

Tenants stay in Marynarska Business Park - prolongations for nearly 1,800 sqm.

02.01.2018 r., Warsaw – Marynarska Business Park remains attractive – two long-term tenants decided to stay on Taśmowa street, extending lease contracts for nearly 1,800 sqm. They are: the leader of the automotive industry – Ford Polska Sp. z o. o., and one of the world's largest financial organizations operating in this field – FCE Bank SA. International consultancy firm JLL mediated in the lease transaction process, and tenants were represented by the advisory company Cushman & Wakefield.

Tenants value Marynarska Business Park since many years – two companies present in the office complex since the beginning of its existence have decided to extend their lease agreements. The first of them is Ford Polska Sp. z o. o. - leader of the automotive industry, which occupies more than 1,000 sqm of the office space in Marynarska Business Park. The second tenant is Polish branch of FCE Bank SA – a company offering a full range of products used to finance the purchase of Ford cars in Poland, which will remain on the previously occupied area of 683 sqm. In the process of extending the contracts, the owner of the facility - Heitman company, was represented by advisers from JLL, and tenants were supported by Cushman & Wakefield.

Marynarska Business Park is a guarantee of high quality services. A holistic approach to real estate management is the motto of the owner of the investment, Heitman company. The highest quality of services offered to tenants, as well as care for the proper technical condition of the entire facility is the result of a stable and comprehensive Heitman policy. In the process of implementing this strategy, the company is supported by a team of experienced managers and agents from JLL. The Marynarska Business Park complex is continuously adapted to the needs of both the market and tenants. It is for them that unconventional amenities have been implemented, such as the dedicated Shuttle Bus, which during the renovation of Marynarska street transports employees every day on the Metro Wilanowska - PKP Służewiec route. For people commuting to work by bicycle, there are external and internal bicycle parking lots, a self-service bike repair station, as well as changing rooms and showers. Companies appreciate Marynarska Business Park also due to the immediate vicinity of the Marynarska junction and the SKM train station. One cannot forget about the high coefficient of parking spaces - in the complex there is one parking space per 35 sqm of rented office space, while for example in office buildings located in the Śródmieście area, it is one space per 150 sqm.

"Our company's strategy is to provide Marynarska Business Park with conditions encouraging business development and to increase the comfort of people working in the building. We are glad that the activities carried out by a stable team of experts find recognition amongst our long-term tenants" says **Izabela Kapil, Vice President Portfolio Management - Europe at Heitman company** and adds: "extensions of lease agreements by companies that have chosen Marynarska Business Park for their headquarters many years ago are a confirmation of the still attractive offer of the complex for demanding clients, especially on such a competitive Warsaw market.

"We are satisfied with the long-term cooperation with Heitman company on such a successful project as Marynarska Business Park. JLL provides a comprehensive spectrum of strategic support services to the investment: through commercialization of the space, to property management, as well as a green BREEAM certification process. As a result the building enjoys continuous interest of companies which see it as their long-term business address, the best example of which are extension agreements signed by Ford Polska Sp. z o. o. and FCE Bank", comments **Marzena Zielonka, Director at the Office Space Rental Department, JLL.**

"We are happy to cooperate again with Ford Polska Sp. z o. o. and FCE Bank - leaders in the automotive and financial industries. Thanks to the excellent organization of the project by the Ford Poland, Ford Land and FCE Bank teams, as well as the solution-oriented attitude of Heitman, it was one of the most efficiently carried out projects of this scale. As part of the adopted project assumptions, of which the key was the comfort of employees and optimization of costs without compromising on the quality of the office, the option of extending the lease in the current complex turned out to be optimal", commented **Paulina Misiak, Partner and Mikołaj Niemczycki, Negotiator at Cushman & Wakefield.**

Marynarska Business Park is a complex of four modern buildings with a total office area of approximately 43,000 sqm. The buildings are situated in the business part of Służewiec in one of the most attractive locations in this area in terms of access to public transport - the facility is located in the direct vicinity of an SKM train station. The complex is environmentally friendly - it has a BREEAM In-Use International certificate and the mark "Very Good" in the "Asset" category, and the numerous solutions used in it have a positive impact on the health and comfort of the workers. One example is the introduction of a special Shuttle Bus for employees, which during the renovation of Marynarska street runs every day on the Metro Wilanowska - PKP Służewiec route.

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