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# Grundmanna

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office park

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— Continuing the legacy of —

# Friedrich Grundmann

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Friedrich Grundmann was the father of Katowice. His forward thinking, perseverance & engagement turned a small village into a modern industrial hub. In Cavatina, we are continuing his legacy by bringing new life and reviving significant areas of the city. We are dedicated to creating modern, human-centred, sustainable projects that bring real value to the local community. Grundmanna Office Park is a place which brings a balance between urban and nature.





BUILDING B  
offices & services

B

— green spaces —

the natural  
enclave

BUILDING A  
offices & services

A

key information

# Grundmanna in numbers

47,910 m<sup>2</sup>

total office GLA

1,017

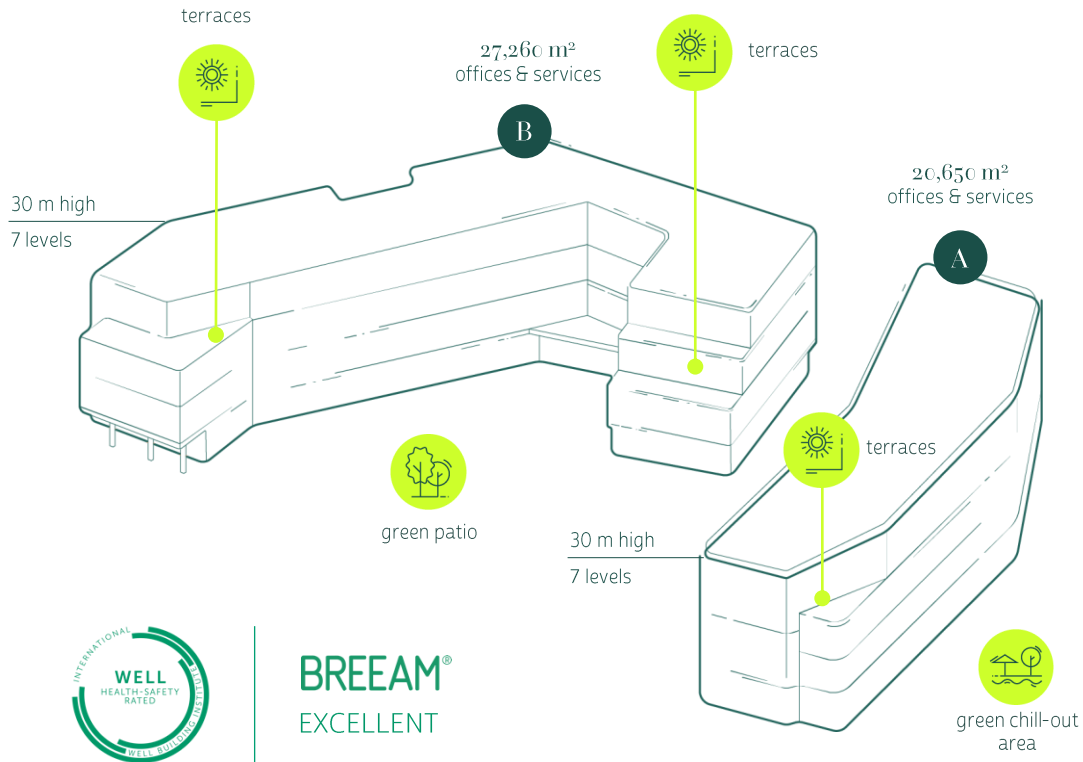
parking spaces  
for offices

~ 2,500 m<sup>2</sup>

amenities area  
in buildings A & B

~1,100 m<sup>2</sup>

green terraces  
in the buildings



discover

# green Katowice

Katowice is one of the fastest transforming cities in Poland. This once industrial mining city became an example of green, sustainable development in the past years, unleashing the potential for its residents and outside investors.



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the city of

# technology

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Katowice is a technology hub of the region.  
With a clear Cityhall strategy, openness for business,  
and a great talent base and exemplary infrastructure,  
the city is a magnet for innovators & entrepreneurs.

Katowice is a shining example of creating a balanced  
ecosystem of culture, ecology, business & education.





the potential of

# Katowice

**No. 1**

in the Forbes Ranking for the most ecological city in Poland (2018-2019)

**29,700**

number of employees of BPO, SSC/ GBS, IT, and R&D centers (Q1 2022)

**No. 2**

In the „Electromobility Cities Ranking” by Polityka Insight & Electric Vehicles Promotion Foundation

**89,907**

students in 19 higher education institutions in Metropolis

**No. 5**

Top 10 Large European cities of the future 2022/23 – FDI Strategy prepared by fDi Intelligenc

**13%**

share of Katowice in 2.2. million GZM population

a convenient  
**location**
















Distances on foot (min):

