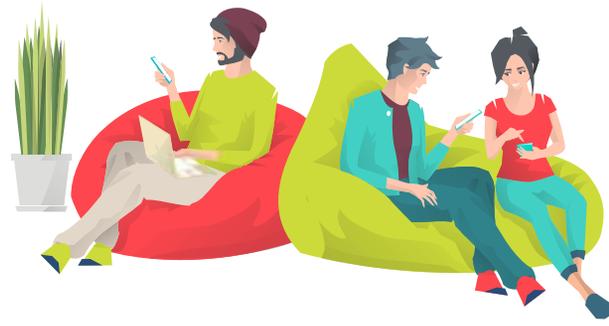
sqm of surface area



A room with an area of 78,5 sqm dedicated for trainings, workshops and conferences. The room may contain 25 persons in a cinema-style sitting. The room is fully equipped, featuring a projector with a screen, a TV set and an audio-visual system. For a lecturer, a space with a counter is provided.



DOT OFFICE



The **At Office - Dot Office** is located within the Special Economic Zone of the Kraków's Technological Park. Being able to run a business activity on preferential conditions has earned this location great popularity. The air-conditioned offices offer individual temperature control options, air supply and exhaust ventilation system allowing for heat recovery and humidification, and on top of it, tilt windows. The facility is equipped with access control systems, CCTV monitoring systems, 24-h security service, and fire alarm systems. Amenities located within the facility include cycling infrastructure along with the Wavelo urban bike rental station, a parcel pick-up station, an ATM, a kindergarten, as well as lunch bars, a fitness club, shops, cafe, and a medical clinic.

AMENITIES FOR TENANTS:

- fully furnished plug&play offices: desks, comfortable office chairs, filing cabinets with drawers, lockers,
- 24-hours access to the office,
- reception desk in the building,
- underground car park for tenants,
- fast fibre optic Internet (100/100 Mbs),
- colour printer and scanner,
- fully equipped kitchen (coffee machine/tea/milk),
- chillout area,
- conference room (number of hours depending on the number of leased desks),
- daily office cleaning,
- services provided by the Building Administrator



DOT OFFICE G

In a large complex with a great communication and service infrastructure in the Special Economic Zone.

At Office - Dot Office G gives you great business opportunities.



