



FABRYKA KART

A modern office building in a historical location

ul. Cieszyńska 13, 30-015 Kraków

www.biura.fabrykakart.com

Leasing: +48 608 323 778, e-mail: biuro@fisheyproperties.pl
www.biura.fabrykakart.com



FABRYKA KART

- 5 OFFICE SOFT
NETSPOT
- 4 IZOFLEX
STALHURT
- 3 SPORTMAX
SKY TECHNOLOGIES
- IZOFLEX
OFFICE SOFT
- STALHURT
SPORTMAX
- NETSPOT
SKY TECHNOLOGIES



The combination of rich history and unique architecture makes Fabryka Kart a one of a kind building with its own soul, lending the location a unique atmosphere and a certain prestige.

The Fabryka Kart office suites are located in the revived and modernised building of a former card factory. This old building at 13 Cieszyńska Street, designed by Jan Burzyński, was built in 1921-1922. It is surrounded by townhouses built in the 1920s and 1930s, some of which are listed, like the villa at 8 Cieszyńska Street. The card factory, established in 1947, was located at 13 Cieszyńska from 1972 to 2013, after moving there from 17 Długa Street.

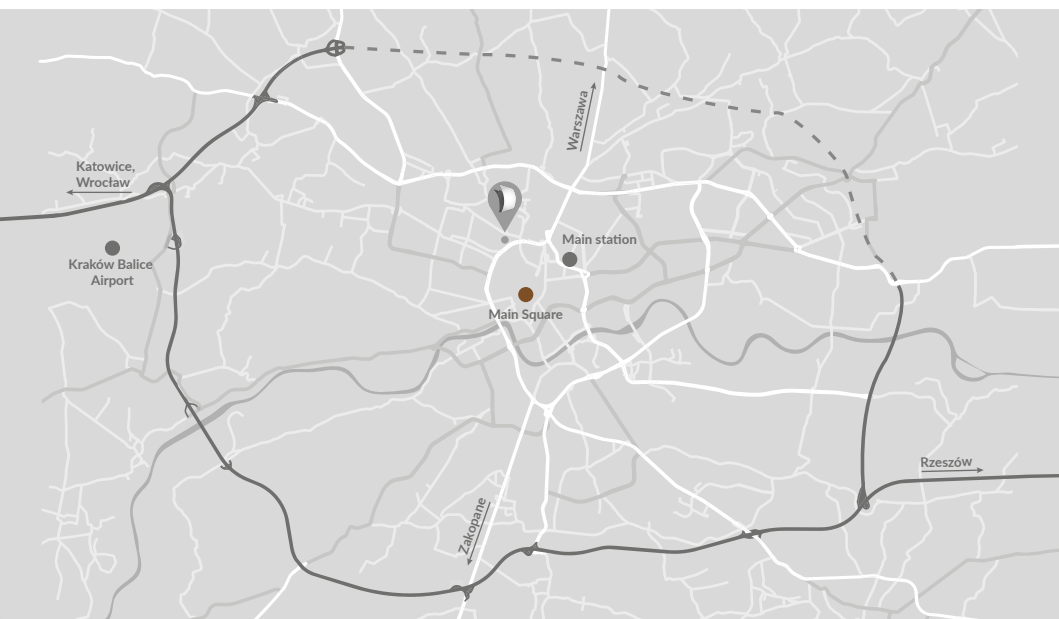
The bright interiors, exposed reinforced concrete structure and huge windows remind us of the industrial character of this place, and the latest technological solutions, such as air conditioning, mechanical ventilation, raised floors or structured cabling connected to floor boxes guarantee unparalleled comfort of work.

The industrial atmosphere of the location combined with modern architectural solutions will make Fabryka Kart an original, unique and one-of-a-kind place in Kraków.