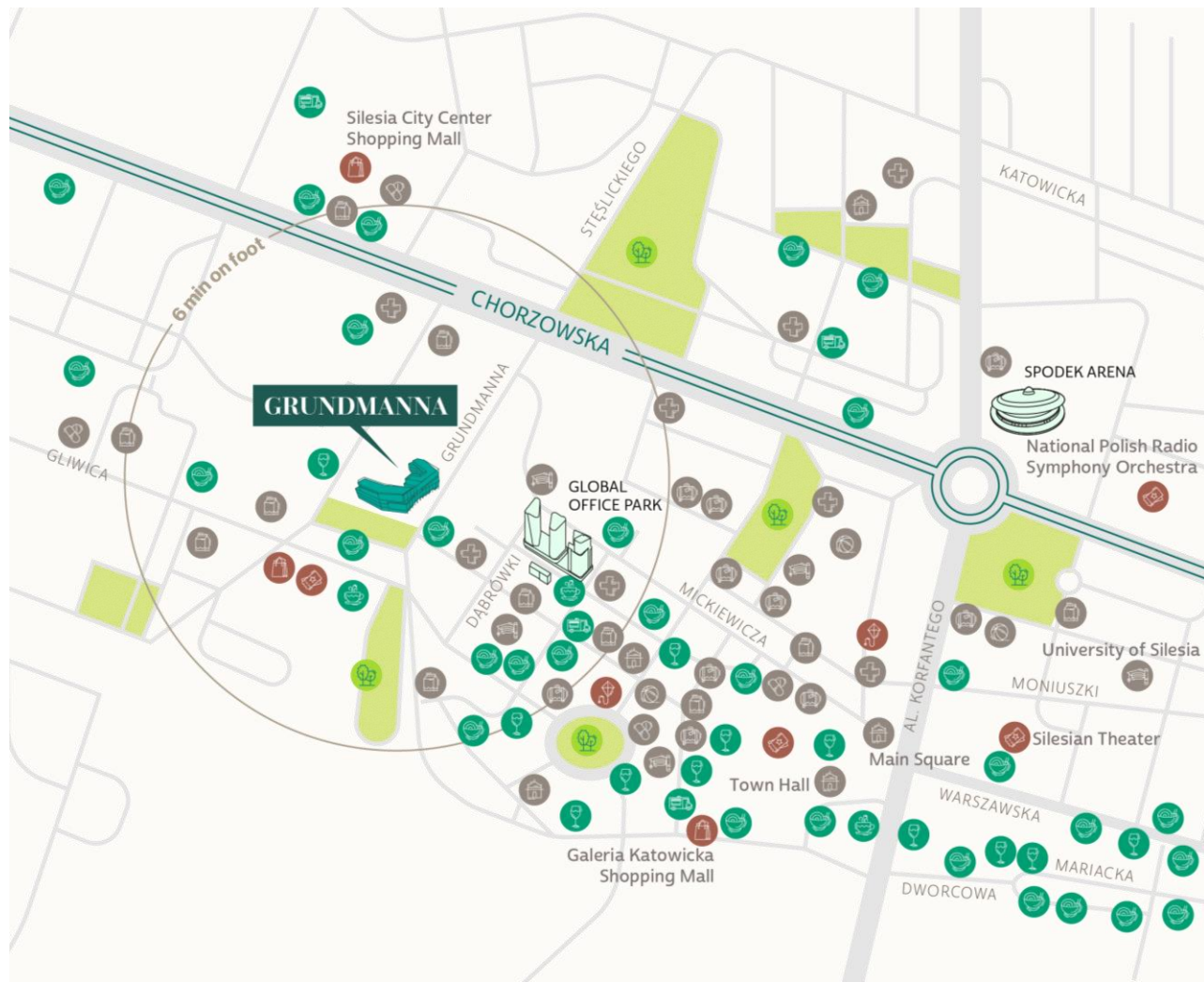
- 2 • PKM Bus Station
- 5 • PKS Multicity Bus Station  
Supersam Shopping Mall
- 10 • Main Square / Old Town  
Main Railway Station  
Galeria Katowicka Shopping Mall  
Katowice Town Hall
- 15 • Spodek Arena  
Mariacka St.
- 20+ • Silesia City Center Shopping Mall  
Katowice ZOO



— diverse & engaging —

# neighbourhood

-  Cafe
-  Restaurant
-  Club / Pub
-  Food truck / Street food
-  Theatre / Cinema
-  Museum / Culture venues
-  Shopping center
-  Grocery store
-  University / School
-  National Institution
-  Pharmacy
-  Medical center
-  Fitness club
-  Hotel
-  Park



easy

# access

## A4 and A1 Highway (9 min by car)

- 1 h 00 min – Kraków
- 2 h 00 min – Wrocław
- 3 h 30 min – Warsaw
- 4 h 20 min – Poznań
- 5 h 00 min – Tricity

## Katowice Airport (31 min by car)

- 1 h 30 min – Frankfurt
- 2 h 30 min – London
- 3 h 30 min – Brussels
- 3 h 45 min – Berlin
- 3 h 50 min – Paris