office premises



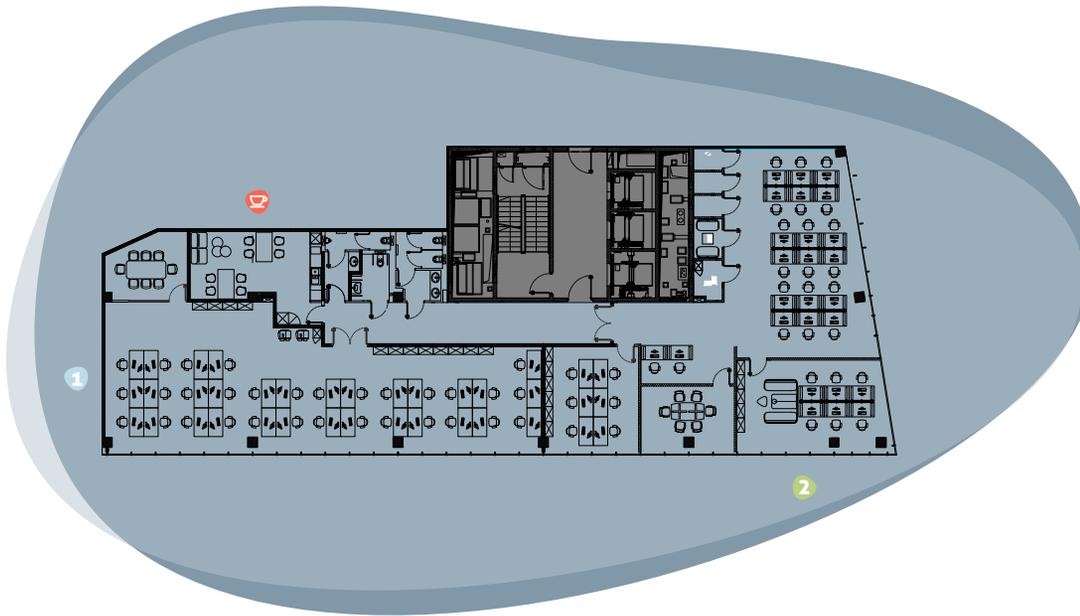
total area



desks



freely available
leisure area



OFFICE 1

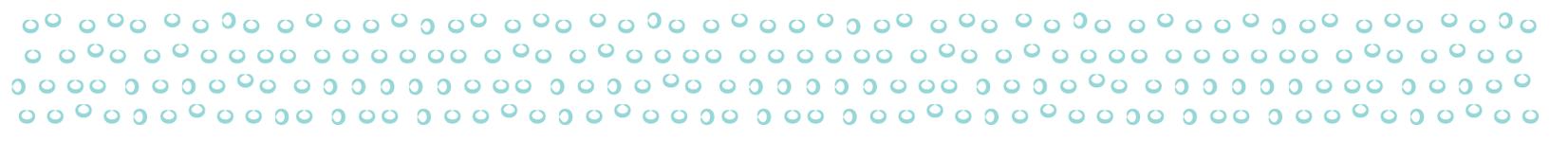
183 sqm of total area
up to 31 desks
1 conference room for the exclusive use
5 car park spaces

OFFICE 2 leased

215 sqm of total area
up to 32 desks
1 conference room for the exclusive use
5 car park spaces

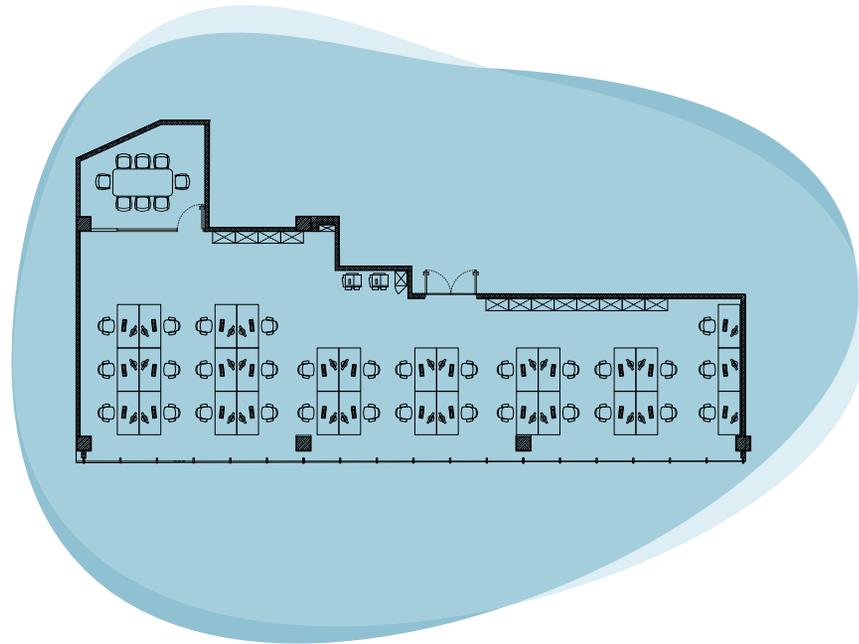
CHILLOUT AREA

31 sqm of total area
fully furnished kitchen
comfortable furniture



DOT OFFICE G

Office 1



31

desks

183

sqm
of surface area

5

car park
spaces

1

private
conference room

A private office with the surface area of 183 sqm, accommodating up to 31 work stations. The office is fully furnished, with each work station having an ergonomic, adjustable and lumber supporting chair, as well as a container for personal belongings. Available for use are filing cabinets and wardrobes.

