

The Hi Łódź! mixed-use development in the very heart of Łódź has been granted an occupancy permit

Master Management Group (MMG) has been granted an occupancy permit for its Hi Piotrkowska complex, which has already become a landmark of Łódź. In December the first tenants are gradually to start their operations from the main building. At the same time, MMG has signed further leases including with the Rossmann drugstore and the Łódź-based florist Badylarz.

Along the line that joins the art nouveau style buildings of one of the most famous high streets in Poland with a modern multimodal interchange hub, popularly known as the unicorn's stable, stands the tallest office building with its characteristic facade of rhythmic divisions. On the side next to the historic street front of ul. Piotrkowska, the smaller of the Hi Piotrowski buildings fits the style of the old townhouses with its subdued form. The entire complex deftly mixes history and modernity to create a unique space for business and the people of the city. The mixed-use complex crowns the southern side of the Łódź walkway and is beginning to fill with life.

"We have successfully completed all the formalities for the people of Łódź to be able to use this new public space between our complex and a city administration building and also a square created between the smaller office building and the hotel section. The first office and retail tenants are to open up their doors over December and the first quarter of 2021. Those who are preparing to enter the building include the staff of PKO BP. And we are planning for other firms to be present in Hi Piotrowska," says **Justyna Drużyńska, Director of Office Operations at Master Management Group.**

A good course set for Łódź

Towering above the centre of Łódź, the complex superbly complements the cityscape of a changing town. The 82m office tower seems to invite up those who wish to admire the view stretching out in all directions. Unobtrusively, the Hi Piotrkowska building, which is set back from the crossroads and

the pedestrian crossing, improves the usage of the space – looking at this entire development and its surroundings, it is difficult to imagine anything that could be a better focal point for the ul. Piotrkowska street – the best-known street Łódź.

“I’m very glad that this development project that has been eagerly awaited by the people of Łódź has come to an end. The tallest of towers with an amazing view of the city right next to the longest high street in Europe will draw in modern companies from the business service sector,” says **Adam Pustelnik, deputy mayor of Łódź**.

A great address for business

Hi Piotrkowska, which includes a total of 21,000 sqm of class A office space as well as a retail and service area of 5,000 sqm, offers tenants not just beautiful views of the ever-changing Łódź cityscape. The complex is located in the very heart of the city next to the dual carriageway road of Al. Józefa Piłsudskiego/Al. Adama Mickiewicza, which runs from north-south across the city and assures that the centre is well-connected to the city’s railway stations, airport and access roads and is also well served with recreational and culinary services and the city’s cultural establishments.

There is nothing strange that such a prestigious location is to be the main office for Branch 1 of PKO BP in Łódź as well as serviced office and conference facility provider New Work.

Despite the ongoing pandemic and the temporary limitations placed on office work, the space in Hi Piotrkowska has aroused a lot of interest among potential tenants.

“The office, retail and service space is currently being commercialised. We are pleased with the interest shown by business. Currently, we have a further 3,000 sqm of lease contracts for office space under negotiation and enquiries for up to 4,000 sqm. Of course, the entire office market has slowed down because of the pandemic and the limitations placed on business. However, for Hi Piotrkowska, we were already seeing a revival in the autumn as well as a growth in interest for leasing space,” says **Justyna Drużyńska, Director of Office Operations at Master Management Group**. “The range of sectors that have made enquiries with us and New Work is broad and includes law firms, retail operators wishing to expand in central Poland, as well as highly active IT and e-commerce firms, she adds.

As was previously announced a Starbucks café is to appear in the retail and service section of the complex, as well as a Żabka convenience store, a Z Pieca Rodem bakery, a Delikatesy Fabryczne delicatessen, a JustGYM fitness club, a pharmacy and numerous culinary outlets. A Rossmann drugstore and Badylarz, a florist that is well-known in Łódź, have also recently been added to the list of tenants.

“Around 70 pct of the retail and service units have been leased and we are in serious negotiations with those who would like to take up the remaining space. We are seeing a revival among firms that, due to the restrictions placed on operating in shopping centres are enthusiastic when considering attractive locations on the high street. We are taking care to ensure that we create the best possible tenant mix with services that the people of Łódź will want to use,” says **Anna Polak, Head of Leasing at Master Management Group**.

The leasing agents for the office space within the complex are CBRE and Knight Frank.

The Hampton by Hilton hotel with 149 rooms and three conference halls will, of course, complete the range of services offered in the complex. Its opening is scheduled for the summer of next year.

Master Management Group (MMG) is an investor, developer, leasing agent and manager of retail and office properties across Poland. The company, which has fifteen 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. On the Polish market the company has partnered with the largest global funds and other institutions investing in real estate. Because of this, not only is MMG able to develop its own projects independently but it also works with leading developers and investors. Master Management is a private company that offers boutique services of the highest standard. The company acts as the local partner to some of the world’s largest institutional funds and property investors. Since the beginning of MMG’s operations, it has acquired, developed, and taken under management a combined retail area of 350,000 sqm across Poland. 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. The company is also the developer and the property manager of the 34,000 sqm Hi Piotrkowska retail and office complex, developed in the centre of Łódź. For more information on MMG, see: www.mmgm.pl

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