## Main Railway Station (11 min by tram)

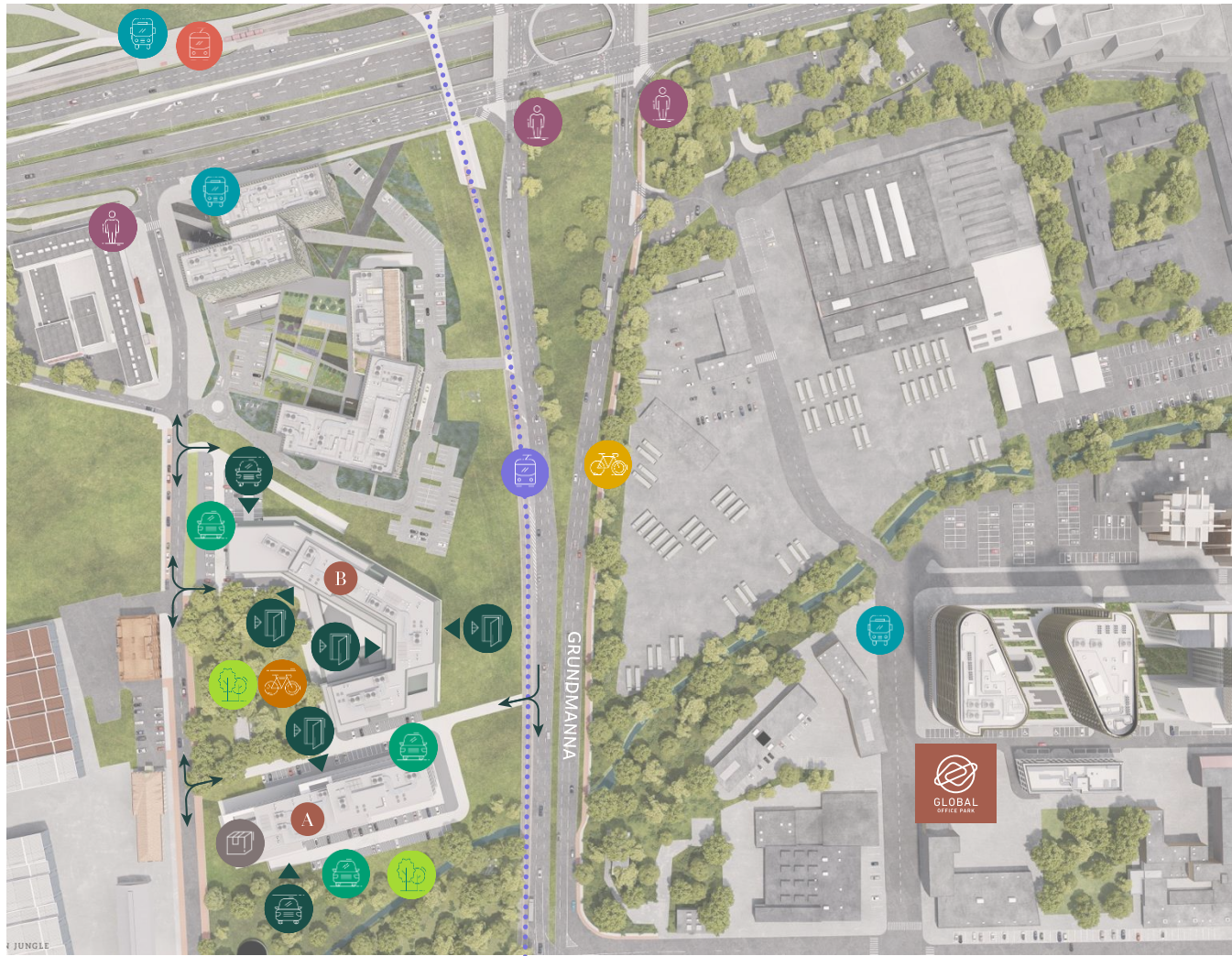
- 2 h 00 min – Kraków
- 2 h 00 min – Wrocław
- 2 h 30 min – Warsaw
- 4 h 30 min – Poznań
- 5 h 00 min – Tricity

-  Tram stop
-  Tramway
-  Bus stop
-  Parking



# site plan

- Traffic flow
- Entrances
- Underground parking
- Visitor parking
- Courier loading zone
- Bicycle parking
- Bicycle path
- Bus stop
- Tram stop
- Tram line under construction 2021/2022
- Pedestrian crossing
- Patio / green areas



Grundmanna

# the place of green balance

Grundmanna Office Park was designed with human-centric values at its core. We strived to create a balanced work environment where people can be inspired by the city's energy yet find areas to relax, calm and enjoy the restorative power of nature. Every detail in Grundmanna project was designed to minimise carbon footprint & bring more green spaces to the community.



courtyard

## the garden of activities



petanque field

The central courtyard between two buildings was designed to facilitate socialising, spontaneous encounters and integrations of teams. With petanque field, organic canopies, meadow-style greenery, bicycle and running lanes and plenty of attractive outdoor furniture, it will become your team's daily source of inspiration.



terraces

# more light, more energy

The project provides an impressive 1,100 m<sup>2</sup> of green terraces. A perfect solution to expand your relaxation area by letting your team enjoy the fresh air and energising light.





amenities

# seamless integration of services

The central courtyard will be integrated with excellent ground-level services so our tenants can enjoy a quick lunch, energising coffee, or refreshing drink indoors or outdoors, surrounded by soothing nature at any time of the day.

backyard

# revitalising force of nature

We created absolute relaxation heaven on the back of our project, just between an old woodlet and Rawa stream. By covering parking places under green canopies, we extended the green surface to fill it with paths, benches, sensory gardens, meadows and more. Everything you need to immerse yourself in the revitalising force of nature.



Sustainability

# at every stage of investment

Protection of environment is of particular importance to us. We are aware that every activity, including ours, involves the use of environmental resources. At the same time, we know that we must act in a sustainable and efficient manner because of the respect for the environment which is an inherent element of the investments carried out by Cavatina Holding and because of our concern for the planet climate.

reducing our

# environmental impact



securing trees on construction sites  
and in their vicinity



regular cleaning of construction sites  
as well as entrances and exits of  
trucks and vans



reduction of light pollution: direct lighting  
and no lights directed into the sky



monitoring and reducing water  
consumption



reduction of energy consumption thanks  
to energy-efficient solutions for lighting  
and works on the construction site



informed waste management: preparation of  
a Waste Management Plan, monitoring of waste  
generated, proper disposal and recycling



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meet, innovate &

collaborate

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Move to a modern contemporary co-working space in the city centre. Grundmanna project is perfect for those looking for flexibility and the full comfort of high-standard offices. The lively atmosphere and all the amenities the project offers help promote growth, performance and creativity.

## full convenience for cyclists

There are approximately 190 km of bicycle paths in Katowice. The city relies on a network of city bikes, which from 3 stations in 2015 has grown to 107. Ultimately, by 2023, the city wants it to be 150 stations. At Grundmanna we'll cater to all the cycling lovers and will make your journey from home to work feel effortless. Want to ride your bike into work? Be our guest and enjoy our end-of-the-trip facilities.



1.