Location

Location of Fabryka Kart on the map of Kraków

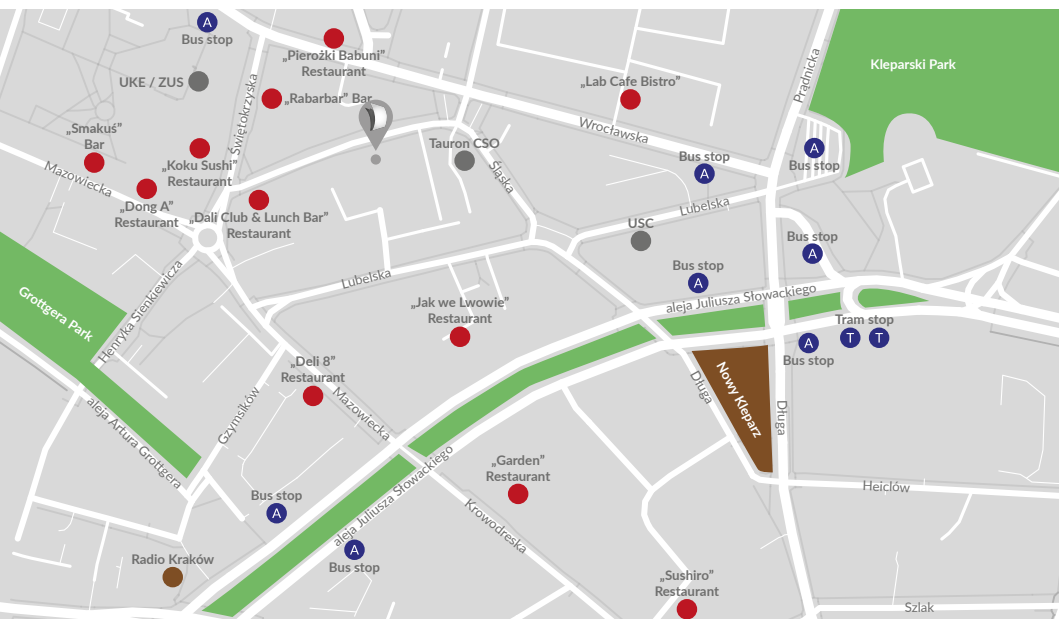


- Thanks to its location near one of the major transport junctions of Kraków Municipal Transport at Nowy Kleparz, Fabryka Kart has excellent access to public transportation.
- Moreover, being very close to the second central ring road - the Three Poets' Avenues - guarantees easy access via car or taxi.
- Getting to the main railway station takes 6 minutes during the morning rush hour (2.2 km).
- From where it is only another 18 minutes by dedicated "point to point" suburban train to the recently expanded John Paul II International Airport hotel and transfer complex in Balice.
- The city's main square is 20 minutes' walk away, a distance of only 1.8 km. By taxi, you can get there in only 5 minutes.



Location

Surroundings of Fabryka Kart



- Fabryka Kart is a mere 450 metres from the public transport hub in Nowy Kleparz, for tram lines: 4, 14, 18 and 69, as well as for bus lines: 124, 130, 132, 139, 140, 152, 154, 159, 164, 169, 179, 192, 208, 257, 257, 277, 280, 304, 424, 469, 501, 502, 503, 511, 669 and 904.
- Nowy Kleparz market is a famous place on the map of Kraków – offering fresh fruit and vegetables, meat, dairy products, bread and sausages, as well as flowers, traditional wooden products and home appliances. This is also where locals buy their Christmas trees and decorations.
- In the vicinity of Fabryka Kart there are many government offices and institutions vital to the city and its residents – the Civil Registry Office, County Office, Social Insurance Company (ZUS), Kraków County Employment Agency, Office of Electronic Communication, TAURON Customer Service Office, Radio Kraków and the Military University Hospital.
- There is also no shortage of restaurants and bars in the area – including trendy ones like 'Deli 8' at 8 Mazowiecka Street, the well-known and loved 'Jak we Lwowie' at 13 Lubelska Street, and the swish 'Restauracja Garden' at 71 Krowoderska Street.
- If you need a moment to relax, then there is a park nearby on Grotteger Avenue, as well as Kleparski Park located in front of the old Fort Kleparz.



