

**SKANSKA**

# Kapelanka 42

Your green office  
at the right address



# Kapelanka 42

Your company needs a stimulating workplace and a unique environment to grow. If you seek innovative solutions and a space that is filled with natural energy, you are at the right address. Kapelanka 42 is a place where technologies of the 21<sup>st</sup> century discreetly simplify daily work, whilst being environmental friendly.



[www.skanska.pl/Kapelanka42](http://www.skanska.pl/Kapelanka42)



# Krakow – a dialogue between history and modernity

Krakow is a cultural capital of Poland and the heart of modern business. Here, history meets modernity and the unique atmosphere of the city attracts investors as well as highly skilled employees.

The picturesque Old Town, lovely little streets and countless monuments are the city's showcase. All this attracts both masses of tourist and talented professionals who drive the local labour market. On the business map of Poland, Krakow is, after Warsaw, the second centre of commercial development and the top market of modern office space in the country.

Krakow, the capital of Malopolska, enjoys excellent infrastructure and public transport. It has access to key interchanges and junctions as well as a network of motorways which make the city very well communicated with the rest of Poland and Europe. Moreover, the second largest airport in Poland in Krakow Balice constitutes the city's window to the world and enables convenient communication by air.



# Your roadmap for success

## Kapelanka 42

### In the vicinity

- hotels
- restaurants
- shopping centres
- residential areas

### Distance

- 🚶 1 min. to bus and tram stop
- 🚶 2 min. to Tesco shopping center
- 🚶 15 min. to Vistula Boulevards
- 🚗 10 min. to The Old Town
- 🚗 15 min. to Main Railway Station and to Galeria Krakowska
- 🚗 25 min. to Krakow Balice airport

Kapelanka 42

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# Green light for business

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Modern construction and respect for nature – that’s the mission of our company. Therefore, for years we have promoted the idea of balanced development and have applied it to each of our investments.

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Kapelanka 42 is the first in Krakow, and simultaneously another building on the list of our developments, which are distinguishable for its care for the environment - from the design stage, through the construction process, up to building utilisation. This will be confirmed by the LEED (Leadership in Energy & Environmental Design) certificate on the Gold level.

LEED is one of the world’s accredited systems of certifying constructions which make a rational use of natural resources and apply optimal solutions for the environment. We want our developments to fall into that category and so we adhere to LEED criteria. This approach consequently impacts the choice of location for our investments as well as the fact that we exploit natural resources in a rational way and maximally reduce the amount of generated waste.

Skanska developments are also characterised by exceptionally low use of electricity. EU Green Building certificate, issued by the European Commission, will confirm our attempts to reduce the use of resources. This certificate is granted to buildings that use at least 25% less energy than forecasted national standards.

**30 000 sqm**  
of space for rent

**2** modern office buildings

**9** aboveground floors

**3** floors of underground parking space

**394** parking spots for cars  
+ parking space for bicycles with changing and shower rooms





# The exceptional office space

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We tend to spend most of our days in the office. Hence we would like to make the most of it and enjoy ourselves while carrying out tasks in the most effective way. Skanska's green buildings are conducive to good mood at work, which in turn brings on higher efficiency and creativity of employees.

