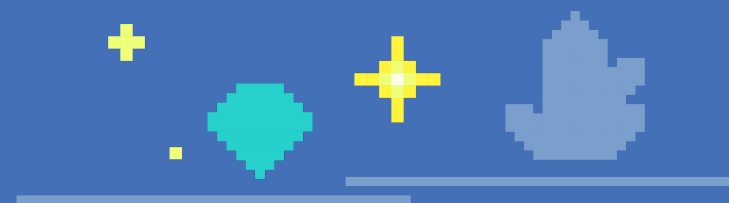


OFFICE QUEST

— UNVEIL HIDDEN GEMS OF THE WORKPLACE —



DIAMENTUM
OFFICE

START DIAMENTUM ADVENTURE

PLAY

STEP ON YOUR NEW PLATFORM

Discover Diamentum, the treasure trove filled with inspiration. Crafted to enrich your workplace experience through the seamless fusion of productivity and enjoyment. Turn your every day at the office into an exciting adventure.

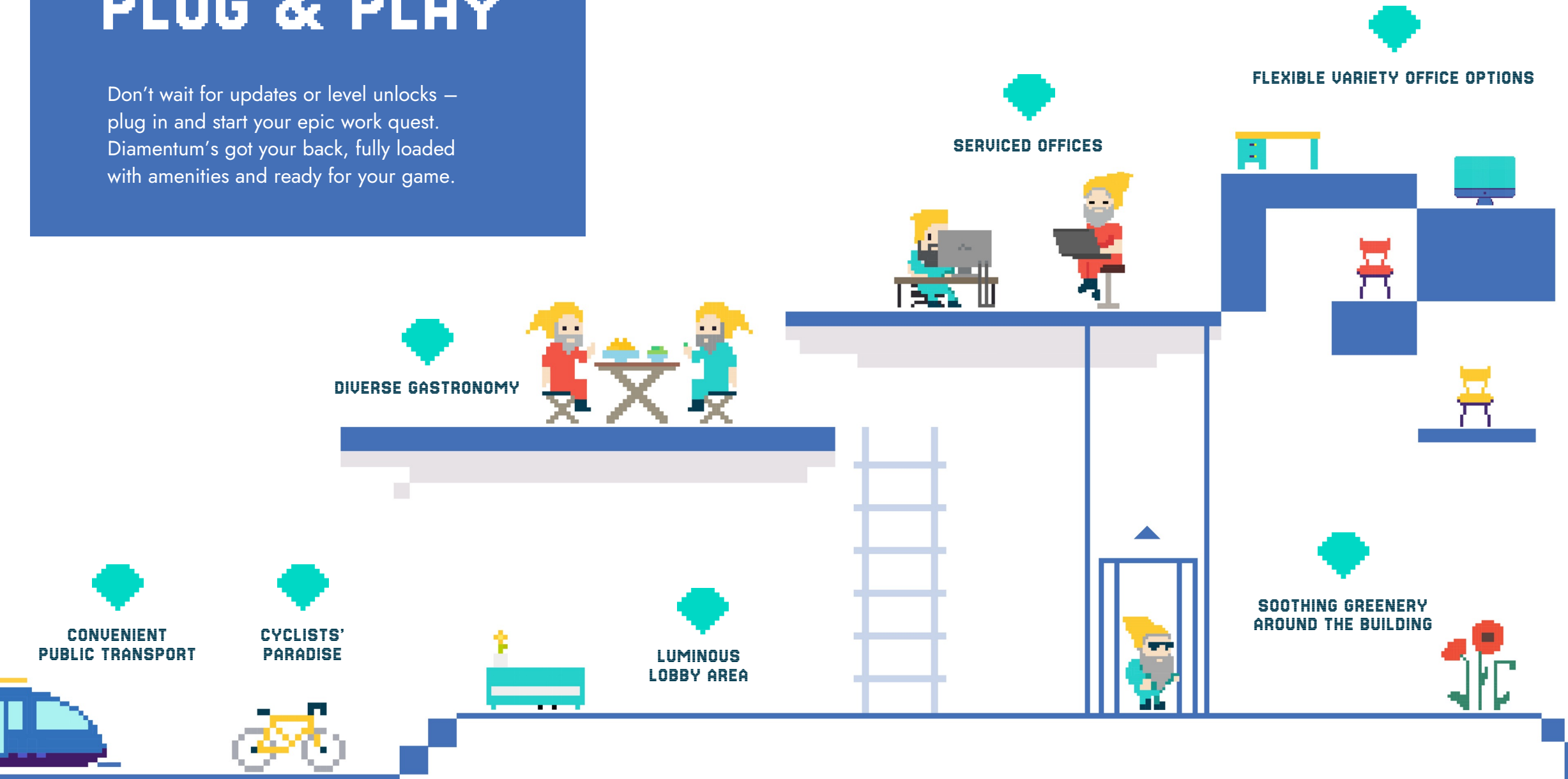
 **BOUTIQUE EXPERIENCE**





PLUG & PLAY

Don't wait for updates or level unlocks – plug in and start your epic work quest. Diamentum's got your back, fully loaded with amenities and ready for your game.





