



VARSO PLACE

THE PERFECT PLACE FOR YOUR BUSINESS



V A R S O P L A C E

Varso Place is a unique business hub located in the very heart of Warsaw. It's home to many renowned companies that, just like us, value innovativeness and inclusivity in workspace design. It was created for those who come here every day to work, as well as for those who like to spend time in cafés and restaurants or shopping. Varso Place is also a friendly space for tourists and neighbours, who enjoy its retail and food area.

**Still wondering if Varso Place is right for you?
Explore the opportunities and benefits of setting
up shop here.**

VARSO PLACE

Varso Place is 144 000 sq m of carefully designed space. The comfort and health of people who work here and environmental stewardship have defined its spirit. And the 7,500 sq m of retail and food space makes it teeming with life during breaks from work and after hours as well.

Varso Tower – the tallest building in the European Union; height: 310 m; 53 floors, 70 000 sq m of rentable space

Varso 1 – height: 81 m; 19 floors, 30 000 sq m of rentable space

Varso 2 – height: 90 m; 21 floors, 44 000 sq m of rentable space

7 500 sq m of retail space



VARSO TOWER | FOR THE MOST DEMANDING TENANTS

The building was designed by the renowned studio Foster + Partners, whose architects have created many iconic towers across the world. With excellent transport accessibility, more than 70,000 square metres of workspace, a presentable lobby full of art and a spectacular observation deck, Varso Tower is a timeless high-rise for companies that want to stand out.

Building specifications:

- minimum office height: 3 m
- 2.7 x 4 m panoramic windows
- custom lift lobby finish according to tenant preferences
- connected floors using knockout panel technology
- natural building ventilation
- publicly accessible rooftop observation deck
- "Outstanding" BREEAM sustainability rating
- WELL Core & Shell pre-certificate
- direct connection with the Warsaw Central Station
- shopping mall with numerous bars and restaurants
- smart building solutions
- 116 underground parking spaces
- 250 parking stalls for bicycles, locker rooms and showers
- access control system
- individual room cooling
- comfortable (3 m high) high-speed lifts
- 14 m high main lobby
- BMS



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Rent as much as you need

- 8th floor - 834 m²
- 11th floor - 154 m²
- 13th floor - 865 m²
- 14th floor - 1401 m²
- 25th floor - 1 217 m²
- 26th floor - 1 397 m²
- 27th floor - 1 103 m²
- 37th floor - 573 m²
- 44th floor - 339 m²
- 45th floor - 979 m²
- 46th floor - 490 m² with a mezzanine of 277 m²



VARSO 1 | IN THE RHYTHM OF THE METROPOLIS

The building designed by HRA Architekci is home to the lifestyle hotel NYX. The four-star hotel offers its guests over 300 stylishly decorated rooms and an opportunity to relax surrounded by music and design. This is a perfect haven for business visitors and an excellent staging area for exploring the wonders of Warsaw. Varso 1 includes a well-equipped two-storey Zdrofit fitness club, a PZU Zdrowie health centre, as well as office spaces.

Building specifications:

- “Outstanding” BREEAM sustainability rating
- WELL Core & Shell pre-certificate
- pivoting windows
- underground car park for visitors
- electric vehicle charging station
- scenic lifts
- high glazed entrance
- lighting in common areas controlled by motion sensors
- access control system
- air conditioning control system
- BMS