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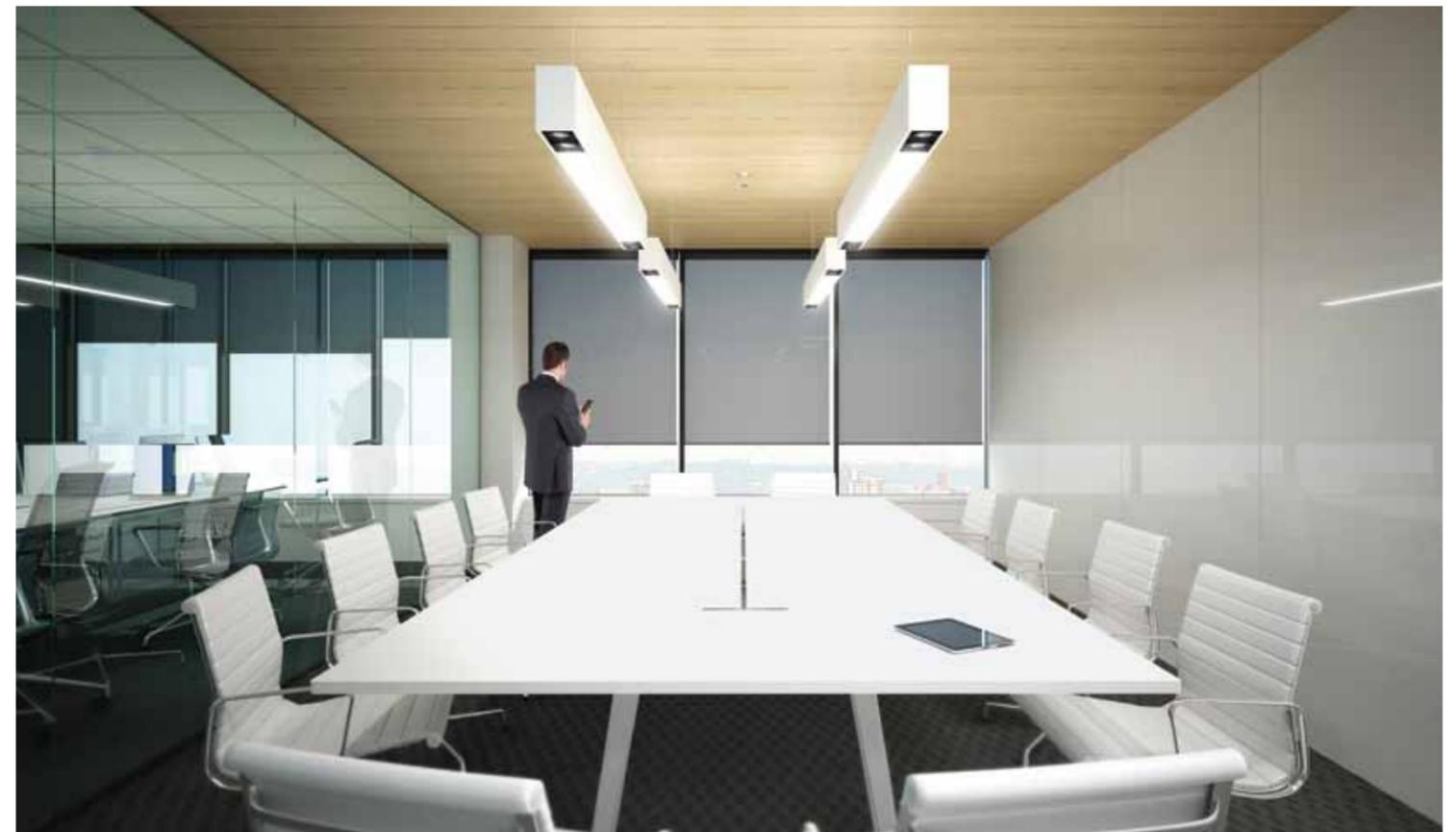
Our offices offer an opportunity to easily shape the work environment according to your needs. At Kapelanka 42 you can effectively arrange space into individual and teamwork zones as well as a chill-out areas and representative spots where you will welcome visitors to your organization. The intelligent Building Management System (BMS) ensures the right humidification and heating, whereas the rational approach to water and energy use guarantees cost-efficiency and comfort.

We have carefully looked into each and every detail to make your daily working rhythm at Kapelanka 42 pleasant and efficient. Kapelanka 42 offers a bistro/café, parking space, shower rooms for bicyclists, a kiosk, and a taxi rank, which will make life of your employees easier and more comfortable. Your office at Kapelanka 42 will be the place people like visiting and returning to.

