



Shipyards
Centrala
C300
Inopa



Model Of Modernity

Shipyards Times

Long before the shipyard grounds became a symbol of freedom, they were a symbol of modernity. The shipyard was seen as one of the most progressive and forward-looking workplaces in Poland. In its prime, tens of thousands of people joined hands and worked here. Thanks to modern machinery and proper working conditions, they were able to manufacture very sophisticated naval vessels. Throughout its operational history over 1000 fully functional vessels have left the docks, making it the fifth largest ship manufacturer in the world.

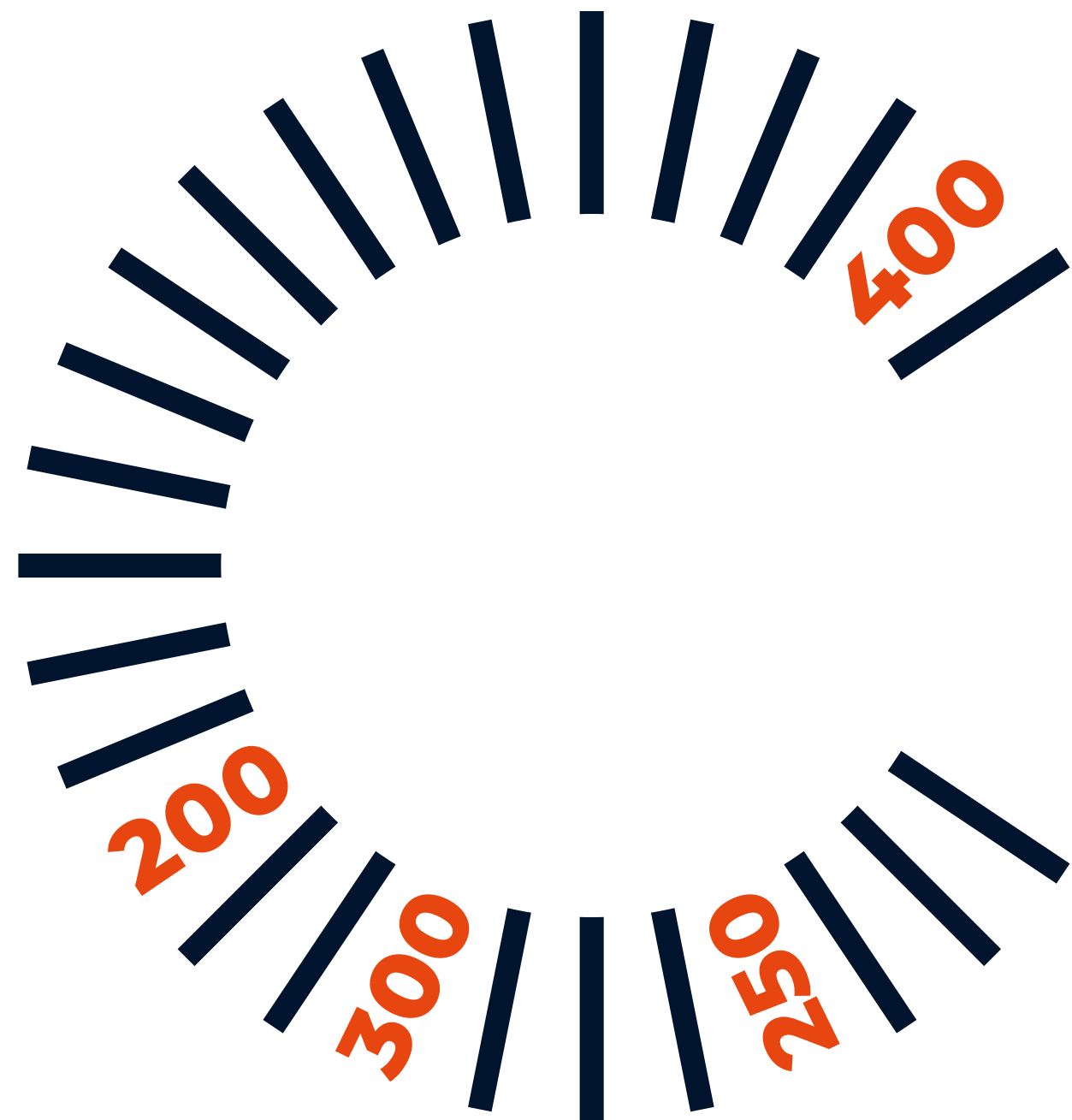
The shipyard was not merely a worksite, but also a place where workers spent their free time. The shipyard grounds were home to numerous recreation centres, a community centre with a cinema and a library and a sports hall in which workers played in an orchestra, took dance lessons or trained sports.

The Centre Of Transformation

The changing global economy and transformations taking place in Poland have taken toll on the scale of production **of the shipyard**. Currently, it is opening up to city dwellers by attracting investors with its unique vibe and prime location. With the emerging **new district Młode Miasto (Eng. Young City)**, new housing estates and office buildings are put up giving this spot **a new identity**. One example of this is an emerging business centre, which rejuvenates the post-shipyard grounds by creating **unique workspaces**.