Description of the Project

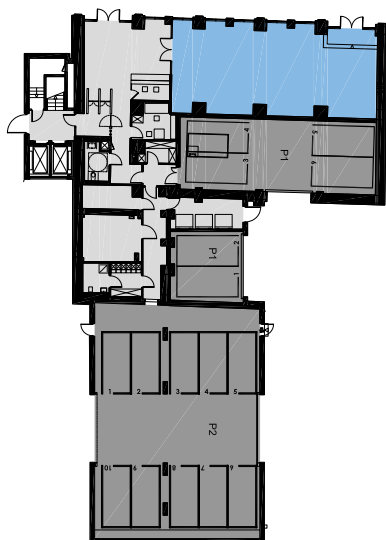
- Fabryka Kart is a unique loft office project that meets office class A requirements.
- Fabryka Kart has excellent public transport access thanks to being located near an important transport hub - Nowy Kleparz.
- Excellent accessibility to the project by car is ensured by the proximity of the second central ring road - the Three Poets' Avenues.
- Various areas are available for rent, starting from 86 sq m.
- The surface area of a typical floor is 485.87 sq m. GLA.
- High-quality interior finish, including ready-to-use bathrooms and corridors (standard in the building).
- Internal parking lot in the building.
- Parking spaces for bicycles as well as changing rooms and showers for cyclists.
- The option to freely design the interiors.
- Two independent power cable lines.
- Fabryka Kart will be fully air-conditioned and mechanically ventilated.
- The building will have a 24-hour reception desk in the entrance lobby, 24-hour security service and a security centre with a CCTV system and an electronic access control system.
- Raised floors included in the standard finishing.

Figures








Lease area (offices + commercial premises on the ground floor):	2 401,39 m² GLA
Number of floors:	5 + ground floor
Typical floor area:	485,87 m² GLA
Add-on factor:	7,2%
Lifts:	2 lifts
Parking ratio:	1 parking space per 144 m ² of office area (16 parking spaces in the garage)
Minimal lease area:	86 m²



Building plans








GROUND FLOOR

	Occupant area	119.31m ²
	Bldg service area	185.76m ²
	Vert. penetrations	27.62m ²
	P1 Parking lot	135.51m ²
	P2 Parking lot	246.02m ²
	Net leasable area (NLA)	119.31m ²
	Gross leasable area (GLA)	127.90m ²

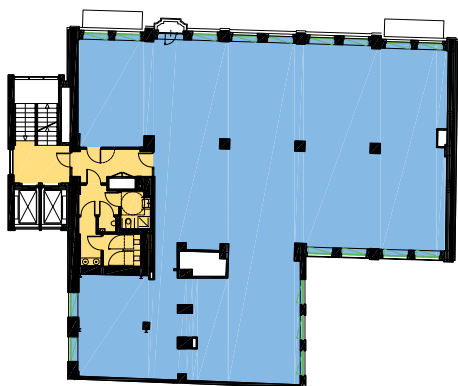


FLOOR 1






	Occupant area	367.07m ²
	Floor service area	61.22m ²
	Vert. penetrations	60.72m ²
	Net leasable area (NLA)	428.30m ²
	Gross leasable area (GLA)	459.14m ²

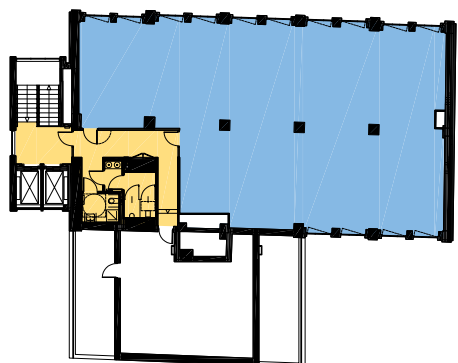


Building plans








FLOORS: 2, 3, 4

	Occupant area	405.37m ²
	Floor service area	47.88m ²
	Vert. penetrations	34.95m ²
	Net leasable area (NLA)	453.24m ²
	Gross leasable area (GLA)	485.87m ²

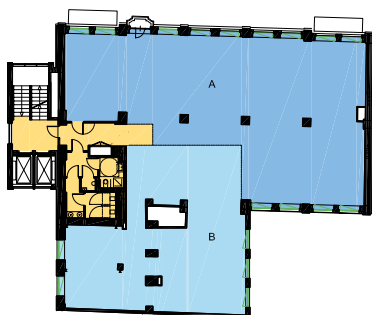


FLOOR 5

	Occupant area	281.19m ²
	Floor service area	49.77m ²
	Vert. penetrations	31.05m ²
	Net leasable area (NLA)	332.77m ²
	Gross leasable area (GLA)	356.73m ²

