



Published on *Wynajem biur i powierzchni biurowych, biura do wynajęcia Warszawa centrum, Mokotów - Polski Holding Nieruchomości S.A. Warszawa* (<https://phnsa.pl>)

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czwartek, Grudzień 21, 2023 - 12:59

VENA is a small, modern, sustainable A-class office building, construction of which will start soon in Warsaw ☐ Wola district. Building works will last 2 years. The estimated cost of the investment is about PLN 200 million.

PHN Group is starting the construction of another A-class office building in Warsaw, which will expand the company's stock of leasable space. VENA is a modern office building that will provide 15,400 sqm of additional space. The building was designed by A7AG, a Warsaw architectural studio selected in a competition, which also designed the VIS À VIS Wola green housing estate adjacent to the office building, developed by PHN several years ago. Skanska Polska is the general contractor for the office complex.

"Our portfolio of office properties is growing rapidly thanks to new investments and acquisitions, for which we have spent nearly PLN 1 billion in recent years. Lately, we have launched our two Warsaw premium office buildings SKYSAWA and INTRACO Prime, with a total area of 48,000 sqm. In two years we will add the VENA office building meeting the highest standards, the construction of which will start soon in Warsaw's Wola district," said Krzysztof Kowalski, Managing Director for Investment, Polski Holding Nieruchomości.

"We are pleased that PHN Group has appreciated our experience in the implementation of office projects as well as our qualified team, which resulted in entrusting us as the role of general contractor for the VENA office building. This project is very important to us, and I am confident that through professional and transparent cooperation we will meet the customer's expectations. As a socially responsible company, we seek to create sustainable and timeless office spaces that meet high environmental standards and support healthy living for both current and future generations," says Maciej Kiser, Director of the General

Construction Warsaw Commercial Branch at construction company Skanska.

VENA is a 12-storey building with a 2-level underground parking lot for 153 vehicles. The space on the ground floor and the first floor of the building is intended for service purposes. The office complex with separate commercial spaces will enable future tenants to freely choose between small and large space. The architects provided for the possibility of flexible division of the individual floors with customizable office space arrangements for individual tenants, which will ensure the comfort of future employees. One of the building's major assets will be the large green terraces located on several floors and the roof, available for tenants' use. Thanks to the separation of pedestrian and vehicle traffic, the office building will be accessible through an internal square with greenery and landscaping elements, which will separate the office building from the VIS À VIS Wola housing estate.

The VENA office building has been designed in accordance with the BREEAM global certification standard for sustainable construction with the Excellent rating, which means it will be a green building, both at the construction stage, such as through the use of certified materials, and during use. Energy-saving systems and installations will be installed in the office building. The building's facade with 3D profiles will ensure the comfort of working in daylight while protecting office premises against excessive sunshine, i.e. overheating. In the underground garage, there will also be charging stations for electric cars. In addition, in the underground storey, the project envisages parking places for cyclists and a locker room with showers. An elevator located directly on the ground level will provide easy access to the bike storage.

The VENA office complex will be built at al. Prymasa Tysiąclecia 83, close to the intersection with ul. Kasprzaka, another major road in Warsaw's rapidly growing Wola district, in close proximity to the capital's business center. Access to the public transport network is provided by numerous bus and tram lines as well as the M2 metro line, which can reduce greenhouse gas emissions associated with individual transportation.

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 more than 150 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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