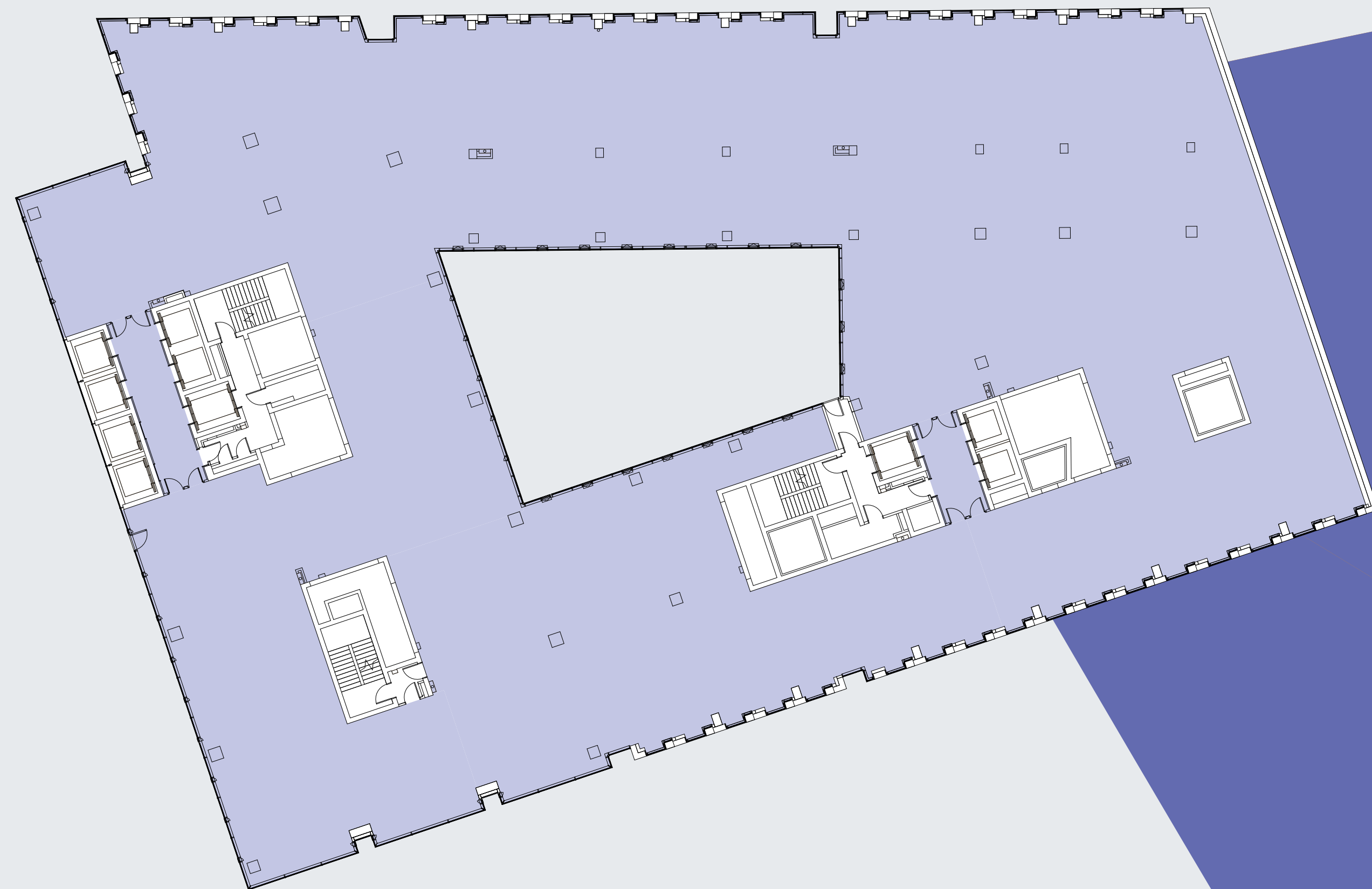


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Rent as much as you need

4th floor - 550 m²

7th floor - 714 m² + rooftop terrace





VARSO PLACE

VARSO 2 | A CENTRE FOR INNOVATIVE IDEAS

The building is home to the Cambridge Innovation Centre campus and many companies with innovation in their business DNA. Similarly to Varso 1, the building is the brainchild of HRA Architekci. Together, the buildings form a new downtown frontage along Chmielna Street. Varso 2 is notable for its green terraces that offer a place for employees to unwind.

