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PKO Bank Polski has signed a long-term lease agreement for all of the space in one of the most modern office buildings, SKYSAWA, located in the very center of Warsaw. The handover of the office building, which is the flagship investment of Polski Holding Nieruchomości, is planned for the fourth quarter of this year.

The lease agreement for approximately 35,000 square meters of space concluded with PKO Bank Polski is the largest transaction of this type on the commercial real estate market in Warsaw in the last several months. The office complex consists of two buildings. The higher part of the complex is a 155-meter tower, consisting of 40 stories.

*“The long-term lease of the entire SKYSAWA space is an important event not only for PHN Group, but also for the entire commercial real estate market. The conclusion of the transaction indicates that there is demand for centrally located, modern and attractive office space. We are proud to make our flagship investment available to such a reliable and important partner as PKO Bank Polski, as said **Marcin Mazurek**, President of the Management Board of Polski Holding Nieruchomości.*

“Our strategy includes optimizing the space and adapting it to the changing needs of both employees and customers. We are also aiming at greater concentration of the headquarters and Group companies, which today are located in different parts of Warsaw. The search for new office space for the bank has been ongoing for several years. The pandemic that has changed the way work is delivered and the rise of the hybrid model has further accelerated this process. An important argument for adjusting the office space is also a progressive centralization of tasks and transformation, which the bank will continue in the following years,”

says **Wojciech Iwanicki**, Vice-President of the Management Board of PKO Bank Polski.

The office complex will be the new headquarters of PKO Bank Polski – the largest financial institution in Poland and one of the largest financial groups in Central and Eastern Europe, which has been supporting the development of its customers and Poland for over 100 years.

An unquestionable advantage of the complex is its location – in one of the key traffic routes of Warsaw – at ul. Świętokrzyska 36, i.e. in the very center of the city. The proximity of the metro, tram lines, buses, railroads and the availability of bike paths, guarantee the possibility of a comfortable and fast access from all parts of the city. The complex is one of the first buildings in Poland to be connected by a direct underground passage to the Rondo ONZ metro station.

The complex includes numerous solutions to reduce energy and water consumption during the use of the building, including highly efficient heat recovery systems, solar collectors and a rainwater harvesting system. Both buildings have been awarded the BREEAM Interim sustainable construction certificate at the highest “Outstanding” level.



[1]

Skysawa Podpisanie Umowy Najmu 01



[2]

Skysawa Podpisanie Umowy Najmu

About the project

SKYSAWA is a state-of-the-art office and commercial complex with an area of ca. 35,000 sq.m. Its construction began at the end of June 2019. The key asset of the project is its excellent location – in the very center of the capital, right by the Rondo ONZ, in the quarter of Świętokrzyska, Twarda, Mariańska and aleja Jana Pawła II streets. SKYSAWA is one of the few buildings in Warsaw that have a direct connection to a metro station. It has been awarded a BREEAM Interim certificate with the highest possible rating – [■■■■■■■■■■]A. The construction of the SAWA building is now complete, whereas the construction of the SKY building – a 155-meter tower – is scheduled to complete in Q3 2022. Polski Holding Nieruchomości is the investor of SKYSAWA. The consortium of PORR, TKT Engineering and ELIN is responsible for project implementation. The Polish branch of the international group of consultants, Gleeds Polska, is supervising the construction.

Polski Holding Nieruchomości Group

The Polski Holding Nieruchomości Group is the leading managing investor in the commercial property market in Poland. It is one of the largest companies in the sector in terms of the market value of its portfolio, which includes ca. 140 properties and ca. 600 ha of land across the country (e.g. in Warsaw, Poznań, Wrocław and the Tri-City). PHN has long experience both in real estate management and construction project implementation. The company has been listed on the Warsaw Stock Exchange since February 2013.

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