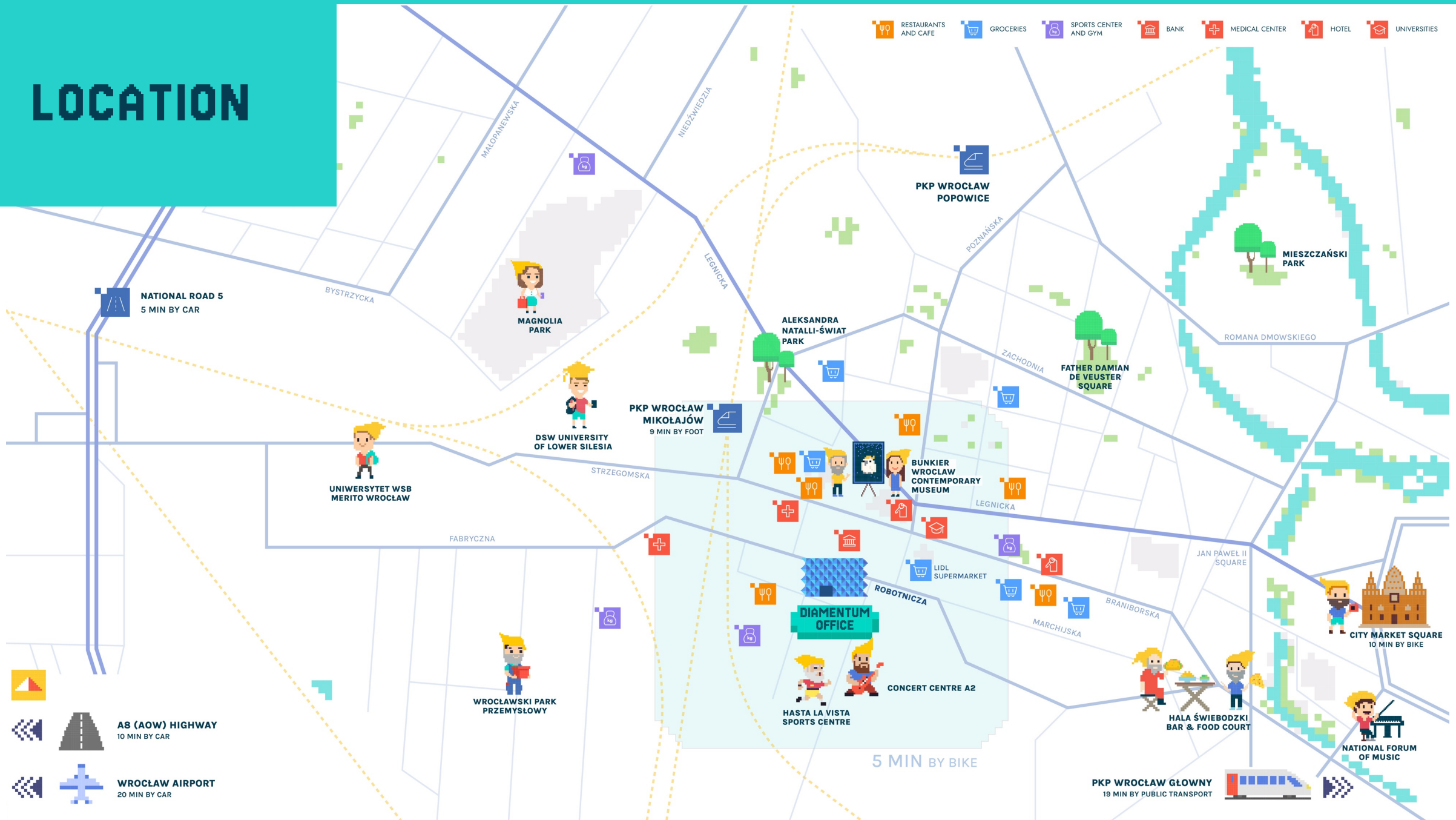


DIAMENTUM
OFFICE

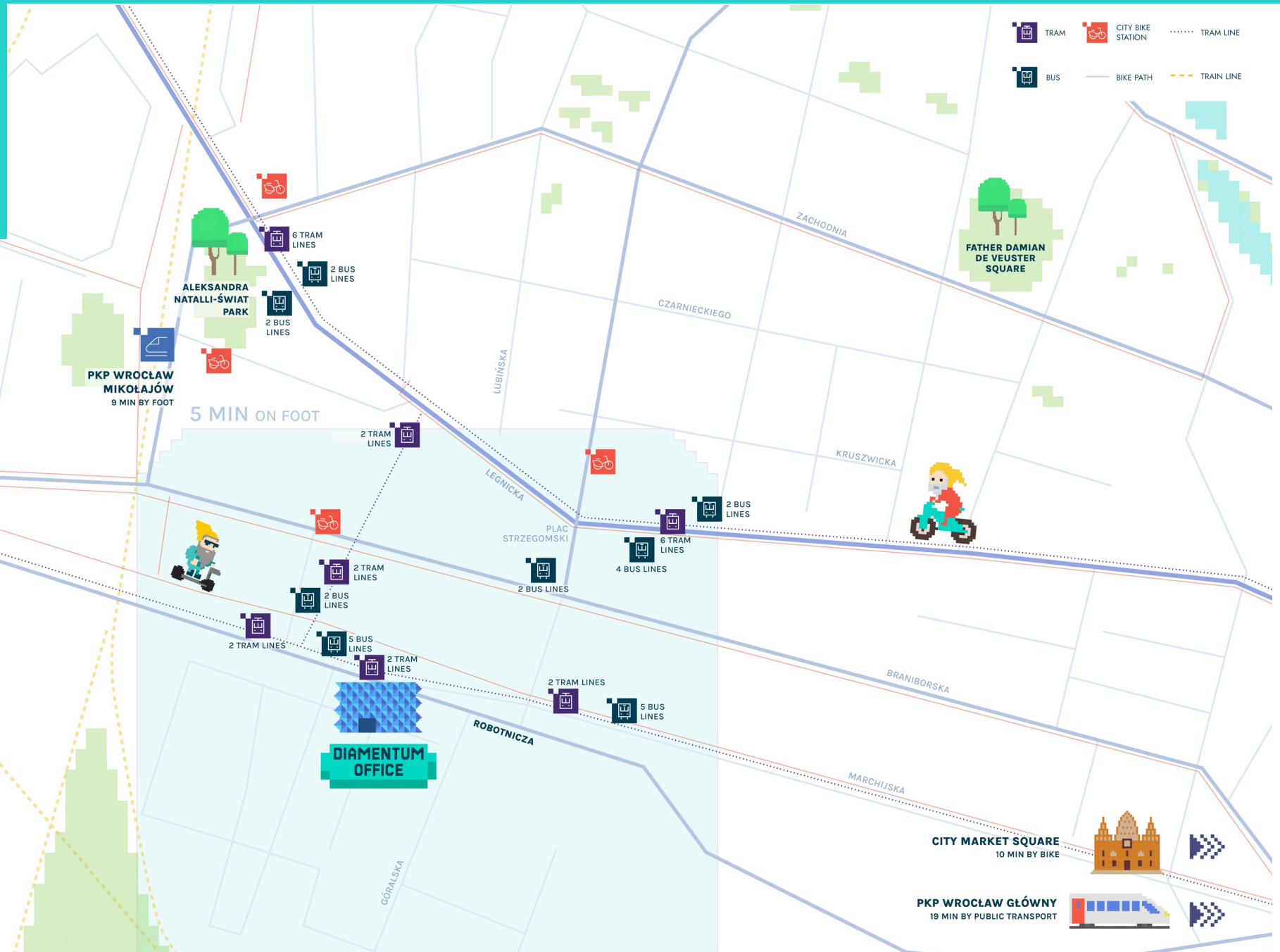
tebrai.se

INDUSTRIAL

LOCATION





TRANSPORT

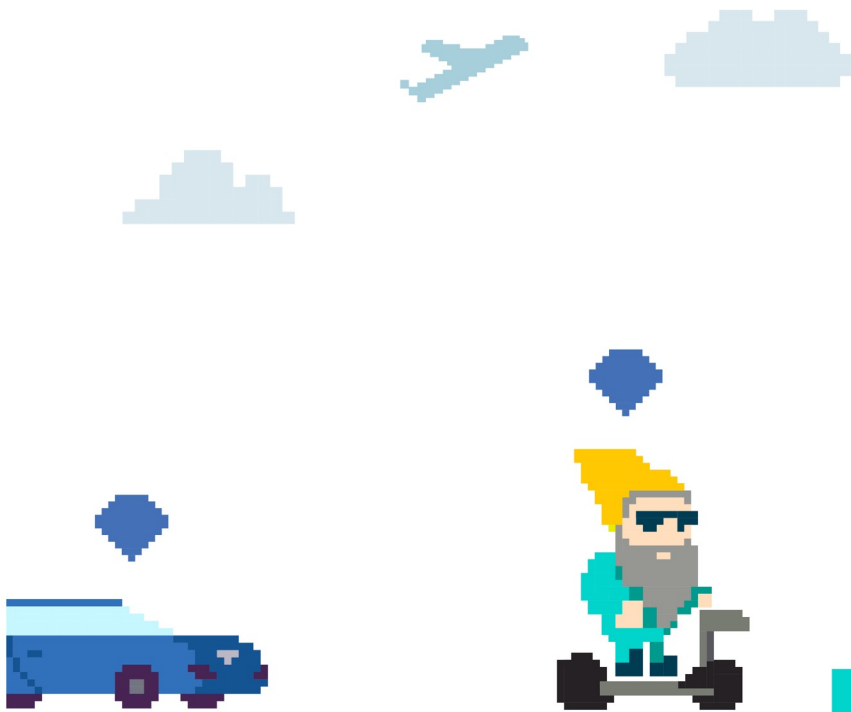


-  TRAM
-  CITY BIKE STATION
-  TRAM LINE
-  BUS
-  BIKE PATH
-  TRAIN LINE

-  NATIONAL ROAD 5
5 MIN BY CAR
-  A8 (AOW) HIGHWAY
10 MIN BY CAR
-  WROCLAW AIRPORT
20 MIN BY CAR

-  CITY MARKET SQUARE
10 MIN BY BIKE
-  PKP WROCLAW GLOWNY
19 MIN BY PUBLIC TRANSPORT





Unlock swift city centre access. Whether you prefer the speed of a tram or the freedom of two wheels, your journey will be seamless and efficient. Level up your commute game at Diamentum!