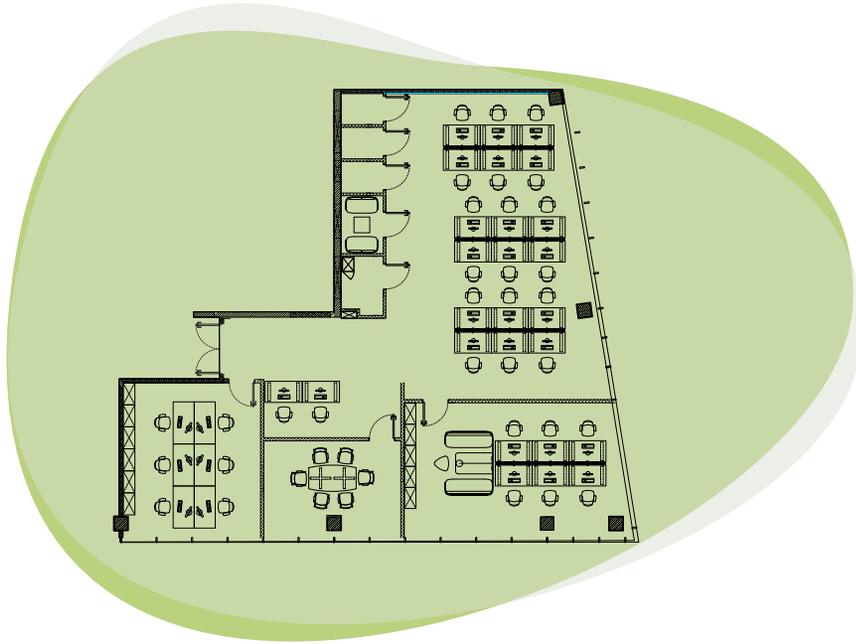
Our tenant will also enjoy the exclusivity of an adjacent private conference room for 8 people, furnished with designer furniture.

Five car park spaces available for lease.



DOT OFFICE G

Office 2



32

desks

215

sqm
of surface area

5

car park
spaces

1

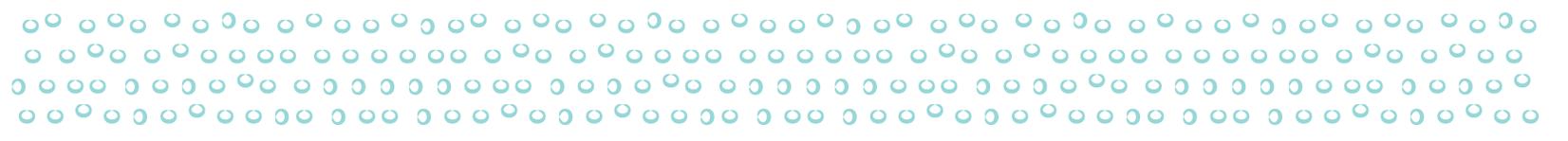
private
conference room

A private office with the surface area of 215 sqm, accommodating up to 32 work stations. The office is fully furnished, with each work station having an ergonomic, adjustable and lumber supporting chair, as well as a container for personal belongings. Available for use are filing cabinets and wardrobes.

Our tenant will also enjoy the exclusivity of an adjacent private conference room for 4 people, furnished with designer furniture. The room may also be used as a separate office room for the managing staff.

Five car park spaces available for lease.

leased



DOT OFFICE L

Glazed, bright and spacious offices and 4 fully equipped conference rooms of varied area are available for customers. Separate photocopy room. Kitchen, where free coffee is available, is equipped with household appliances.