# Natural work environment

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- excellent exposure to sun light
- increased amount of fresh air
- air conditioning with energy-saving humidification systems
- constant control of temperature
- energy-saving lighting systems with motion sensors
- use of outside air to cool office space – free cooling



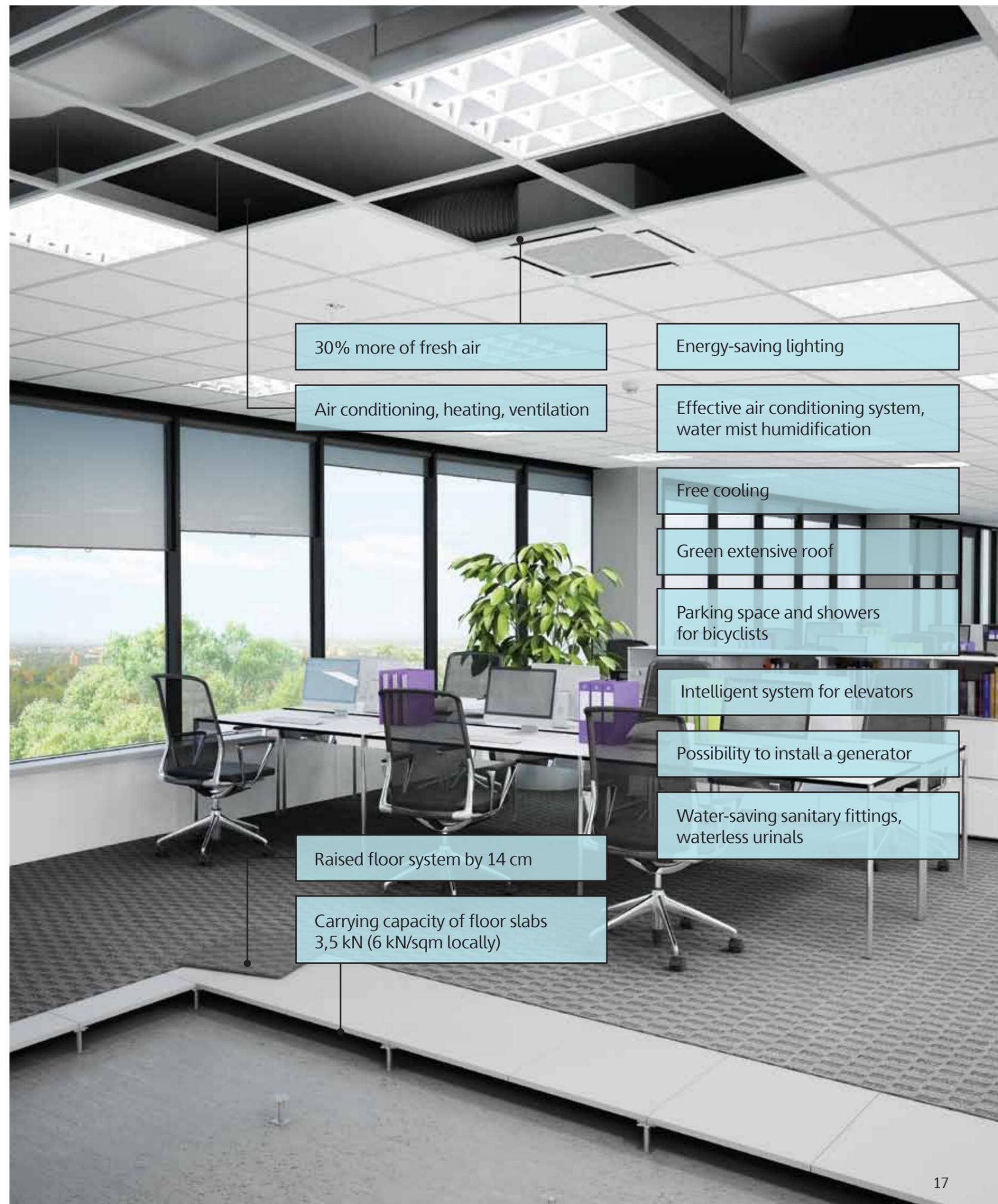


# Technology closer to nature

We can proudly call ourselves a green company. Kapelanka 42 is another construction that represents the idea of sustainable development. What we offer is an office space that is built based on the most innovative technologies and is friendly to the environment at the same time.