CHOOSE YOUR VEHICLE



UNLOCK EXTRA FEATURES!



With proximity to Magnolia Park Shopping Centre, Diamentum's surroundings offer a wealth of amenities to enrich your quest. From cosy cafes to energising gyms, discover the power-ups that make your life easier. Boost your gameplay with Diamentum!



CULTURE:

Wroclaw Contemporary Museum

Performing Arts Theatre

Museum of Games and Computers
of the Past

Concert Centre A2

Transformator Club

Helios Cinema



SPORTS:

Hasta la Vista Sports Centre

EIGER Rock climbing

Mirage Bowling Centre

3 fitness clubs

7 dance schools



GREEN AREAS:

Lesław Węgrzynowski Park

Father Damiana de Veuster Square

Aleksandra Natalli-Świat Park



GASTRONOMY:

13 restaurants

3 coffee places



SERVICES:

Magnolia Park shopping centre

18 supermarkets & grocery stores

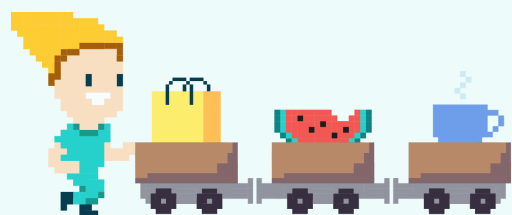
3 bakeries

3 banks

5 medical centre

9 pharmacies

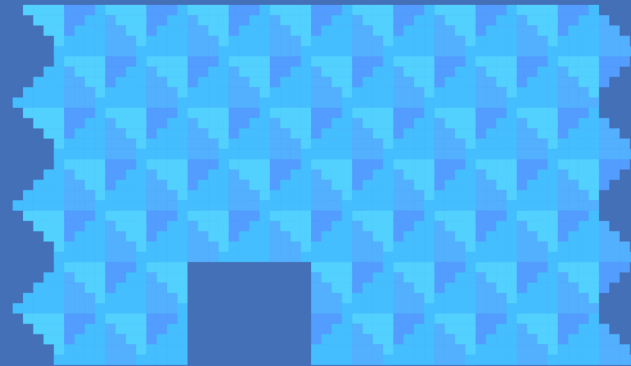
9 parcel lockers



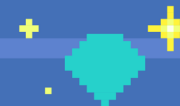
15 MIN ON FOOT



HIGH SCORE IN COMFORT & EFFICIENCY



Diamentum combines cutting-edge technology with green efficiency. Discover the ultimate tool in your gaming rig.



