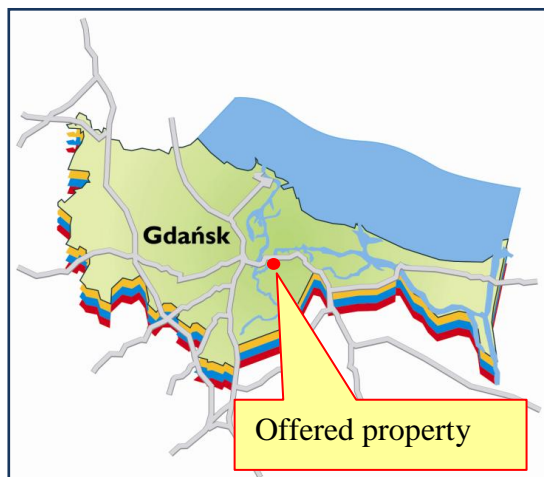


OFFICE & HOTEL DEVELOPMENT SITE GDAŃSK SADOWA STREET

Warsaw 1,9834 ha consists plots no. 143/20, 143/21, 143/22 and 143/23



LOCATION:

The Property is well located in the heart of Gdańsk, at the intersection of Podwale Przedmiejskie and Elbląska Street, a major city route leading to Warsaw. It is very close to the City Centre and the historic Old Town. Good accessibility and a high volume of car traffic makes the Property an ideal location for a mixed – use development of hotel and office space.

ACCESS:

Podwale Grodzkie (less than 2 km from the plot), the central section of a dual carriageway parallel to the ring road, connecting Gdańsk with Sopot and Gdynia is one of the most important routes in Gdańsk. Additionally, closeness of the junction of Podwale Przedmiejskie, Okopowa, and Aleja Armii Krajowej forms another competitive advantage for communication, being a major hub of Gdańsk car traffic.

INFRASTRUCTURE:

The plot has all the necessary infrastructure access to gas and electricity lines, water, and sewage system from nearby roads (Zawodników, Sadowa and Podwale Przedmiejskie Streets).

ASKING PRICE:

PLN 17,820,000 (PLN 7,200,000 for the northern and PLN 10,620,000 for the southern part of the plot)

KAROL OSIECKI

Director
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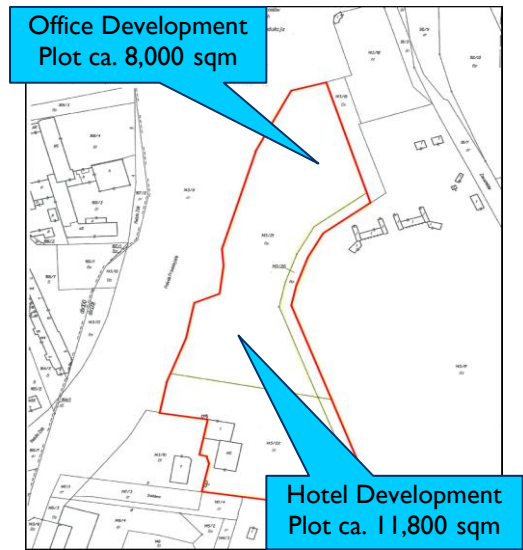
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VICINITY:

The property benefits from its good location in Gdansk which is a very often chosen destination for both business and tourism. The city has a population of just below half a million and it's a part of Tricity, which population amounts to over 1 million. As far as business is concerned, Gdansk has a buoyant economy propped by the ship repairs and chemical industry, the large number of trade fairs and international conventions held here. As a result Gdansk has become a prime hub for doing business and the office market in Gdansk is one of the fastest growing market in the city. What is more, Gdansk is a 1,000-year-old city with numerous historic buildings. Most of them, as well as many riverfront, restaurants and boutique hotels, one can find in the Old Town - a 5 minutes walk to the north.

ZONING:

The site is under Master Plan of City Hall in Gdansk, which was approved by the City Council by the act no. XIV/454/2003 from 30th of October 2003. Although legally the site is divided into four plots, the Zoning divides the plot no. 143/21 and 143/20 into two distinct zoning functions – northern part of the plot – ca. 8,000 sqm allows office function (possibility to built ca. 13,200 sqm GLA) and the southern part of the plot – ca. 11,800, is intended for hotel, offices, residential and recreational development. Master Plan enforces following restriction: building intensity – 1,5; maximum height of the buildings – 15 meters,

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