Our investments are planned and developed based on the most advanced construction technologies and limited use of natural resources. We want your children to enjoy the ability to use rich natural resources and therefore, at Skanska Group, we take care of rational finishing and utilisation of office buildings that will house your company. This is a win-win, both for you and future generations.

Kapelanka 42 is well equipped in an energy-saving, adiabatic humidification system as well as motion sensors that favour low electric energy use. Additionally, the building is well exposed to sun light and there is a system monitoring the quality of air and temperature in office rooms. As a result, Kapelanka 42 ensures a friendly ambiance and a stimulating atmosphere for office staff. Such an environment facilitates efficiency and concentration which directly translates into your company's profits and your employees' satisfaction.



# Let's meet...

Skanska Group has been listening to business organisations for years and has been responding to their needs by developing high quality office buildings, which favour reducing negative impact on the environment. Therefore, what we construct is much more than just buildings. We create a friendly space that encourages growth and ensures comfort for your company.



Skanska Property Poland is an innovative organisation specialising in green office development. It is a part of Skanska Group, the world's leading brand in construction and engineering. Skanska Group, with headquarters in Stockholm and nearly 57,000 employees in several countries across Europe, USA and Latin America, is a global leader with excellent prospects for the future. We constantly invest, persistently construct and continuously develop our organization. With our potential to grow, the idea of green construction has been increasingly popular and has also set future trends.



ISO  
14001



Skanska  
Green  
Initiative



Green Corner in Warsaw



Green Horizon in Łódź



Malta House in Poznań



Grunwaldzki Center in Wrocław



Deloitte House in Warsaw



Green Towers in Wrocław



Atrium 1 in Warsaw



Green Day in Wrocław



Kapelanka 42 in Krakow

Developer of the Year  
CIJ, 2009

First office building in Poland with  
LEED precertification, 2010

First LEED certified office  
in Poland, 2010

Grunwaldzki Center Best  
Office Building, 2010

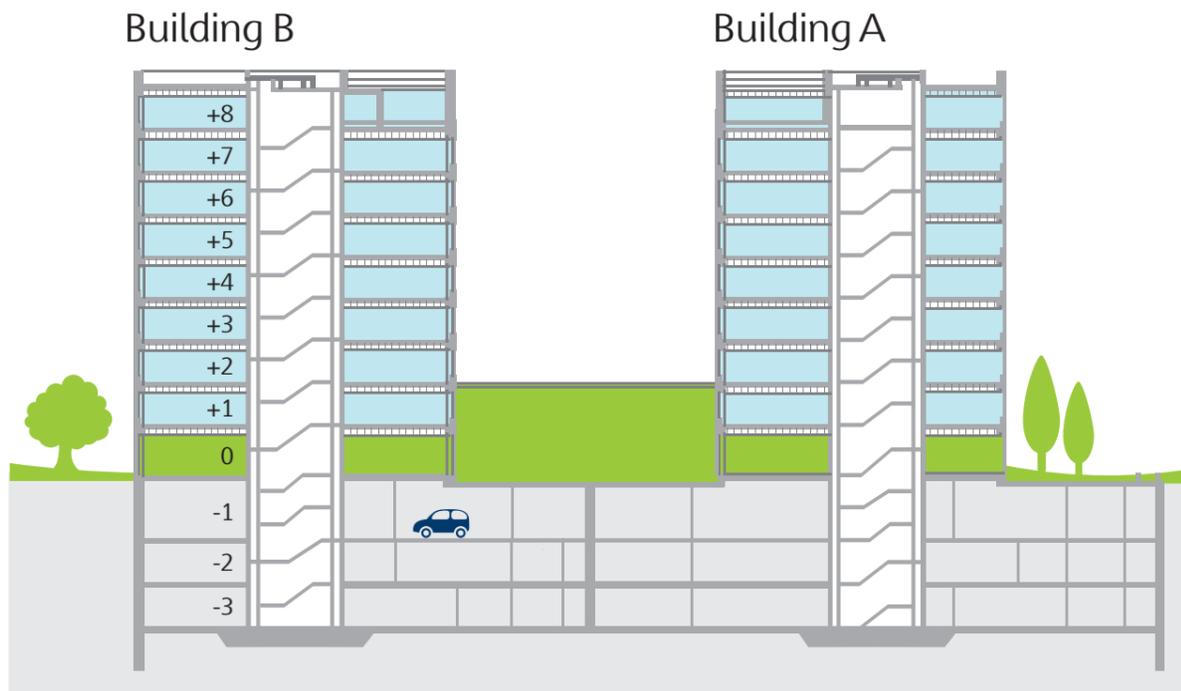
Leader of Sustainable  
Development, Forbes, 2011