9 291 m²

Leasable area

1 297 m²

Typical floor size

8

Above ground levels

1

Underground levels

5.09%

Building add-on factor

100

Total parking spaces

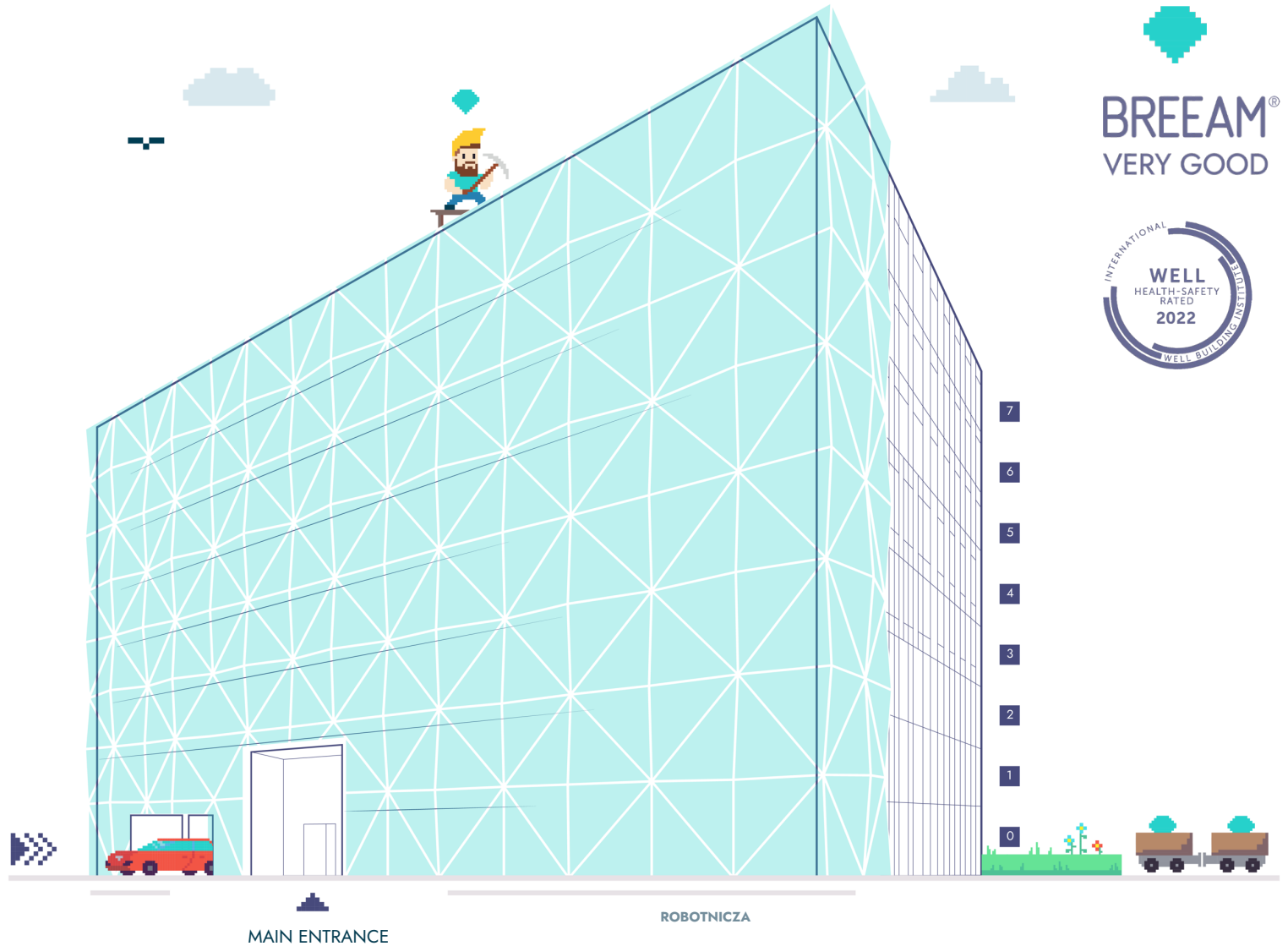
+ 60

Bicycle racks

2

EV chargers

ENTRANCE TO:
Bicycle racks
Surface parking
Underground parking
EV chargers



TECHNICAL SPECIFICATIONS



Openable windows



Smoke detectors with public address system



Energy consumption control



24h security and CCTV



3 efficient high-speed elevators



Clear height: 280 cm



Independent entrances



Heating and ventilation systems with air humidity control



Double power supply system



Monitored access system



Modern building automation management system



Toilets on the premises

GREEN POWER-UPS


BREEAM®
VERY GOOD



Bicycle racks



EV chargers



Changing rooms and lockers for cyclists



Efficient systems in the building



Showers for cyclists



Waste recycling





▶ COWORKING ◀



▶ CREATIVE ◀



CHOOSE YOUR LEVEL

▶ FLEX ◀



▶ BUSINESS ◀



Rise to new heights with inspiring panoramas. Diamentum office space offers excellent flexibility and outstanding sunlight access.





