

.big deal. Ghelamco's office building in Kraków changed its owner

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The .big office building in Krakow, built by Ghelamco Poland, has a new owner. The companies within Ghelamco group signed the sale agreement. The transaction value is approximately EUR 33 million.

Ghelamco finalised the sale transaction of a modern office building .big in Kraków. The main tenant of the building is State Street, an American financial services company, which occupies approx. 9 000 sq m of space. The building's value is estimated at EUR 33 million. For the transaction, experts from Cushman & Wakefield advised Ghelamco whereas law firm Dentons provided legal support.

"Our first project in Krakow has drawn considerable interest since the very beginning and has instantly found a strategic tenant. A boutique-like character, top standards of office space, sophisticated solutions, and location very near to the city centre have contributed to the project's commercial success, resulting in the sale of the building shortly after it has been finished. I am convinced that the new owner will be pleased with this choice," said **Jeroen van der Toolen**, Managing Director CEE, Ghelamco.

Soren Rodian Olsen, Head of Capital Markets at Cushman & Wakefield, added: *"Ghelamco's .big development is a truly unique addition to the Kraków office market, offering contemporary architecture and views to the famous Wawel Castle in the Old Town, as well as being easily accessible by car and public transport. We are very proud of having advised Ghelamco on their first disposal in Kraków."*

The .big project is Ghelamco Poland's first office building in Krakow. It is attractively located at the junction of Kapelanka and gen. Bohdana Zielińskiego streets, close to the city center and in vicinity of Skąły Twardowskiego forest and Zakrzówek reservoir. The five-storey building provides over 10,000 sq m of space. There are commercial spaces on the ground floor and a patio with a small garden on the first floor. In addition, the tenants benefit from terraces and around 200 m of space on the roof, overlooking Wawel. There is a parking lot under the building as well as places dedicated to cyclists with showers and lockers.

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GHELAMCO POLAND

Ghelamco Poland is the leader of the commercial property market in Poland and a pioneer in sustainable construction, public space design, smart buildings and innovations. Over the past 28 years the company has built its leading position as an investor, developer and general contractor by delivering over 1,100,000 sq m of best-in-class office, residential, commercial, and warehouse space. The company's flagship investment is the Warsaw Spire with Plac Europejski (European Square), awarded a title of the best office building in the world in a prestigious competition MIPIM Awards 2017.

As a visionary in the industry, for years Ghelamco has continued to implement pioneering concepts of innovative, technologically advanced buildings which set new trends on the property market in Poland. It is the Belgian company which discovered the potential of the Mokotów district, introduced the concept of a business park in Poland, and, as the first company in the industry, certified office buildings in the prestigious BREEAM system. Also, Ghelamco, as the first developer in Poland, discovered the potential of the Wola district, a location in which the capital's new business hub is being built.

Ghelamco is also the only developer in Poland with a broader perspective on sustainable construction and actively contributes to shaping the urban space. The company implements projects aimed at revitalizing entire districts by creating valuable city space, such as Plac Europejski. In order to further support city-forming activities, Ghelamco established Fundacja Sztuka w Mieście (Art in the City Foundation), whose goal is to improve the quality of public urban space through artistic and ambient activities for local communities. Ghelamco has won a lot of distinctions, including seventeen "Developer of the Year" awards in Poland.

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