Green Developer of the  
Year, Eurobuild, 2011

RealGreen Developer of  
the Year, CEEQA, 2011

Green Towers – first office building in Poland  
with LEED Platinum certificate, 2012

# Cross section



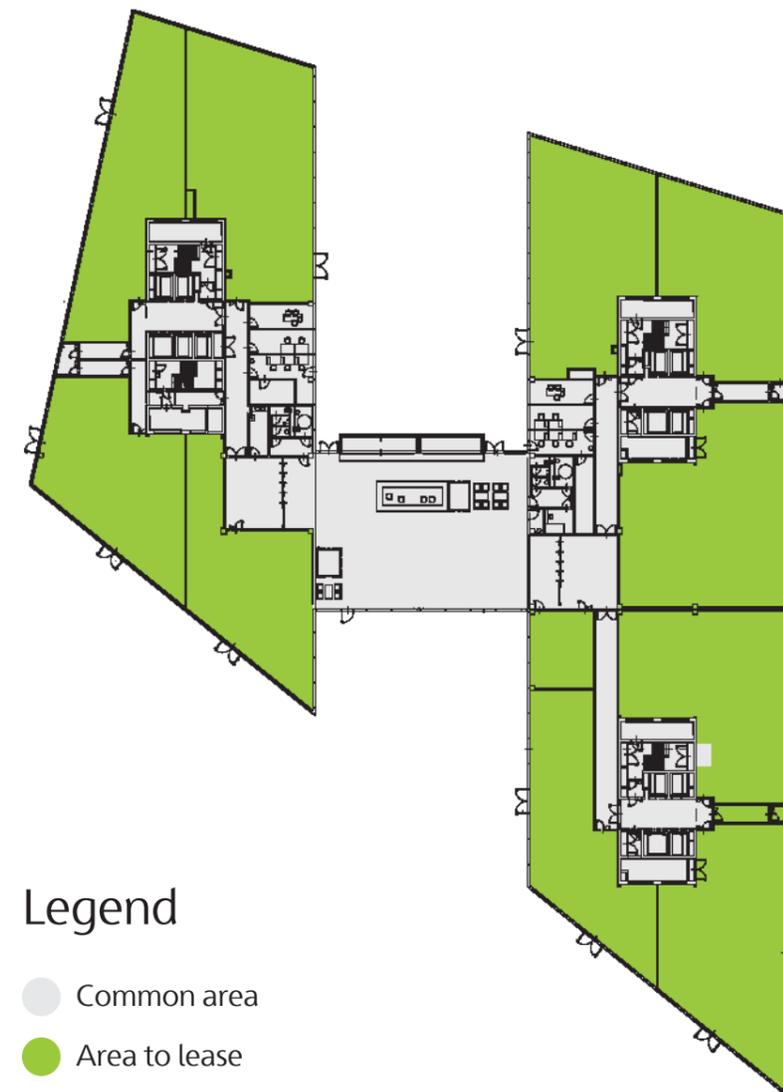
Floor	Building B	Building A
+8	1 088 sqm	1 480 sqm
+7	1 303 sqm	2 005 sqm
+6	1 303 sqm	2 005 sqm
+5	1 303 sqm	2 005 sqm
+4	1 303 sqm	2 005 sqm
+3	1 303 sqm	2 005 sqm
+2	1 303 sqm	2 005 sqm
+1	1 303 sqm	2 005 sqm
0	1 015 sqm	1 654 sqm
Total	11 225 sqm	17 171 sqm
Garage places	374	