CONCEPT DESIGN ONLY

OFFICE STANDARD



Professional facility management and technical services



Flexible suspended ceiling system



Raised floor with floorboxes for cabling and related infrastructure



Easy adjustable and divisible space



Possible furnished space



Panoramic window module height: 2.66 m



High-performance fibre optic



Internal blinds



Openable windows



Toilets on the premises

GENERAL LAYOUT OF THE FLOOR

2-7

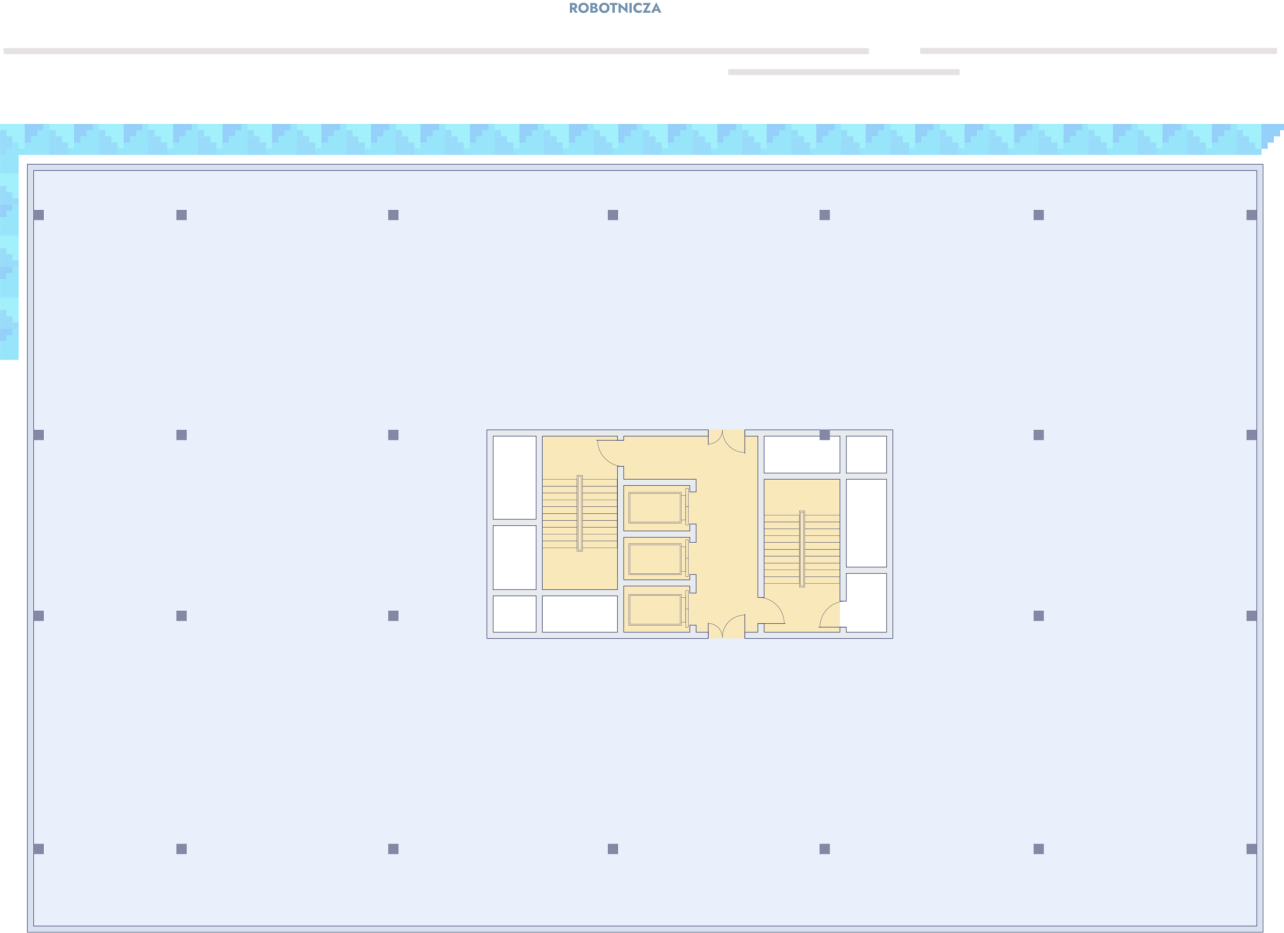
Floor

1 297 m²

Net leasable area

Divisible according to need into smaller offices
from ca.200 m²

- Office space
- Technical area
- Communication



SINGLE TENANT

EXEMPLARY ARRANGEMENT

2

Floor

1 297 m²

Net leasable area

- Office space
- Technical area
- Communication
- Conference rooms
- Kitchen
- Toilets

ROBOTNICZA



SINGLE TENANT

EXEMPLARY ARRANGEMENT

7

Floor

1 297 m²

Net leasable area

- Office space
- Technical area
- Communication
- Conference rooms
- Kitchen
- Toilets

ROBOTNICZA



SINGLE TENANT

EXEMPLARY ARRANGEMENT

5

Floor

1 297 m²

Net leasable area

- Office space
- Technical area
- Communication
- Conference rooms
- Kitchen
- Toilets