Building specifications:

- “Outstanding” BREEAM sustainability rating
- WELL Core & Shell pre-certificate
- pivoting windows
- publicly accessible observation deck on the 21st floor
- underground car park for visitors
- electric vehicle charging station
- scenic lifts
- high glazed entrance
- lighting in common areas controlled by motion sensors
- access control system
- air conditioning control system
- BMS

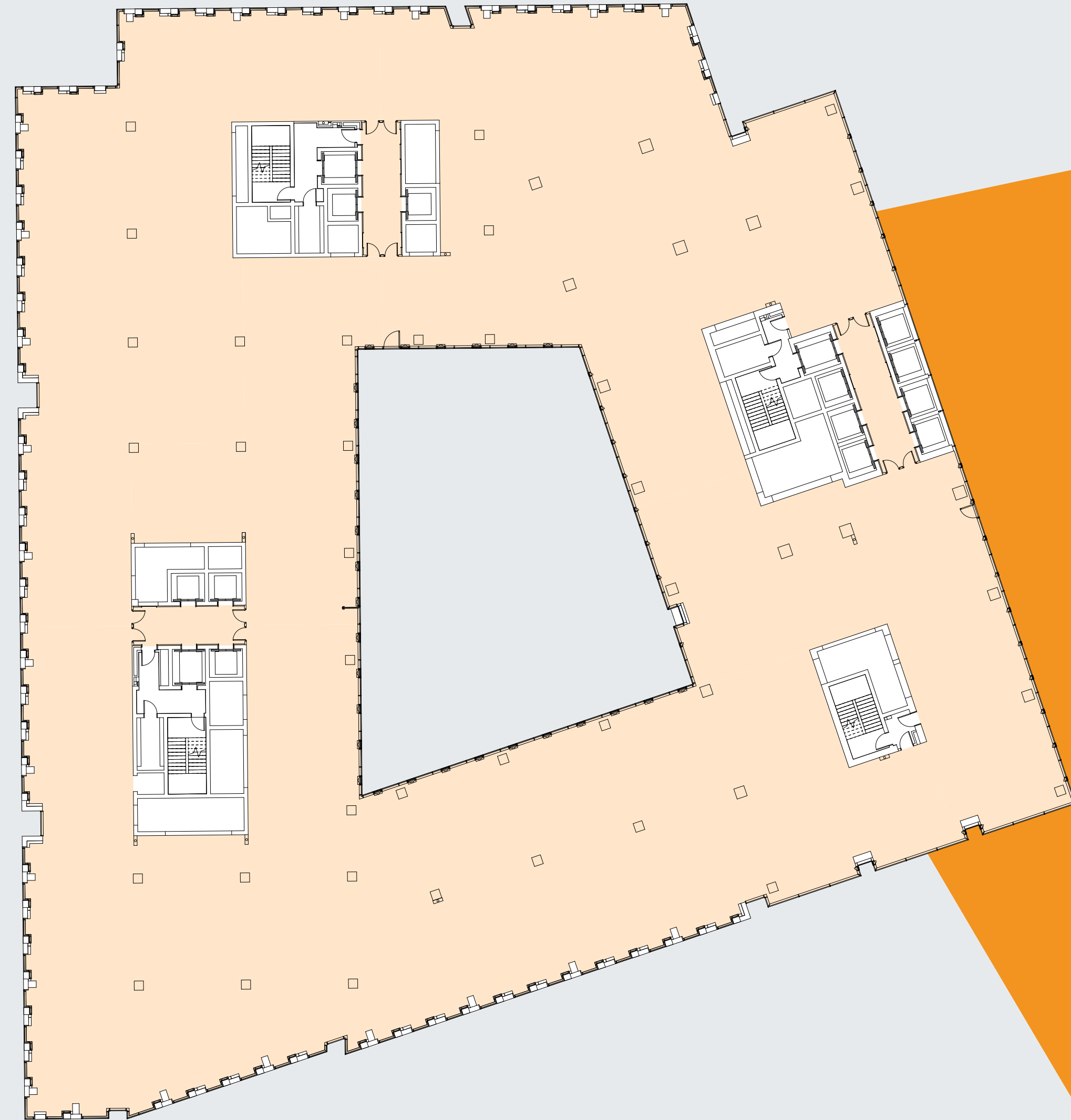




VARSO PLACE

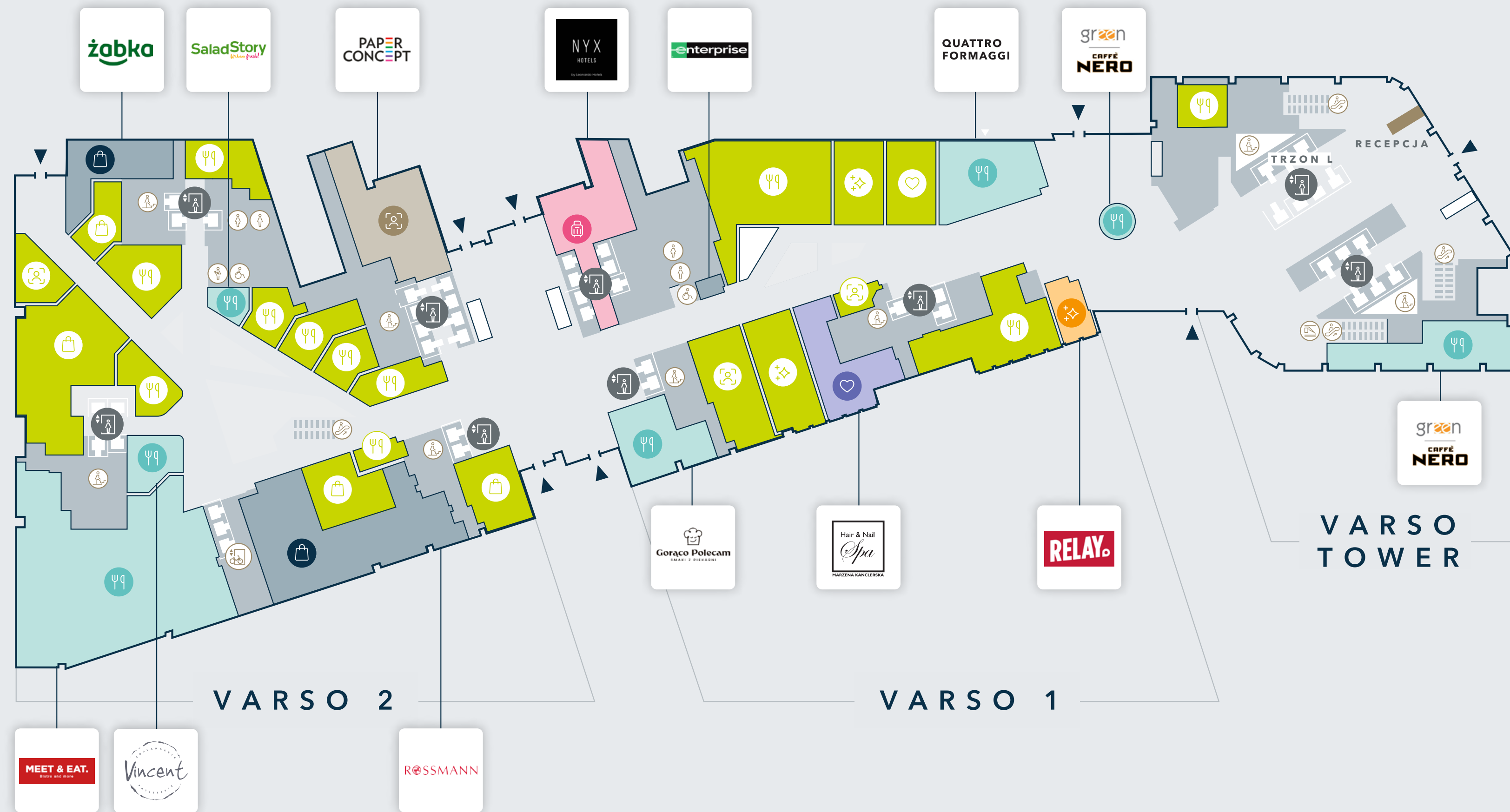
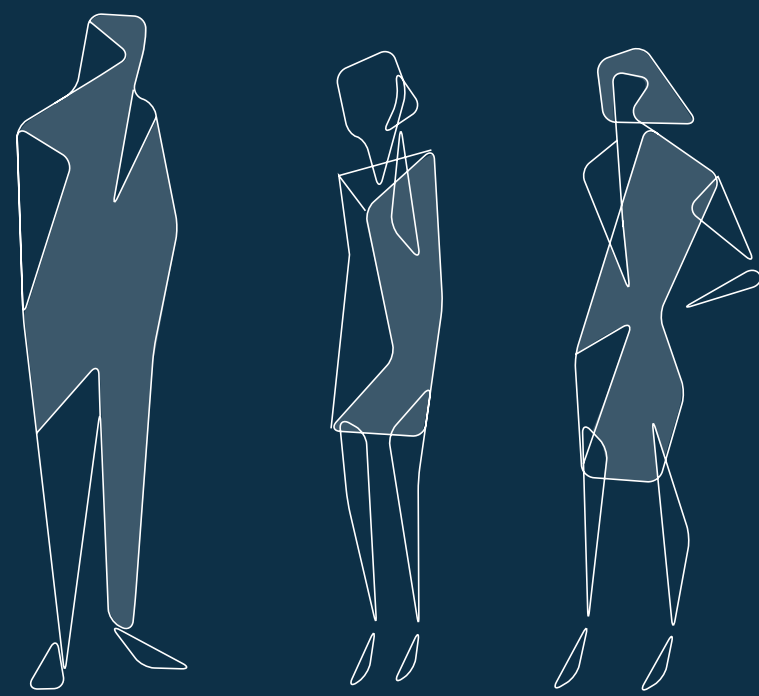
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**Office spaces in Varso 2 are currently rented
but let's stay in touch!**