Building in progress – area values may slightly differ.

# Ground floor

Building B  
Leasable area: 1 015 sqm

Building A  
Leasable area: 1 654 sqm



## Legend

- Common area
- Area to lease



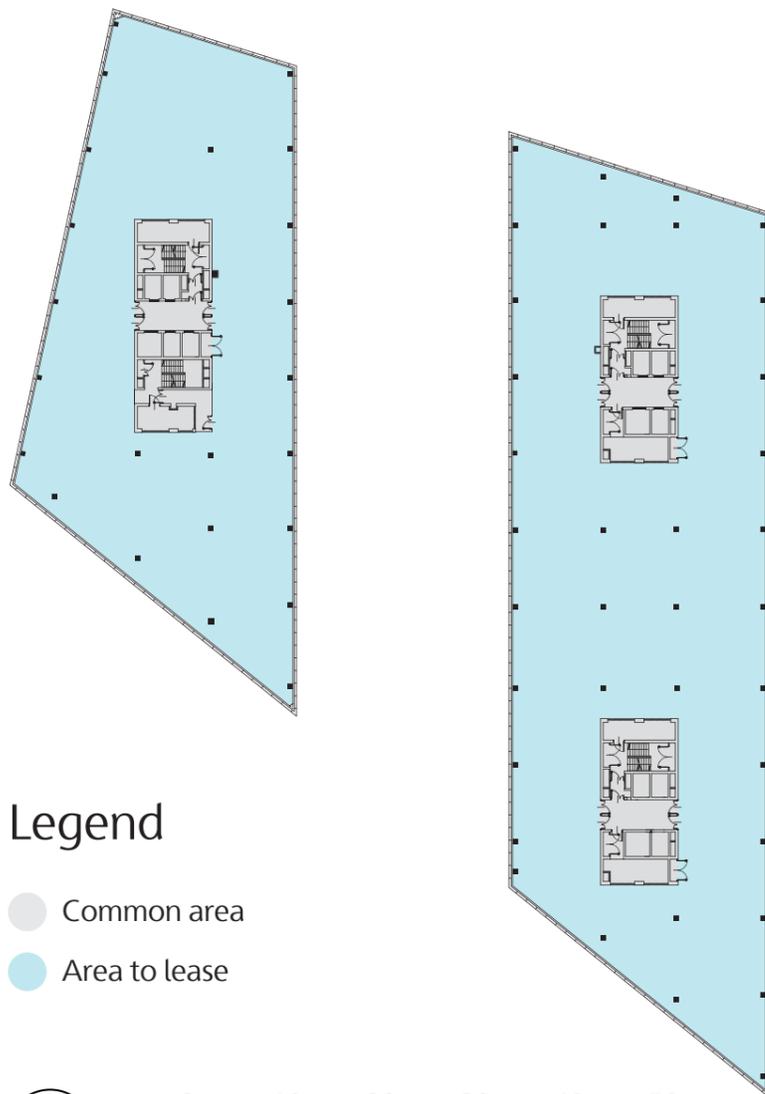
0m 10m 20m 30m 40m 50m

# Building plans

## Office floors 1-7

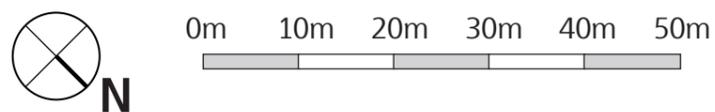
Building B  
Leasable area 1 303 sqm