ROBOTNICZA



2 TENANTS

EXEMPLARY ARRANGEMENT

6
Floor

1 297 m²
Net leasable area

ROBOTNICZA



- Tenant 1
- Tenant 2
- Communication
- Technical area
- ☺ Kitchen
- 🖥 Conference rooms
- 🚻 Toilets



4 TENANTS

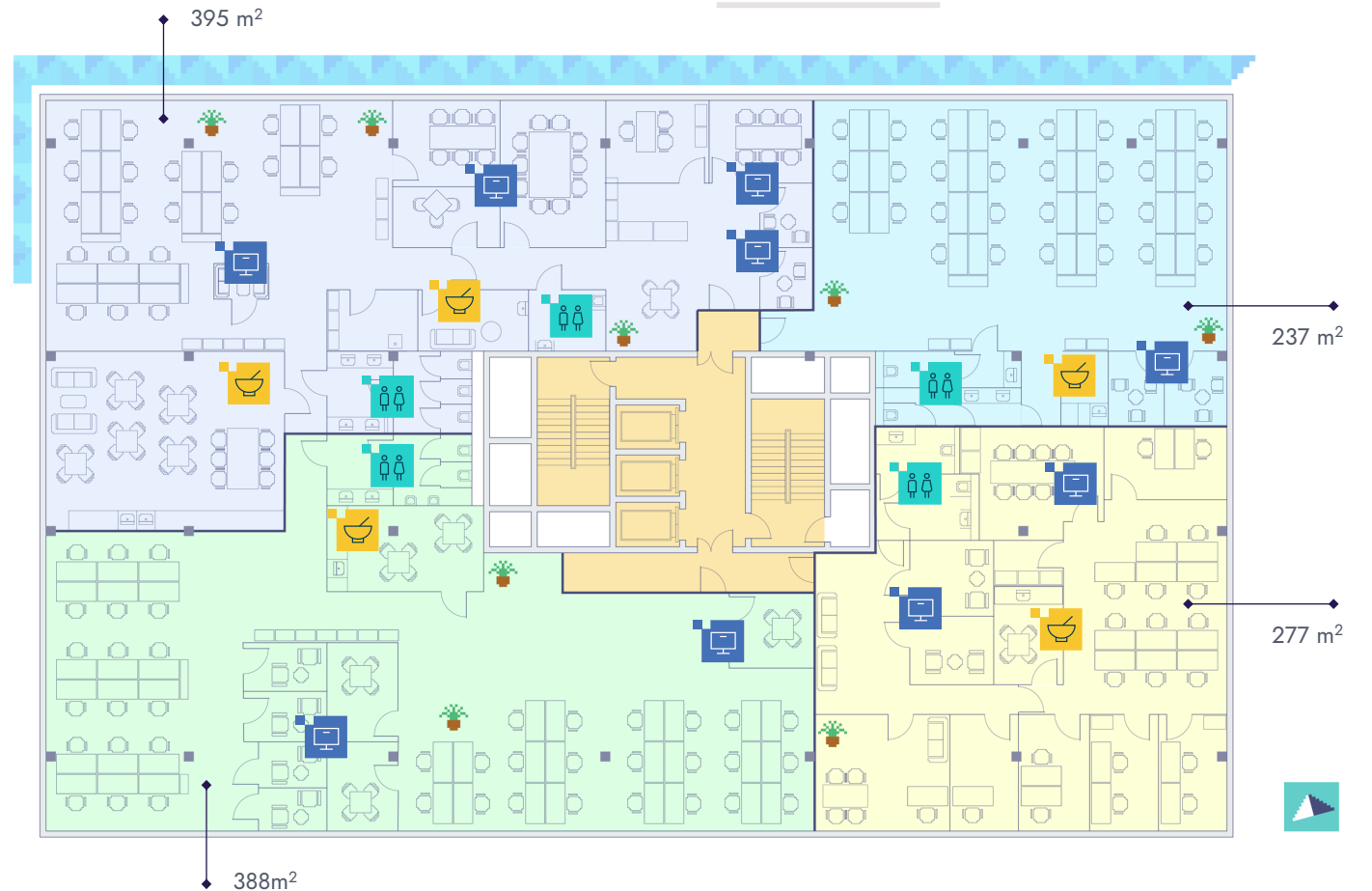
EXEMPLARY ARRANGEMENT

3
Floor

1 297 m²
Net leasable area

ROBOTNICZA

- Tenant 1
- Tenant 2
- Tenant 3
- Tenant 4
- Communication
- Technical area
- Kitchen
- Conference rooms
- Toilets