Arrive to Grundmanna  
with ease



2.

Use the designated  
entrances for bicycles to the  
indoor parking



3.

Park in one of available  
bicycle spaces. A secure spot  
for your bike.



4.

Use the repair or cleaning  
stations. You won't be left  
with a flat tyre!



5.

Freshen up in the shower  
& change rooms. Start the  
day in style.



other available

# amenities

The perfect mix of retail spaces will offer the everyday essentials, bringing comfort & convenience to a new level.



Restaurants



Coffee shop



Newsstand



Grocery store



Dry cleaners



Barber



Beauty salon



ATM



Wine shop



Florist



Post office



Collectomate parcel lockers



easily  
managed



The Integral Application connects tenants with their building. It also helps building managers craft tenant experiences through maintenance and communication, fostering an enhanced work environment. You will have full control over your office space and building.



Conference booking & management



Remote office management, by IoT sensors and integrations with the existing building systems



Parking booking system, prioritizing people car pooling



24/7 mobile access control system



Virtual front-desk, guest arrival notifications and in-house navigation



Build a community: learn about your co-workers, create groups, send messages and inform about events



Failures reporting & management



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redefining

# office experience

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Grundmanna offices will offer the perfect blend of efficiency and life balance. The prime location, its connection with the bustling city life, the abundance of green spaces and the engaging social spaces will bring Grundmanna diverse community together.



— building —

# standard

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BMS



Emergency power supply



Fibre optic cables



Lockers & showers for cyclists



E-car & scooter charging stations



CCTV & 24h security



Co-working spaces



New promenade with relaxation areas and gastronomic zone



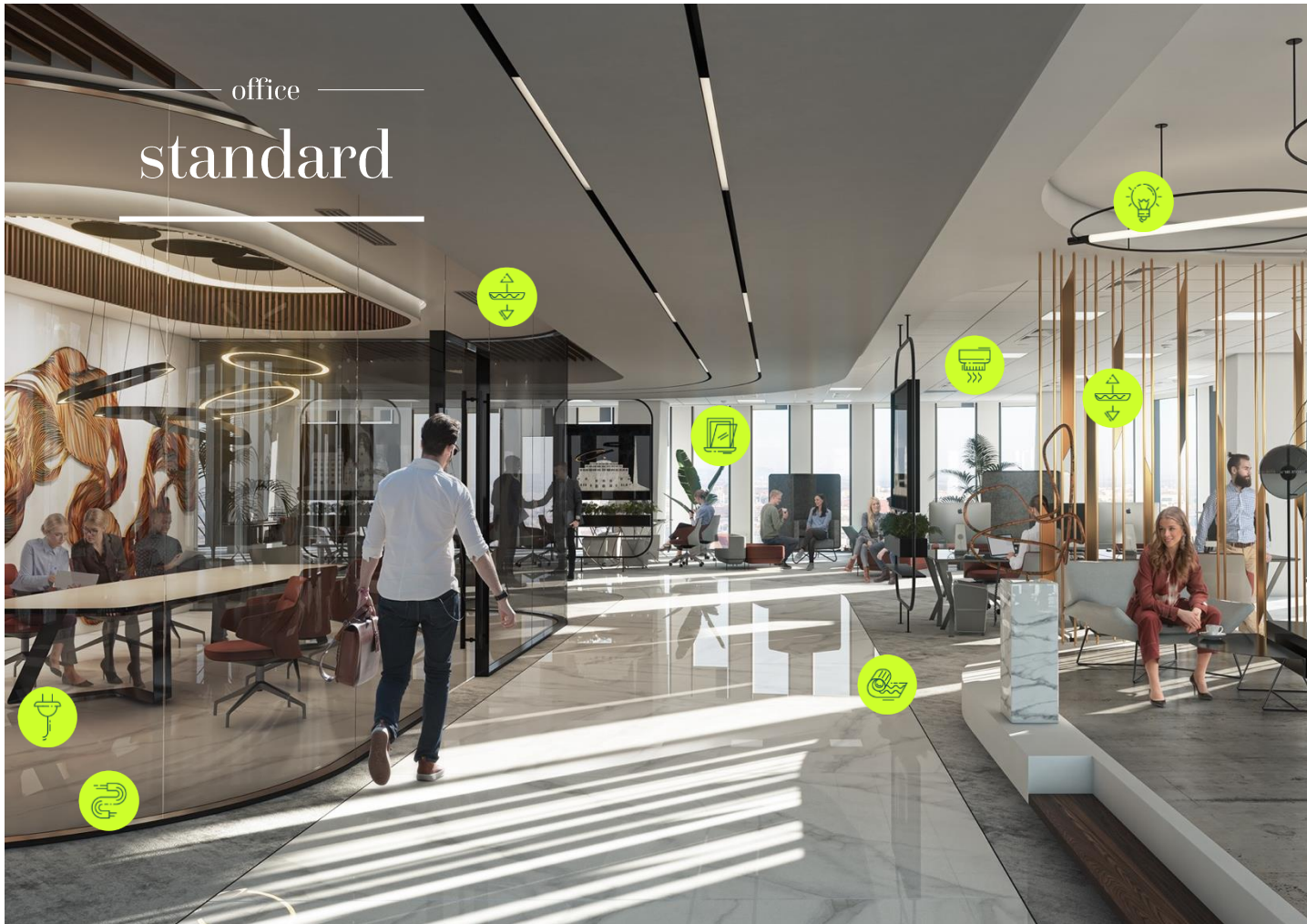
~7,000 m<sup>2</sup> of green terraces,  
4,513 m<sup>2</sup> open to the public







