

## **Hi Piotrkowska adds more to the mix**

**The tenant mix of Master Management Group's (MMG) prestigious, multifunctional investment in the heart of Łódź is to be enhanced by the introduction of three more brands. Avient has become the latest office tenant of Hi Piotrkowska, while the Łódź branch of well-known medical services provider Klinika Bocian will also be opening in the complex, and the retail and services section is to be complemented by locally renowned bakery and patisserie chain Z Pieca Rodem.**

The Hi Piotrkowska complex, despite only coming into use a year ago, is today one of the most recognisable buildings in Łódź, due to its attractive architecture, the seamless way it has been integrated into a major part of the city centre, its ideal location, and the high quality of its finishing. Its office space, the restaurant with a viewing terrace, its shops and service points, the gym, as well as the planned hotel, are among the range of functions offered by the complex. As MMG continues to fill the remaining space in the complex, it is also providing the inhabitants of Łódź and visitors to the city with a wider and better range of companies and services.

'We have been able to finish the first year of Hi Piotrkowska's operations on a confident note, rounding off a successful year for us – despite the pandemic and the challenges that 2021 has set us. The emergence of three new tenants, from very different sectors, has helped to clearly emphasise the mixed-use nature of our investment. We are delighted to welcome Klinika Bocian, as it expands its network into Łódź. I am convinced that in this prestigious and highly convenient location, and with its high standard of space, Hi Piotrkowska will provide the most comfortable conditions for the patients of the clinic,' comments Justyna Drużyńska, the Director of Office Operations at Master Management Group

### **Hi-quality care**

Klinika Bocian is one of the leading infertility treatment centres in Poland. It offers patients comprehensive infertility diagnoses and treatments using the most advanced reproductive techniques, including in-vitro fertilisation. It also provides gynaecology and obstetrics services. The

clinic's employees are all internationally experienced specialists who are distinguished in the fields of infertility and gynaecology. The clinics of the chain stand out due to their high standards and the effectiveness of their treatments. Klinika Bocian currently has six medical centres, located in Białystok, Warsaw, Katowice, Poznań and Szczecin, and also cooperates with My Clinic Riga in Latvia. Klinika Bocian will occupy 430 sqm on the first floor of the tallest building in the complex.

'The new Klinika Bocian centre in Łódź, which we intend to open in the first half of 2022, is the latest step in the expansion of our network of clinics. We already successfully operate in various locations across Poland, including Białystok, Warsaw, Katowice, Poznań and Szczecin, so we are very pleased that soon we will be adding Łódź to this list. The key area of our activities is the diagnosis and treatment of infertility – and this is also what we will be offering here. Comfortable gynaecological and treatment rooms will be provided for the patients. The clinic will also have a diagnostic laboratory and a modern embryological lab, where we will be carrying out in-vitro procedures. The convenient location in the very centre of the city along with our experienced medical staff are advantages that will certainly be appreciated by our future patients,' says Bartosz Mrugacz, the development director of Klinika Bocian.

### **Tasty and straight from the oven**

The services section of Hi Piotrkowska has been completed with the addition of Z Pieca Rodem – a bakery and patisserie chain that is a local favourite in the Łódź area – which will occupy 150 sqm (on the ground and mezzanine level), facing onto ul. Piotrkowska and al. ZHP. Z Pieca Rodem is a family company that offers high-quality, traditional baked goods prepared to its own recipes in more than 25 locations across Łódź, Zgierz and Pabianice.

'We are a Łódź-based company, so we could not be missing from the very heart of the city. Our new location in the iconic Hi Piotrkowska office building will be equipped with a bistro zone, where the inhabitants of Łódź will be served hot breakfasts from 6am! ' reveals Jakub Szynglewski, the president of the Z Pieca Rodem chain.

### **Saying Hi! to new offices**

Avient, meanwhile, will be joining the list of quality office tenants when it moves into more than 660 sqm on the 16th floor of the Hi Piotrkowska office building. Avient (The Avient Corporation) employs around 8,400 people in the Americas, the EMEA region, China and the Asia-Pacific region. It produces specialised and sustainable polymer-based materials that introduce new solutions to the market, turning challenges into opportunities for its customers, while also contributing to building a

better world. Avient is a certified member of the ACC's (American Chemistry Council) Responsible Care® programme, a founding member of the Alliance to End Plastic Waste and is also Great Place to Work® certified.

'Avient is setting up a global business service (GBS) comprising three shared service centres (SSCs) in China, India and Poland to strengthen its business support line and further increase its flexibility in designing products for our customers. The largest and fastest growing of our SSCs is to be located in the new Hi Piotrkowska building in Łódź. We know the region well because one of Avient's production plants, employing 91 people, is located in Konstancin Łódzki. We are very pleased that we are expanding our presence in the city by investing in people and preparing this new office space for them. We look forward to working with the local community and contributing to the city's development. Avient will be employing leading specialists in financial services, procurement and logistics in Łódź and we expect that we will continue to grow in the city in the years to come, which will mean significant additional recruitment. At the same time, we are focusing on the diversification of our personnel by developing our technological competences while adding new business units and new areas of competence to our portfolio,' explains Ewa Matraszek-Królikiewicz, the SSC Poland head of Avient.

Hi Piotrkowska, which comprises a total of 21,000 sqm A-class office space and 5,000 sqm of retail and services, offers tenants not only stunning and ever-changing views of Łódź. Its location in the very heart of the city, on the north-south al. Józefa Piłsudskiego / al. Adam Mickiewicz dual carriageway, guarantees excellent access to the local train stations, the airport and the exit roads from the city, as well as having a wide range of cultural, gastronomic and recreational attractions on its doorstep.

In spite of the pandemic, the office as well as the retail and services space in the complex have continued to enjoy considerable interest and attract new tenants. A few weeks ago, global coffee shop brand Starbucks opened in Hi Piotrkowska. Earlier in the year, MMG announced that a restaurant with a terrace would be opening on the 19th floor of the tallest building. The complex also houses a Żabka convenience store and a Just GYM automated fitness club. This year, drugstore chain Rossmann and a Kwiaciarnia Badylarz florist were added to the tenant mix. The prestigious location is also home to, among others: branch 1 of PKO Bank Polski in Łódź, iTechArt Group, as well as a New Work serviced offices and conference centre.

CBRE and Knight Frank are the leasing agents for the office space within the complex. A Hampton by Hilton hotel, with 149 guest rooms and three conference rooms, is set to open next summer, when it will, of course, enhance the complex even further.

Master Management Group (MMG) is an investor, developer, leasing agent and manager of retail and office properties located throughout Poland. The company has fifteen years of experience on the market and a team of experts who have worked for international development, consulting and property management companies as well as investment funds. As a result, MMG successfully implements projects on its own and cooperates with leading developers and investors. Master Management is a private company offering boutique services at the highest level. On the Polish market it partners the world's largest funds and other institutions investing in real estate. Since it was founded, MMG has managed, acquired and developed over 350,000 sqm of retail space throughout Poland. Currently, MMG manages 100,000 sqm of space in shopping centres, including: Brama Mazur in Elk, Galeria Niwa in Oświęcim and centres in Poznań, Szczecin, Lubin, Kutno, Ciechanów, Piekary Śląskie and Józefosław (MMG Centers\*). The company also developed and now manages the Hi Piotrkowska complex in the centre of Łódź, which has an area of 34,000 sqm.

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