SHOPPING AND FOOD AREA

The three Varso Place buildings are connected with a mall lined with small shops, service outlets, restaurants and coffee shops. Some of them can be accessed from the street. This is a great place to run your daily errands, relax or meet up with friends or business partners. The ground floor is still full of life even after hours, being a popular destination for both tourists and locals who love the urban vibe.



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FMCG



HEALTH & BEAUTY



SERVICES



FOOD & BEVERAGES



HOTEL RECEPTION



ACCESSORIES

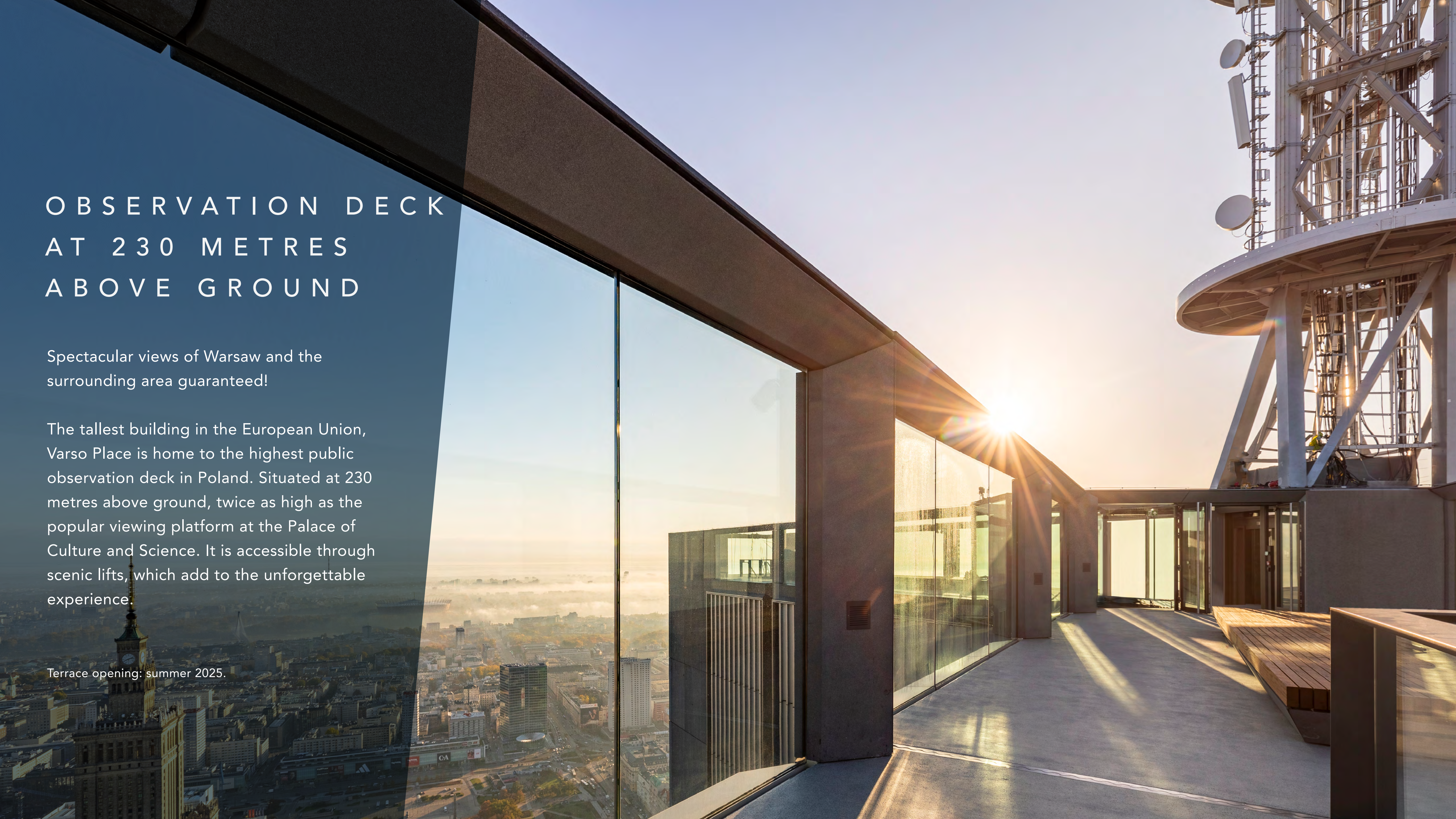


OBSERVATION DECK AT 230 METRES ABOVE GROUND

Spectacular views of Warsaw and the surrounding area guaranteed!

The tallest building in the European Union, Varso Place is home to the highest public observation deck in Poland. Situated at 230 metres above ground, twice as high as the popular viewing platform at the Palace of Culture and Science. It is accessible through scenic lifts, which add to the unforgettable experience.

Terrace opening: summer 2025.