Building A  
Leasable area 2 005 sqm



### Legend

- Common area
- Area to lease

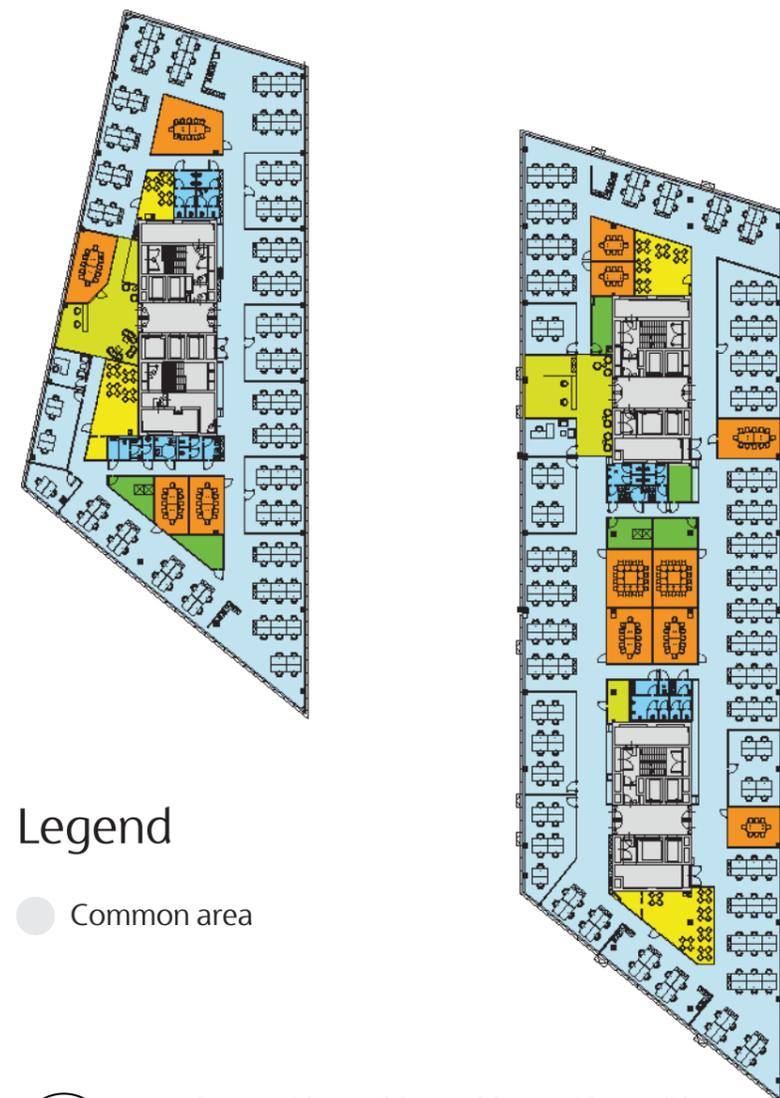


# Standard fit-out

## Office floors 1-7

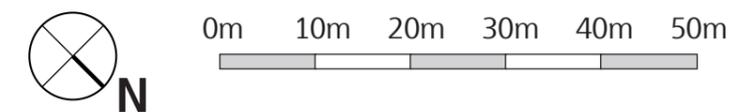
Building B  
Leasable area 1 303 sqm

Building A  
Leasable area 2 005 sqm



### Legend

- Common area

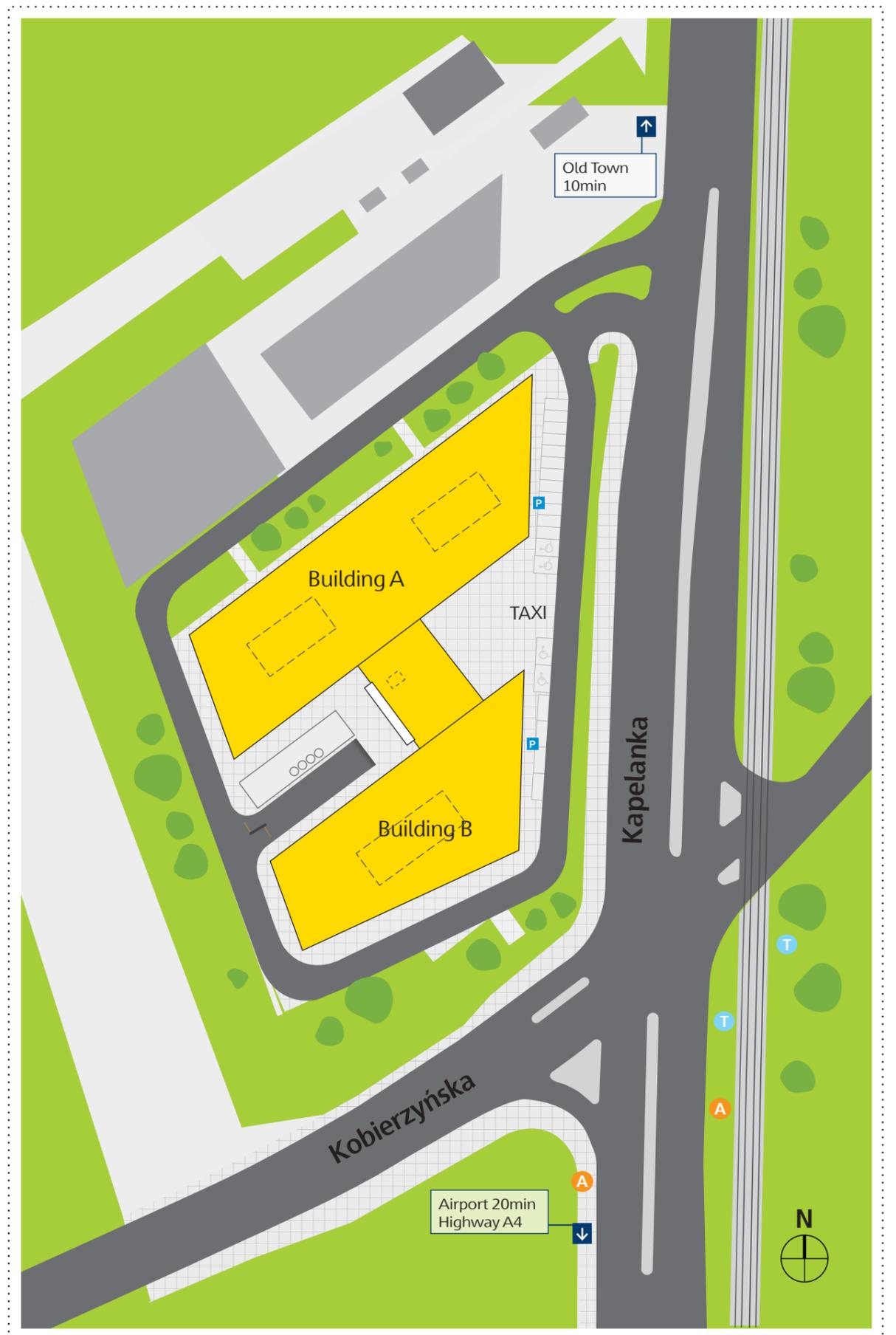




0m 500m 1000m 1500m 2000m

### Legend

- 1 New conference center
  - 2 Bank
  - 3 Medical center
  - 4 Tesco shopping center
- Public transport
- A Buses  
106, 113, 116, 166  
178, 194, 253, 263  
608, 609, 714
  - T Trams  
12, 18, 19, 22
- Bicycle path





# SKANSKA

**Skanska Property Poland Sp. z o.o.**  
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