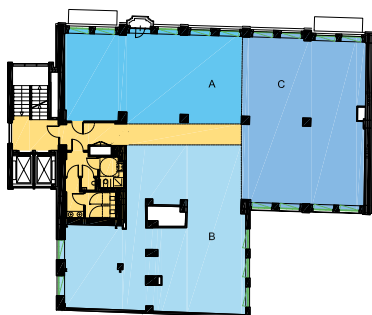


Building plans



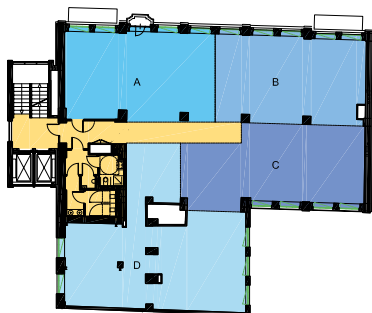
DIVIDED INTO 2 SECTIONS

a	Tenant A	249.26m ²
b	Tenant B	152.64m ²
c	Floor service area	51.34m ²
	Vert. penetrations	34.95m ²



DIVIDED INTO 3 SECTIONS

a	Tenant A	103.74m ²
b	Tenant B	152.64m ²
c	Tenant C	133.85m ²
	Floor service area	63.01m ²
	Vert. penetrations	34.95m ²



DIVIDED INTO 4 SECTIONS

a	Tenant A	88.17m ²
b	Tenant B	85.95m ²
c	Tenant C	89.47m ²
d	Tenant D	126.90m ²
	Floor service area	63.01m ²
	Vert. penetrations	34.95m ²



Example of arrangement



Leasable area:	453,24 m2 NLA / 485,87 m2 GLA
Work stations in single offices:	2
Work stations in four-person offices:	8
Work stations in open plan space:	42
Work stations in total:	53
Average rate:	1 person per 8,5 m2 NLA
Fourteen-person conference room :	1
Four-person meeting room:	1
Kitchen:	yes (12 seats)
Server room:	yes
Storage room / print corner:	yes
Single-person reception desk:	yes



Standard furnishings



Air-conditioning and mechanical ventilation: yes

Suspended ceilings: at customer's request

Carpet flooring: yes

Telephone cables: all offices have access to any number of landline connections

Computer cables: all offices have access to high-quality fibre optic broadband

Reception: yes

Electronic access control system: yes





Project team



Landlord

Fabryka Kart Trefl Kraków sp. z o.o – a Kraków-based company with 70 years of experience in producing cards, card games and other paper products. The company moved its office and production lines to the Kraków Special Economic Zone in 2014, while its former building on Cieszyńska Street has undergone a metamorphosis. The company has thus become active in a new sector – rental of its real estate.

Designer

The project of the revitalization of Fabryka Kart was born in the heads of Artur Jasiński and Partners – known for office buildings such as Bonarka 4 Business (B4B), AXIS (ABB Building) on Powstania Warszawskiego Street, SSE7 for Comarch in the Kraków Tech Park in Czyżyny, Principio on Armii Krajowej Street and the Brainville Tech Park in Nowy Sącz.

Operator responsible for leasing

Fisheye is a real estate broker and advisor in Kraków, specialising in commercial space market transactions, operating in all cities across Poland, focusing primarily on southern Poland and Warsaw. In addition to its other services, we offer the highest quality tenant and landlord representation services in lease transactions (mainly office space).



Contact



LEASING

FISHEYE

ul. Krowoderska 52/4, 31-158 Kraków

Tel./Fax +48 (12) 630 93 00

Tel. +48 608 32 37 78

biuro@fisheyeproperties.pl

www.biura.fabrykakart.com

www.fisheyeproperties.pl

Every effort has been made to ensure that the information in the brochure is presented in a reliable manner.
Neither the brochure nor any information contained therein is an offer within the meaning of the law.
All data in the brochure are presented for informational purposes only.



Leasing: +48 608 323 778, e-mail: biuro@fisheyeproperties.pl

www.biura.fabrykakart.com



FABRYKA KART



SOFTEX
AQUAVOX
NETsoft
IZOFLEX
COONEX
TECHNIO

FABRYKA KART

Leasing: +48 608 323 778, e-mail: biuro@fisheyeproperties.pl
www.biura.fabrykakart.com