3

office premises

530
sqm

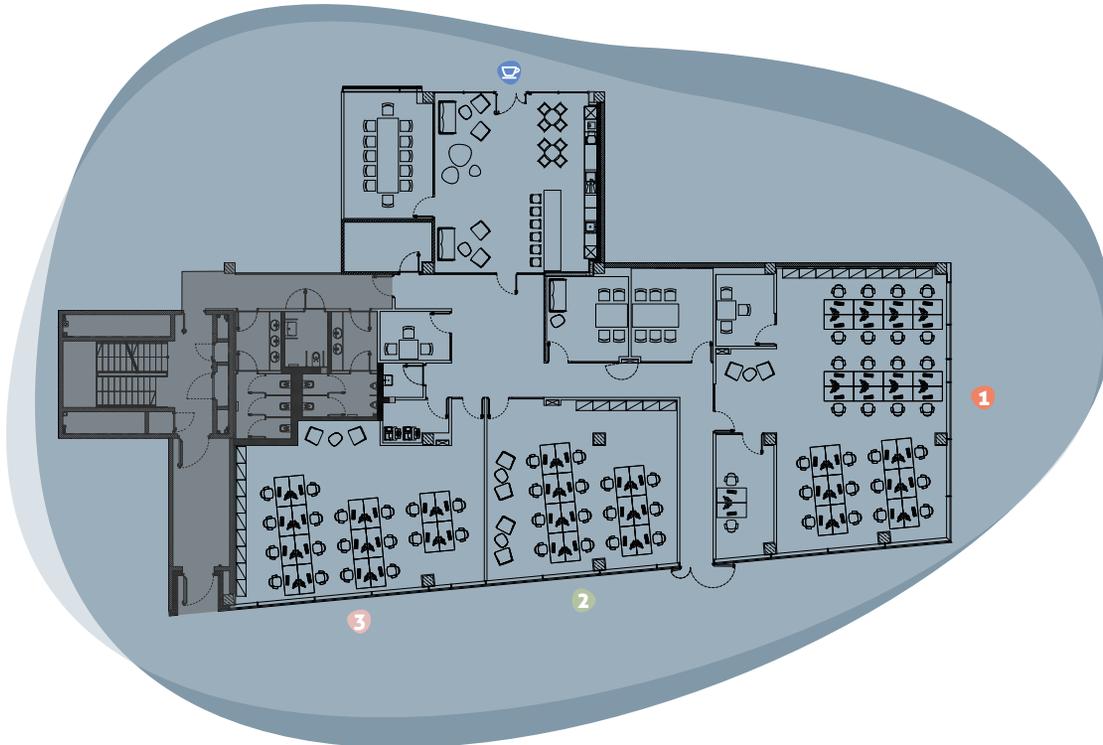
total area

62

desks

65
sqm

freely available
leisure area



OFFICE 1

141 sqm of total area
up to 30 desks
1 meeting room for the exclusive use
1 separate office room
4 conference rooms available
5 car park spaces

OFFICE 2

73 sqm of total area
up to 14 desks
4 conference rooms available
3 car park spaces

OFFICE 3

90 sqm of total area
up to 18 desks
4 conference rooms available
3 car park spaces

CHILLOUT Area



65 sqm of total area
fully furnished kitchen
comfortable furniture



DOT OFFICE L

Office **1**

30

desks

141

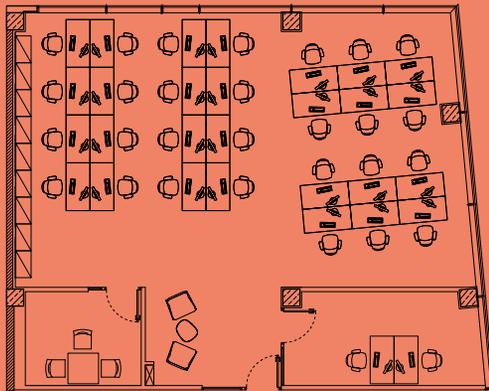
sqm
of surface area

5

car park
spaces

1

private
office room



Exclusive office with an area of 141 square meters, accommodating 30 workstations. The office is fully equipped with each workstation having an ergonomic chair with adjustment and lumbar support and a container for personal belongings. Additionally, cabinets for documents and clothes are also available.