office  
standard



Raised floors & suspended ceilings



Floor boxes



Structured cabling



Eye-friendly lighting



Tilt windows



Smoke detectors



Carpeting



Clear ceiling height 2,80 m

— specifications —

# building A

20,650 m<sup>2</sup>

total office GLA

1,000 m<sup>2</sup>

total service area

5,28 %

add-on factor

406

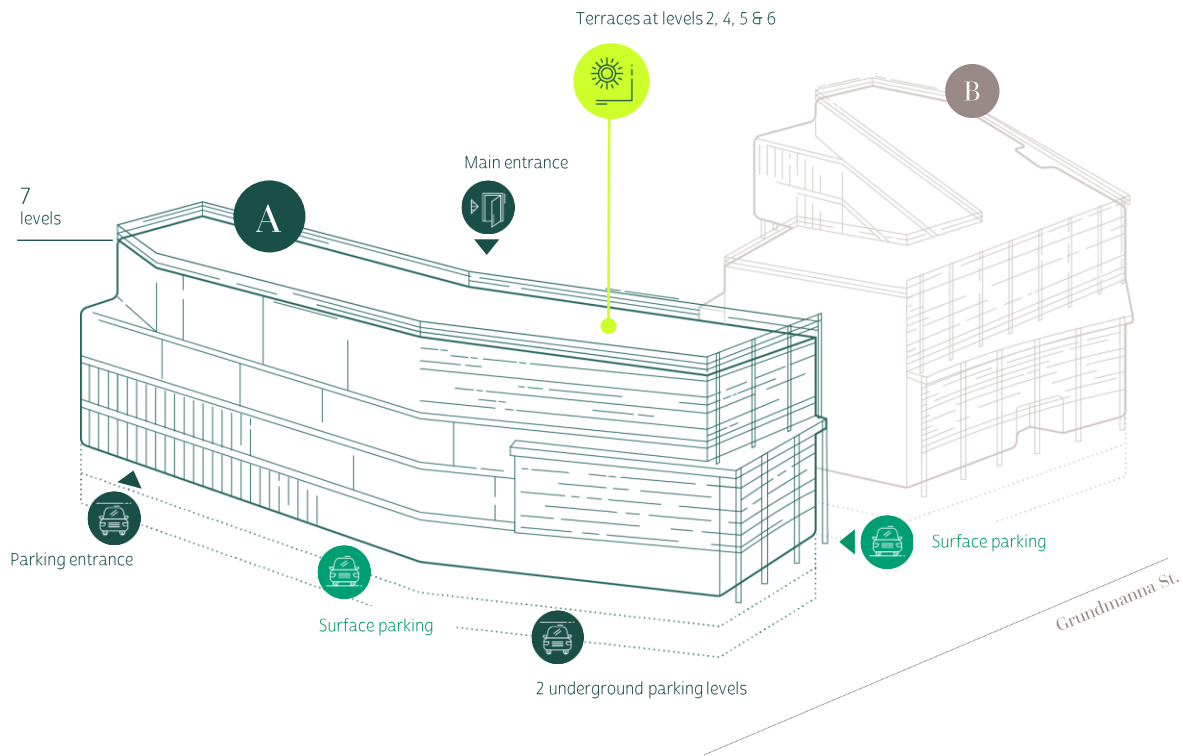
total parking spaces

246 m<sup>2</sup>

total terraces

~3,220 m<sup>2</sup>

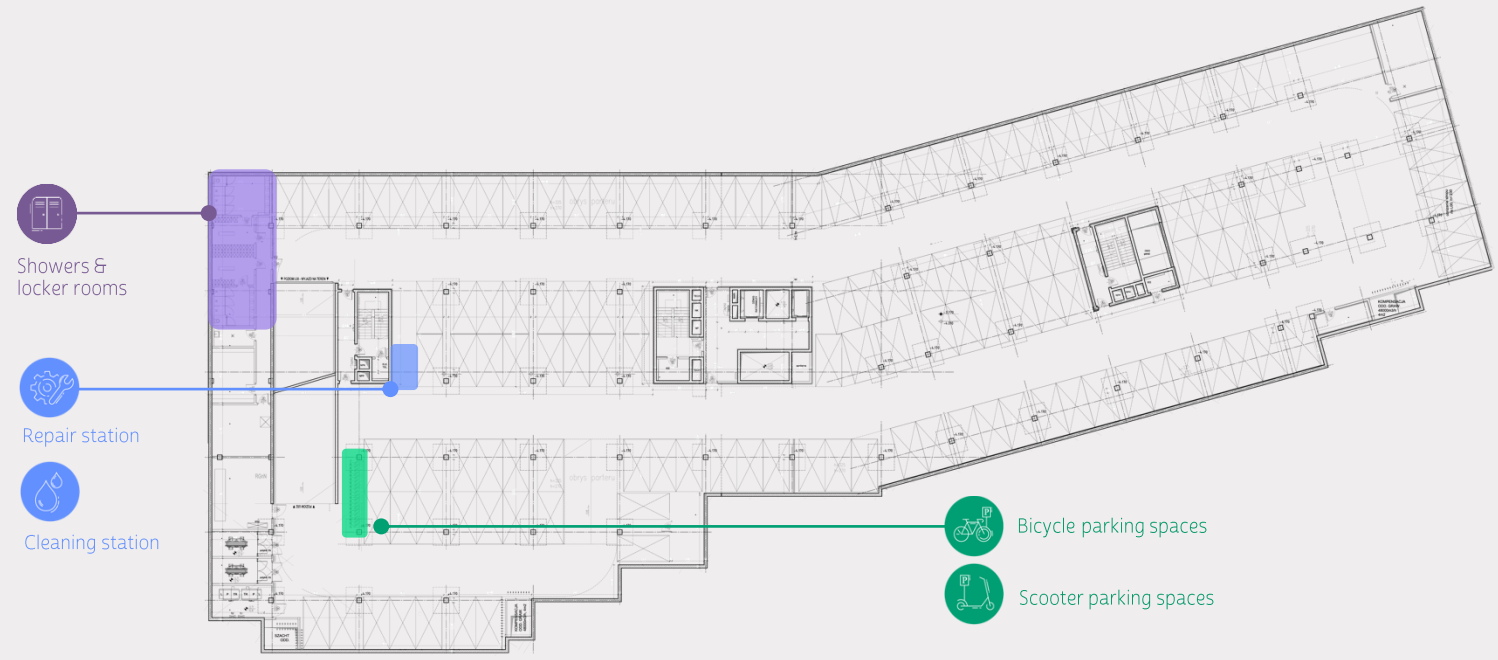
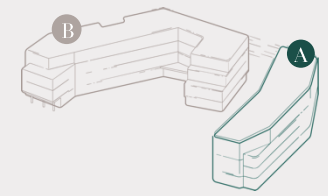
total green areas



