

Tallest office building of Hi Piotrkowska now at the tenth floor

The office tower, which is one of three buildings in the Hi Piotrkowska complex in the heart of Łódź is already over 40 m tall. The tenth floor of what will eventually be a 20-story building has now been completed. Construction work on the two other buildings, which will house a second office block and a hotel on Piotrkowska street, was completed in the first half of the year. The completion of the construction of the complex is scheduled for QII 2020.

We've reached the halfway stage of what will be the tallest building in the complex and also the tallest office building in Łódź. We've completed the construction of the ceiling for the tower's tenth floor and work is now underway on the eleventh story. We are installing elevators and preparing to start work on the facade. At the same time as the work on the tower, we're constructing the facade of the hotel. We're installing the windows, the ventilation, the ceilings and the floors. The work is on schedule. We're planning to complete the construction work on the tower at the end of the fall, explains Jacek Pilarczyk, Project Manager at Master Management Group.

Hi Piotrkowska is a mixed-use office and service complex under construction in the very centre of Łódź. The project includes two office buildings as well as a Hampton by Hilton hotel. A 20-story office tower with a height of 82 m is currently at an advanced stage of construction and will be the tallest office building in Łódź. Construction work on the other office building was completed in the first half of this year. The building has five floors and stands on Piotrkowska street. Together the two buildings offer 21,000 m² of class A+ office space as well as 5,000 m² of retail and service space. The seven-story Hampton by Hilton hotel will have a restaurant and 149 guest rooms. Being in the very centre of Łódź guarantees those who use the complex convenient access to public transport and to the extensive network of cycle paths. What helps make this location exceptional is that it stands directly on Piotrkowska street and next to the Piotrkowska Centrum transport hub, which is used by around 50,000 people every day.

Both local entrepreneurs and large international chains are attracted by the opportunity of developing their businesses in the Hi Piotrkowska complex. The tenants of the centre already include serviced office space provider New Work, PKO BP, Starbucks, HEBE, Just GYM, Żabka, Namieszane Grill & Bar, Apteka Euro - pejska, Telfan GSM, bakery and bistro Z Pieca Rodem and also drugstore Apteka Europejska and Delikatesy Fabryczne. The leasing agents for the complex are Knight Frank and CBRE.

Tourism and architecture

With its wide mix of uses, Hi Piotrkowska will add to the offices retail and services on offer in the centre of Łódź. The complex could also reinvigorate tourism in the area, since one of the tenants is the Hampton by Hilton hotel. Piotrkowska street is also the longest retail high street in Europe as well as one of the main attractions for visitors to the city. Because a large number of historic buildings face onto the street, the project's facade was created in consultation with the city's historic preservation office.

BREEAM certification

The project is developed in compliance with the sustainable development standards and received the prestigious BREEAM Interim Design Stage certificate at the "Very Good" level. The systems used improve the working conditions of those in the building and allow the tenants to significantly lower the cost of their operations. Each building and service unit will have its own individual entrance. More information about this Łódź investment project can be found by clicking on the link below: www.piotrkowska155.pl

Master Management Group (MMG)

MMG is an investor, developer, leasing agent and manager of retail and office properties across Poland. The company, which has more than twelve years of experience in this market, has a team of experts who have worked for international development, consultancy and property management companies as well as investment funds. Thanks to this, MMG has successfully developed a portfolio of projects, both independently and in cooperation with leading developers and investors. Master Management is a private company offering boutique services at the highest level. On the Polish market the company has partnered with the largest global funds and other institutions investing in real estate. To date, MMG has cooperated with such partners as the Marcol Group, Europa Capital and (in a joint venture) with Blackstone. Currently MMG manages 100,000 sqm of retail space, including such shopping centres as Brama Mazur in Ełk, Galeria Niwa in Oświęcim and the MMG Centers in Poznań, Szczecin, Lubin, Kutno, Ciechanów, Piekary Śląskie and Józefosław. More information about the company can be found at: www.mmgm.pl

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