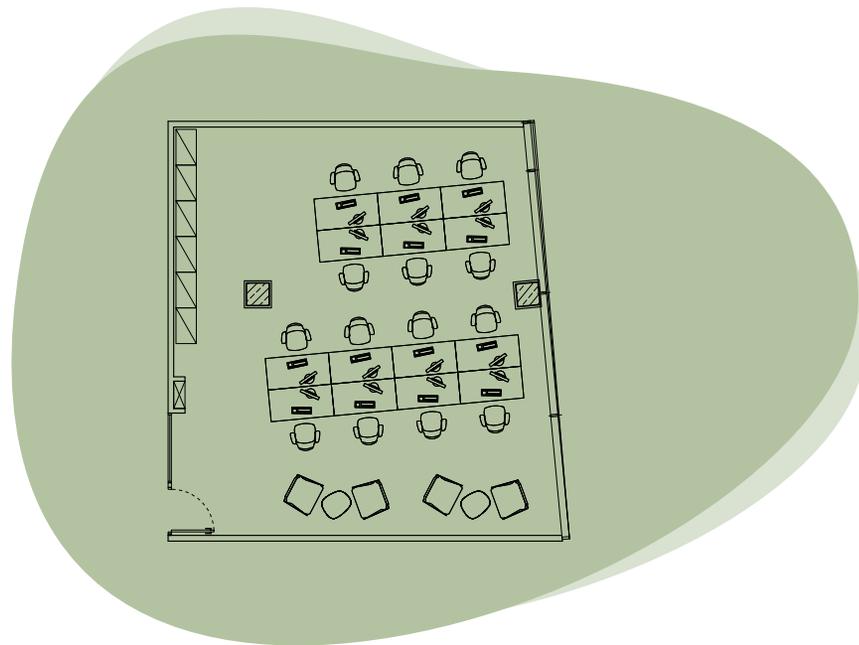
An exclusive conference room equipped with comfortable furniture and a study which may have a function of a separate room for the management are part of the office.

The customer may also rent 5 parking spaces.



DOT OFFICE L

Office 2



14

desks

73

sqm
of surface area

3

car park
spaces

4

conference rooms
available

Exclusive office with an area of 73 square meters, accommodating 14 workstations. The office is fully equipped with each workstation having an ergonomic chair with adjustment and lumbar support and a container for personal belongings. Additionally, cabinets for documents and clothes are also available.

When required, a customer may use generally available conference rooms equipped with audio-visual equipment.

The customer may also rent 3 parking spaces.