building A  
parking

406  
parking  
spaces

+50  
bicycle parking  
spaces



Grundmanna St.



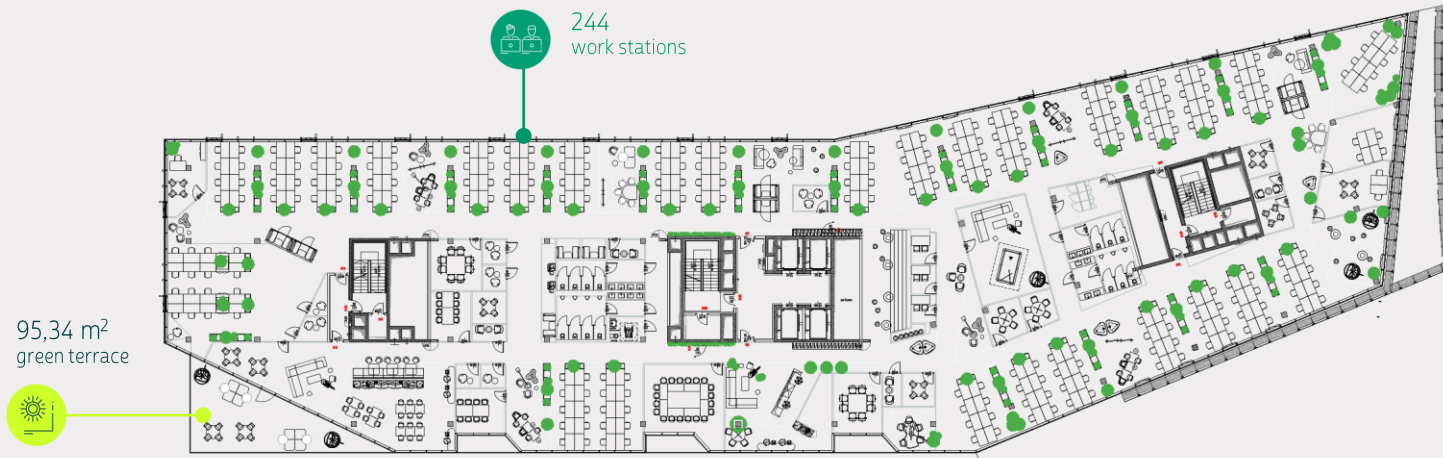
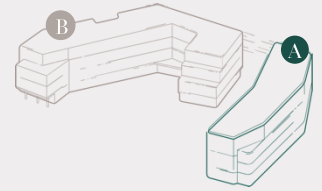
building A

# office arrangement

6<sup>th</sup>  
floor

1  
tenant

2,598 m<sup>2</sup>  
gross office area





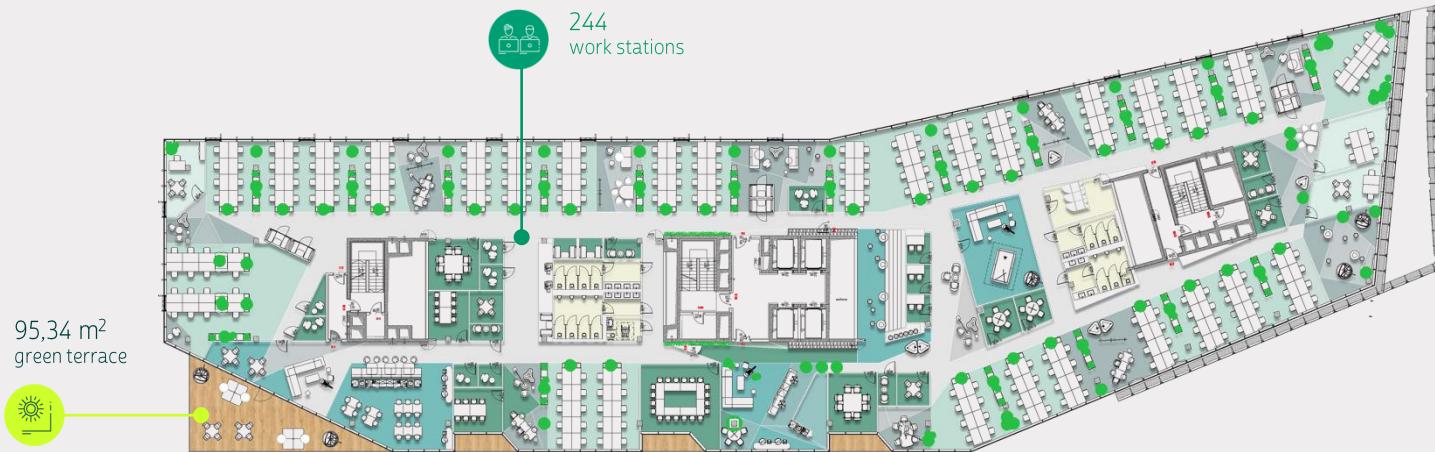
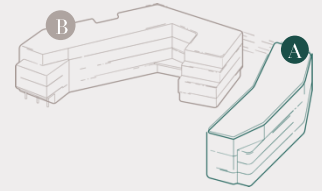
building A

