

Ambassador Office Building signs up a new tenant

Hines, the international real estate firm, has acquired a new tenant for its Ambassador Office Building: AECOM Polska, a premier infrastructure firm delivering professional services across the project lifecycle. The tenant is planning to move into its new 1,000 sq m plus office on the first floor of the building in September 2020. AECOM was assisted in the leasing process by global real estate services firm Cushman & Wakefield, while Hines was advised by DPPA Legal.

“Occupier acquisition is difficult during the pandemic as some companies have put office relocation decisions on hold. The epidemic situation has, however, shown the importance of safe, high-quality office space, support infrastructure and appropriate management standards including modern technologies, seamless communication and partnership-based cooperation between the building manager and landlords. We are committed to providing this in all the office buildings in Hines’ portfolio. We are pleased that we have gained the trust of another company that has opted for a long-term lease in our Ambassador Office Building,” says Marta Wiewiórowska-Kudła, Leasing Manager, Hines Polska Sp. z o.o.

“To accommodate our growth in Poland, we need more office space. We were looking primarily for a convenient location with good connections to other districts of Warsaw and the airport. We chose this location as, in addition to being good value for money, it can be flexibly tailored to the new needs and operational philosophy of AECOM. Hines has demonstrated a deep understanding of our business and operational efficiency,” says Jan de Boom, Country Manager Poland, AECOM Polska Sp. z o. o.

“We are delighted to have had this opportunity to assist AECOM in their choice of a new office location in Warsaw. As well as offering high-quality office space for lease, the Ambassador Office Building also enjoys easy access to public transport, which was one of AECOM’s priorities. Another important factor was Hines’ ability to deliver fitted office space in a short timeframe required by the tenant,” says Marcin Miazek, Associate, Cushman & Wakefield.

The Ambassador Office Building is a class A building offering approximately 16,500 sq m of high-quality office and retail space. It boasts a prime location at the junction of Domaniewska and Pęczerska streets, in the rapidly developing business district of Mokotów. Ambassador’s strategic location offers excellent links to other areas in the city by both private and public transport. The building also offers a 297-space car park and amenities for cyclists, including bicycle stands, a locker room and showers. In addition, Galeria Mokotów, one of Warsaw’s biggest shopping centres, is

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situated in close proximity to the building. The Ambassador Office Building has been BREEAM certified with a Good rating and is covered by Hines' proprietary program HinesGO (Hines Green Office), developed to reward sustainable practices and solutions among tenants.

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About Hines

Hines is a privately owned global real estate investment, development and management firm, founded in 1957, with a presence in 205 cities in 24 countries and \$133.3 billion of assets under management—\$71 billion in assets for which Hines serves as investment manager, including non-real estate assets, and \$62.3 billion for which Hines provides third-party property-level services. Hines has 165 developments currently underway around the world, and historically, has developed, redeveloped or acquired 1,393 properties, totalling over 42.6 million sq m. The firm's current property and asset management portfolio includes 539 properties, representing approximately 21.5 million sq m. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most respected real estate organizations in the world. Visit www.hines.pl and www.hines.com for more information.

About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 53,000 employees in 400 offices and 60 countries. In 2019, the firm had revenue of \$8.8 billion across core services of property, facilities and project management, leasing, capital markets, valuation and other services. To learn more, visit: www.cushmanwakefield.com or follow @CushWake on Twitter.

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