DOT OFFICE L

Office **3**

18

desks

90

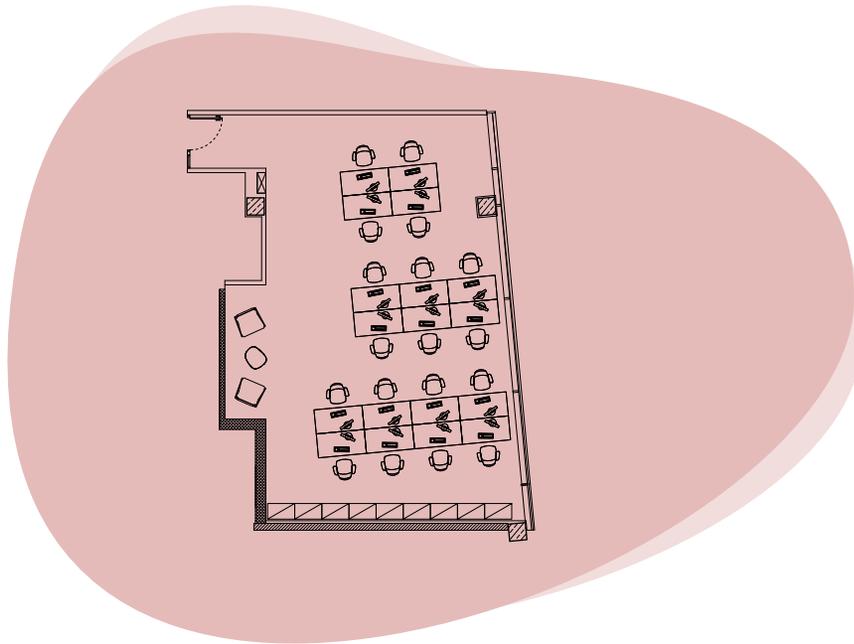
sqm
of surface area

3

car park
spaces

4

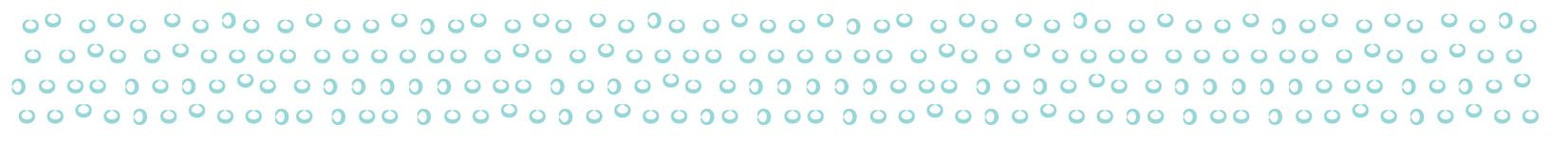
conference rooms
available



Exclusive office with an area of 90 square meters, accommodating 18 workstations. The office is fully equipped with each workstation having an ergonomic chair with adjustment and lumbar support and a container for personal belongings. Additionally, cabinets for documents and clothes are also available.

When required, a customer may use generally available conference rooms equipped with audio-visual equipment.

The customer may also rent 3 parking spaces.



LOCATION WROCLAW



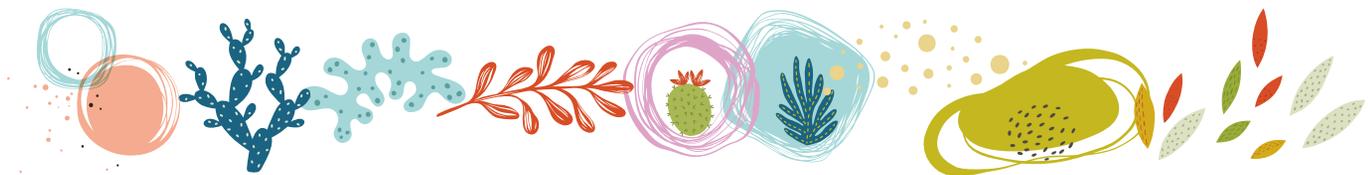
10 min

20 min

At Office Wrocław means working with pleasure in an awarded office investment.

At Office - Cu Office means over 23,000 sqm of modern office area performed in 2 stages, in the oldest and most developed commercial part of Wrocław – the Western Business District. The location on Jaworska street provides office users with a fast access to the city centre and the airport, both by car and urban transport. The complex has been built using energy-saving technologies and smart systems of facility monitoring and control, ensuring comfortable environment for its tenants. Wellness of the office users is secured thanks to convenient ventilation and air conditioning systems, abundance of daylight as well as the use of materials free from harmful substances.

We paid special attention to the facilities for cyclists preparing an appropriate number of bicycle parking lots and safe access to the complex. Each building is provided with a fully equipped changing room for cyclists and a drying room as well as necessary hygienic and sanitary amenities. The bicycle repair station is located near the bicycle parking lots.



Cu OFFICE



With its BREEAM-certified, ecological solutions, the **At Office - Cu Office** makes for a modern office space. Standard features of the buildings include air conditioning with individual temperature control options, supply and exhaust ventilation system with heat recovery and humidification, tilt windows, as well as heat pumps with heat recuperation. The entire facility has access control and CCTV monitoring systems, protected by security guards (24/7), and by fire alarm systems. Available for you are bike parks, locker rooms with showers for cyclists, a bike repair depot, as well as a lunch bar, and a medical clinic.

AMENITIES FOR TENANTS:

- fully furnished plug&play offices: desks, comfortable office chairs, containers with drawers, filing cabinets and lockers,
- 24-hour office access,
- reception desk in the building,
- underground car park for tenants,
- car park for visitors,
- fast fibre optic Internet (100/100 Mbs),
- colour printer and scanner,
- fully furnished kitchen (coffee machine/tea/milk),
- chillout area,
- conference room (number of hours granted depending on the number of leased desks),
- daily office cleaning,
- services provided by the Building Administrator.



Cu OFFICE

In the Western Business Region in Wrocław, **At Office – Cu Office** meets all the conditions for a convenient location and comfortable user space.