# office arrangement

6<sup>th</sup>  
floor

1  
tenant

2,598 m<sup>2</sup>  
gross office area



95,34 m<sup>2</sup>  
green terrace

244  
work stations



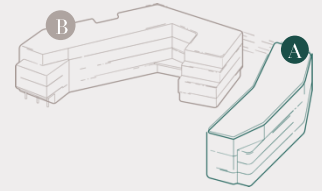
building A

# office arrangement

7<sup>th</sup>  
floor

1  
tenant

2,598 m<sup>2</sup>  
gross office area



326 work stations



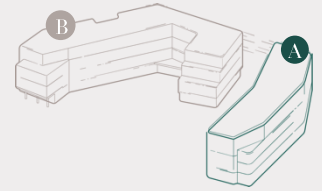
building A

# office arrangement

7<sup>th</sup>  
floor

1  
tenant

2,598 m<sup>2</sup>  
gross office area



 326 work stations



specifications

# building B

27,260 m<sup>2</sup>

total office GLA

1,500 m<sup>2</sup>

total service area

5,28 %

add-on factor

611

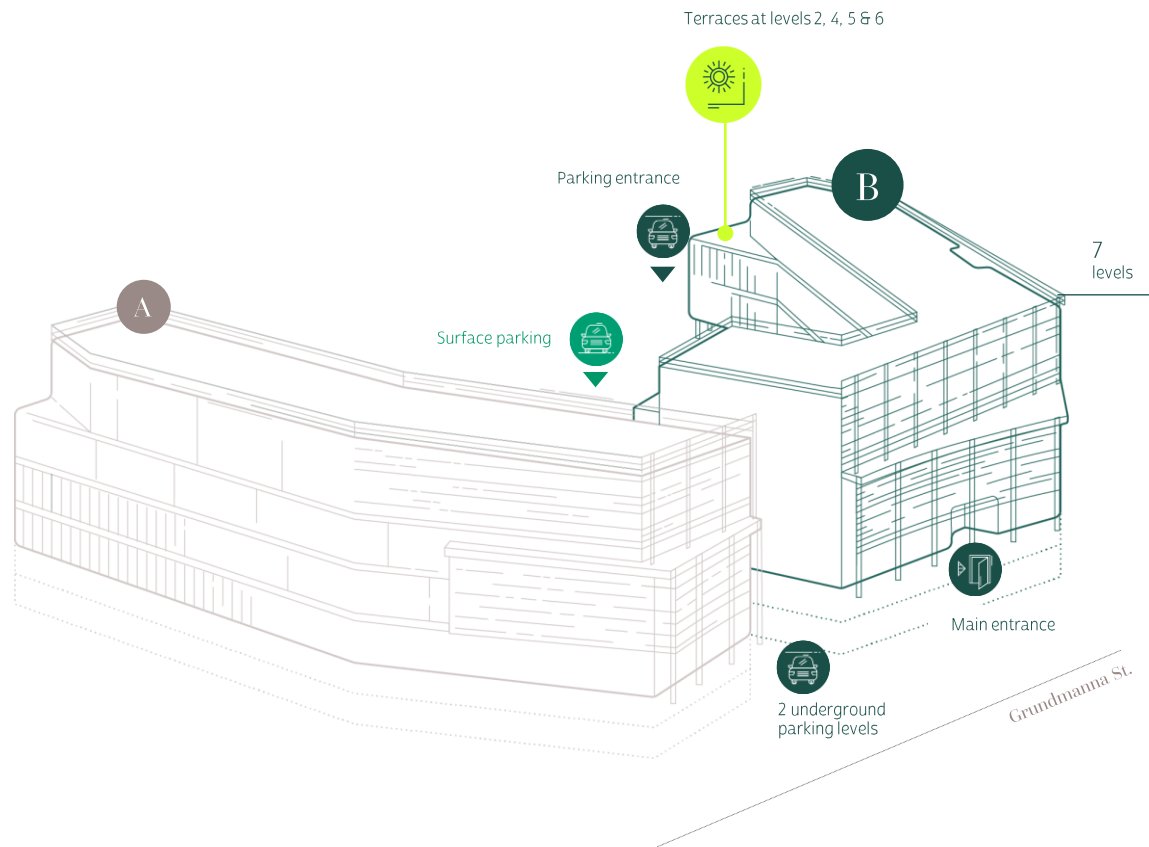
total parking spaces

847 m<sup>2</sup>

total terraces

~2,630 m<sup>2</sup>

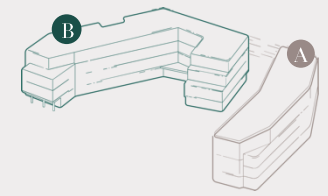
total green areas



building B  
parking

611  
parking  
spaces

+50  
bicycle  
parking  
spaces



Bicycle parking spaces  
Scooter parking spaces



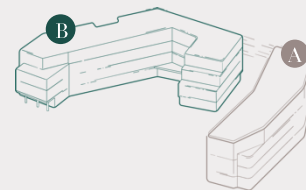
building B

# office arrangement

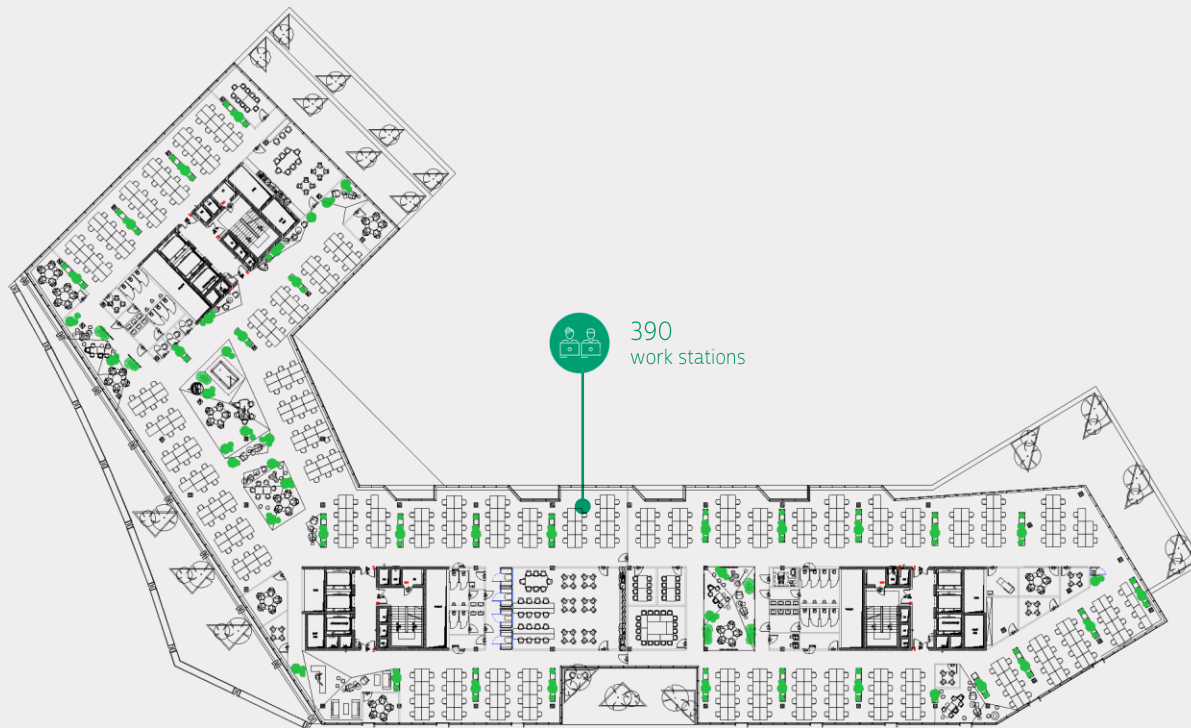
7<sup>th</sup>  
floor

1  
tenant

3,198 m<sup>2</sup>  
gross office area



ramp to level 2 ▶



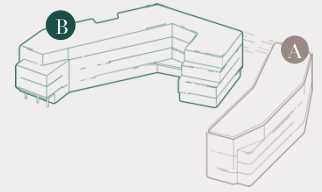
building B

# office arrangement

7<sup>th</sup>  
floor

1  
tenant

3,198 m<sup>2</sup>  
gross office area



ramp to level 2 ▶





2022

# ESG At Cavatina Group

[Full Report](#)

[click here to learn more](#)



Extended Social

# Responsibility

In our approach we go far beyond the basic pro-social activities associated with the industry, which significantly distinguishes us from other developers. We operate holistically and look at various aspects of community functioning in the locations where we conduct our investment activities. We stimulate and support their development through well thought-out, diverse charitable activities, sponsorships, and cultural projects. These are carried out at the corporate level within Cavatina and through entities with which we closely cooperate.





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Cavatina  
Groups

# Fiducia Foundation

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Foundations statutory objectives include tasks in the areas of:



Charitable activities and socially necessary initiatives