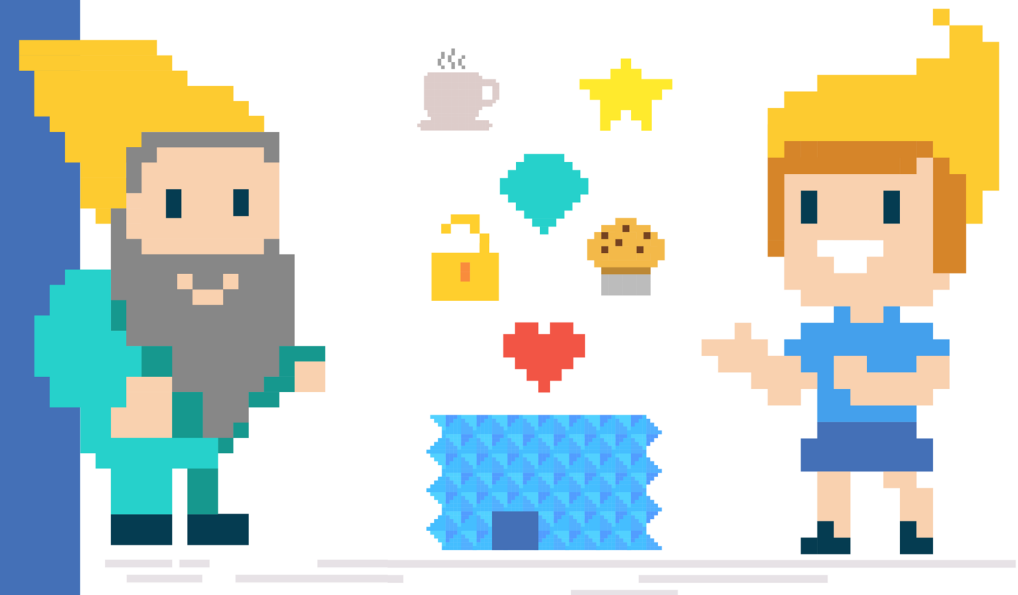


TIPS

& TRICKS

Bug or glitch? Worry no more. MVGM's top-notch team provides the entire spectrum of property management services, and it's here to address any problem. With their expertise and friendly approach, you'll feel at home every day.

FEEL LIKE AT HOME



COLLECTED CONDITIONS

000 m²

Premises net

000 m²

Premises gross

0

Floor

LEASE LENGTH

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HEADLINE RENT

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RENT FREE

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CONTRIBUTION

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OTHER
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COLLECTED CONDITIONS

000 m²

Premises net

000

Lease length

000 m²

Premises gross

000

Headline rent

0

Floor

RENT FREE

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FIT OUT
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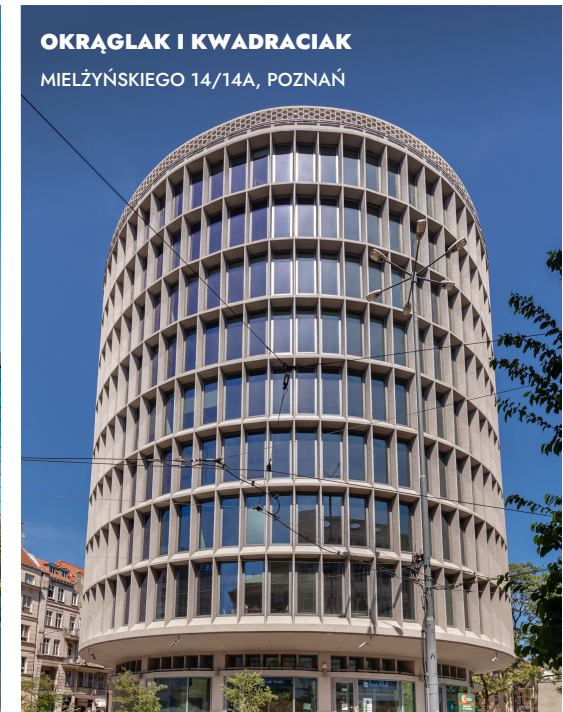
CREDITS

PineBridge Investments is a private, global asset manager focused on active, high-conviction investing. We draw on the collective power of our experts in each discipline, market, and region of the world through an open culture of collaboration designed to identify the best ideas.

Our mission is to exceed clients' expectations on every level, every day. As of 31 March 2023, the firm managed US\$147.4 billion across global asset classes for sophisticated investors around the world.



PineBridge Benson Elliot



CONTACT



GUY SPEIR

+44 7837 732448

guy.speir@sharowcapital.com

PIOTR BORKOWSKI

+48 665 408 406

piotr.borkowski@sharowcapital.com



ADRIANA KIESTRZYN

+48 784 906 872

adriana.kiestrzyn@jll.com

JUSTYNA JEWULA

+48 662 159 924

justyna.jewula@jll.com