3

office premises

678

sqm

total area

81

desks

36

sqm

freely available
leisure area



OFFICE 1

149 sqm of total area
up to 28 desks
1 separate office room for the exclusive use
4 conference rooms available
6 car park spaces

OFFICE 2

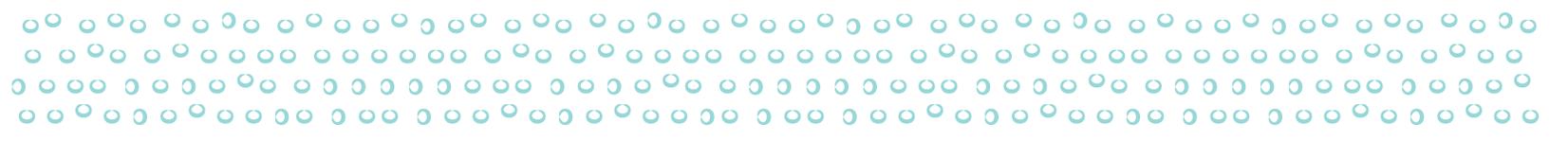
143 sqm of total area
up to 25 desks
1 separate office room for the exclusive use
4 conference rooms available
6 car park spaces

OFFICE 3

142 sqm of total area
up to 28 desks
1 separate office room for the exclusive use
1 meeting room for the exclusive use
4 conference rooms available
6 car park spaces

CHILLOUT Area

36 sqm of total area
fully furnished kitchen
comfortable furniture



Cu OFFICE

Office 1

28

desks

149

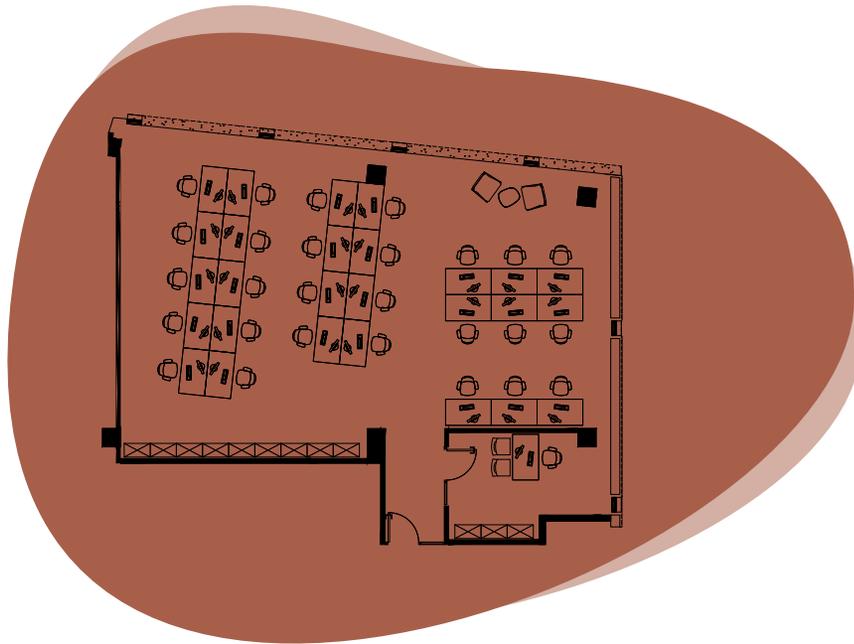
sqm
of surface area

6

car park
spaces

1

private
conference room



Exclusive office with an area of 149 square meters, accommodating 28 workstations. The office is fully equipped with each workstation having an ergonomic chair with adjustment and lumbar support and a locker for personal belongings. Additionally, cabinets for documents and clothes are also available.

An exclusive conference room equipped with comfortable furniture which may have a function of a separate room for the management are part of the office. When required, a customer may use generally available conference rooms equipped with audio-visual equipment.

The customer may also rent 6 parking spaces.