Equal opportunities and support for people excluded from social life due to age, gender, social status or unfavourable life circumstances,



Providing access to culture and arts, education and activation of younger and older people.



Cavatina Hall

# broad spectrum of experience

Music is about emotions. We give them space.

At Cavatina Hall, we operate comprehensively,  
offering audiences exposure to music from all corners  
of the world in a comfortable space.

We also open our interiors to young talents and  
interesting ideas. We ourselves are passionate about  
music and good company, therefore we create this  
place open for everyone.

Discover Cavatina Hall:



Check Events Calendar:



— Cavatina Hall —

# Cavatina Studio

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Cavatina Studio is the heart of the Cavatina Hall facility. It is responsible for the execution of concerts and recordings on the main stage through the use of direct connection with the hall, which gives the possibility to execute recording sessions with the participation of large musical ensembles, mix broadcasts from the concert hall for TV and the Internet - in comfortable technical and acoustic conditions.





Cavatina

# Film Production

The Group has also developed its activities in the area of production, resulting in the creation of Cavatina Film Production in 2016. It deals with the production and promotion of independent cinema. The aim of its activity is to support valuable projects from different areas of cinematography.

Discover Cavatina Films:



— Cavatina —

# Leaders in the market

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Cavatina is one of the leaders in the commercial real estate market. Its activity's based on polish capital with a portfolio of 0.5 mln sq m of office space. From the start of its operating activity in 2015, Cavatina Group managed to achieve incredible efficiency and dynamics of development, which is confirmed by many recognizable projects in major polish cities such as Kraków, Warsaw, Tricity, Katowice, Wroclaw & Lodz.

0.5 mln m<sup>2</sup>

commercial projects

7

biggest polish cities

12

active projects

+50

international awards

let's talk

# contact us

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