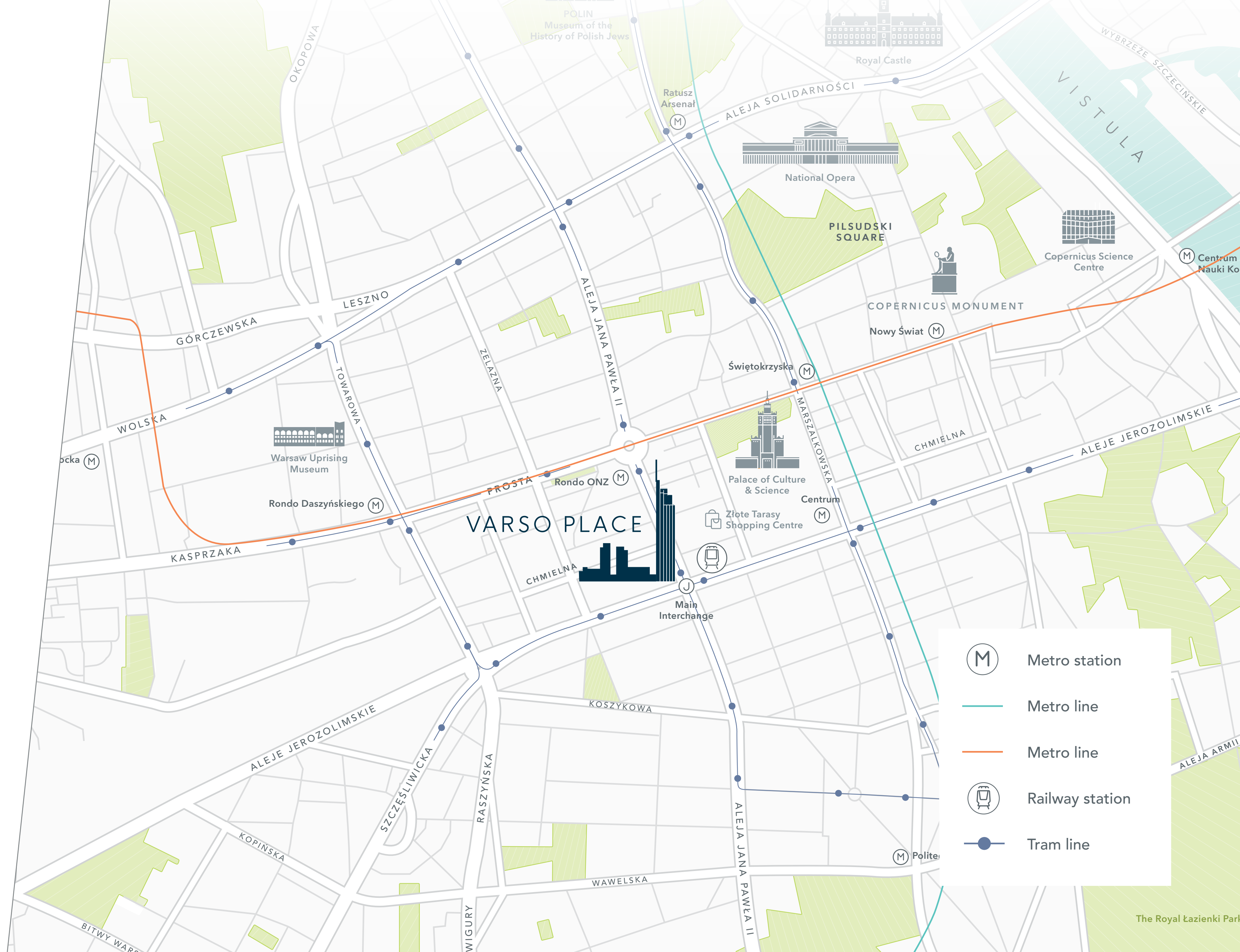
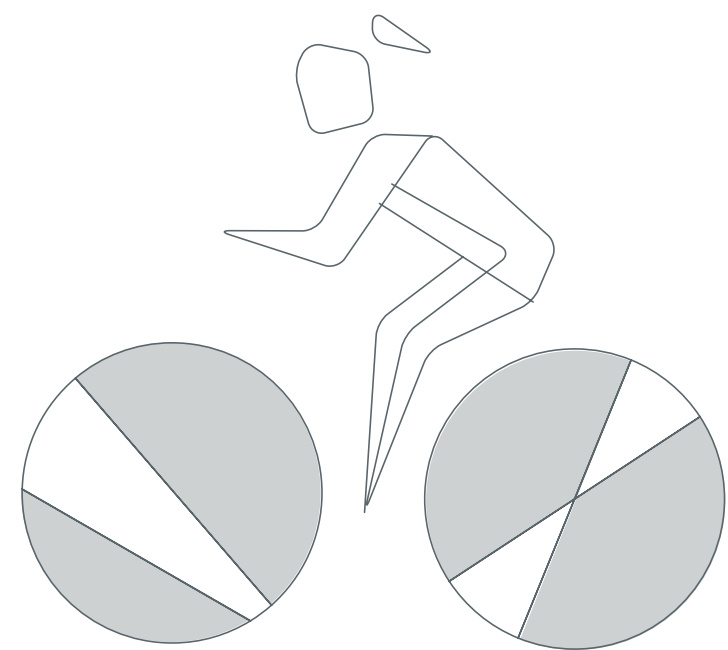


LOCATION

Welcome to the vibrant heart of Warsaw.

Whether by metro, tram, bus, commuter rail or bike, Varso Place can be easily accessed from anywhere in the city.

3 minutes – this is the exact time it takes to walk from the Varso Tower lobby to the train platforms at the Warsaw Central Station, the largest transport hub in Warsaw. It is also close to the Warszawa-Śródmieście WKD commuter railway station.



The Royal Łazienki Park

H B REAVIS

We create workspaces in major European cities, designing, building and managing office buildings, shopping centres and co-working spaces. The solutions that we use in our buildings ensure well-being and productivity at work.

**1.69 million
sq m
of office and
retail spaces**

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as-a-Service**

**30 years
of experience**

**640.000 square
meters of workspaces
under management
in value of 3 billion
EUR.**

**We offer a wide range
of commercial space
lease services in
a configuration
optimal for your
business.**

PROJECTS
IN POLAND



SELECTED
FOREIGN
PROJECTS





VARSO PLACE

A New Development By
hbreavis

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