Cu OFFICE

Office 2

25

desks

143

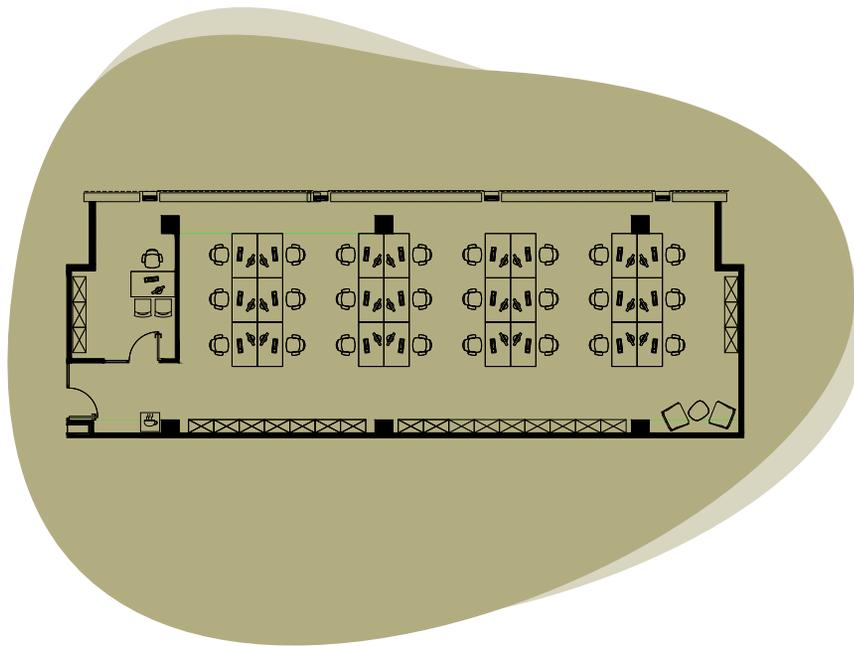
sqm
of surface area

6

car park
spaces

1

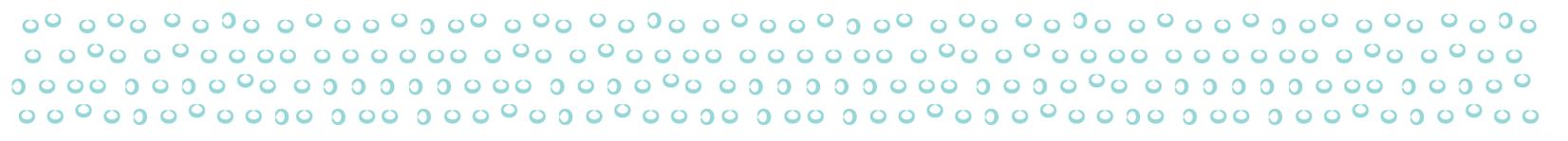
private
conference room



Exclusive office with an area of 143 square meters, accommodating 25 workstations. The office is fully equipped with each workstation having an ergonomic chair with adjustment and lumbar support and a locker for personal belongings. Additionally, cabinets for documents and clothes are also available.

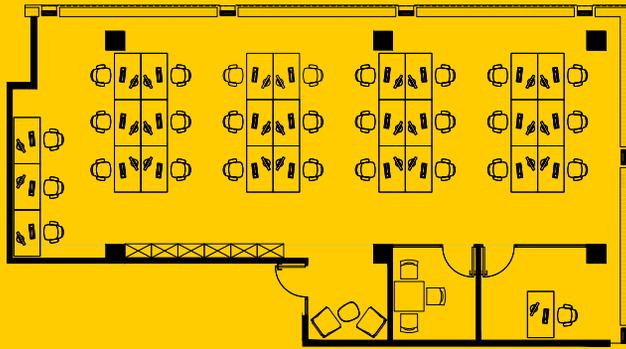
An exclusive conference room equipped with comfortable furniture which may have a function of a separate room for the management are part of the office. When required, a customer may use generally available conference rooms equipped with audio-visual equipment.

The customer may also rent 6 parking spaces.



Cu OFFICE

Office **3**



28

desks

142

sqm
of surface area

6

car park
spaces

1

private
conference room

Exclusive office with an area of 142 square meters, accommodating 28 workstations. The office is fully equipped with each workstation having an ergonomic chair with adjustment and lumbar support and a locker for personal belongings. Additionally, cabinets for documents and clothes are also available.

An exclusive conference room equipped with comfortable furniture and a study which may have a function of a separate room for the management are part of the office. When required, a customer may use generally available conference rooms equipped with audio-visual equipment.

The customer may also rent 6 parking spaces.





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