Centrala. Offices.

Work takes up a significant part of our daily life and some of it is spent commuting. Doing so efficiently by avoiding **traffic jams**, or taking a bike to work, has a healthy and **energising impact** on the attitudes of people **from early morning**.

There is a spot on the map of Gdańsk where special attention is put on the quality of office-spent time. **Centrala** is a business centre catering to the individual needs of employees and their passions **by creating a comfortable and inspiring workspace**. Here you can relax, exercise and eat consciously. **All you need is within arm's reach**.

Centrala invites with a casual ambiance suitable for individualists. **Cosy interiors** are motivating and make for a perfect business scenario even for smaller companies. The synergy between **Centrala** and the unique characters inhabiting its spaces has given rise to an inspirational place **redefining a work-life balance**.








All Roads Lead To Centrala

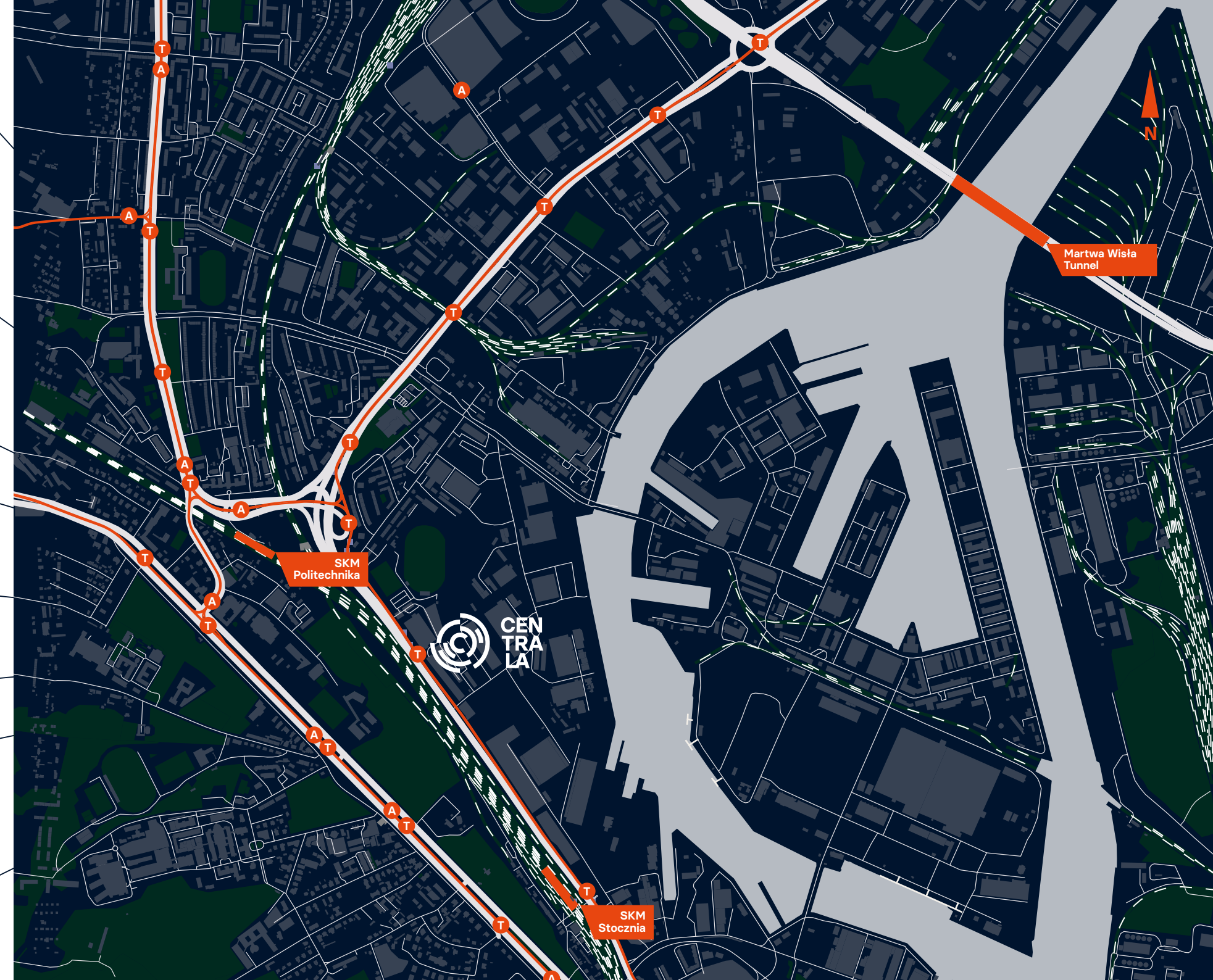
TRANSPORTATION

Centrala's location makes it one of the best linked business centres with the rest of the Tricity area. The close proximity of the city's main arteries means getting here by car or motorcycle is a breeze. These arteries can easily take you to the other side of the city as you can comfortably reach the tricity ring-road, southern ring-road or the A1 highway.

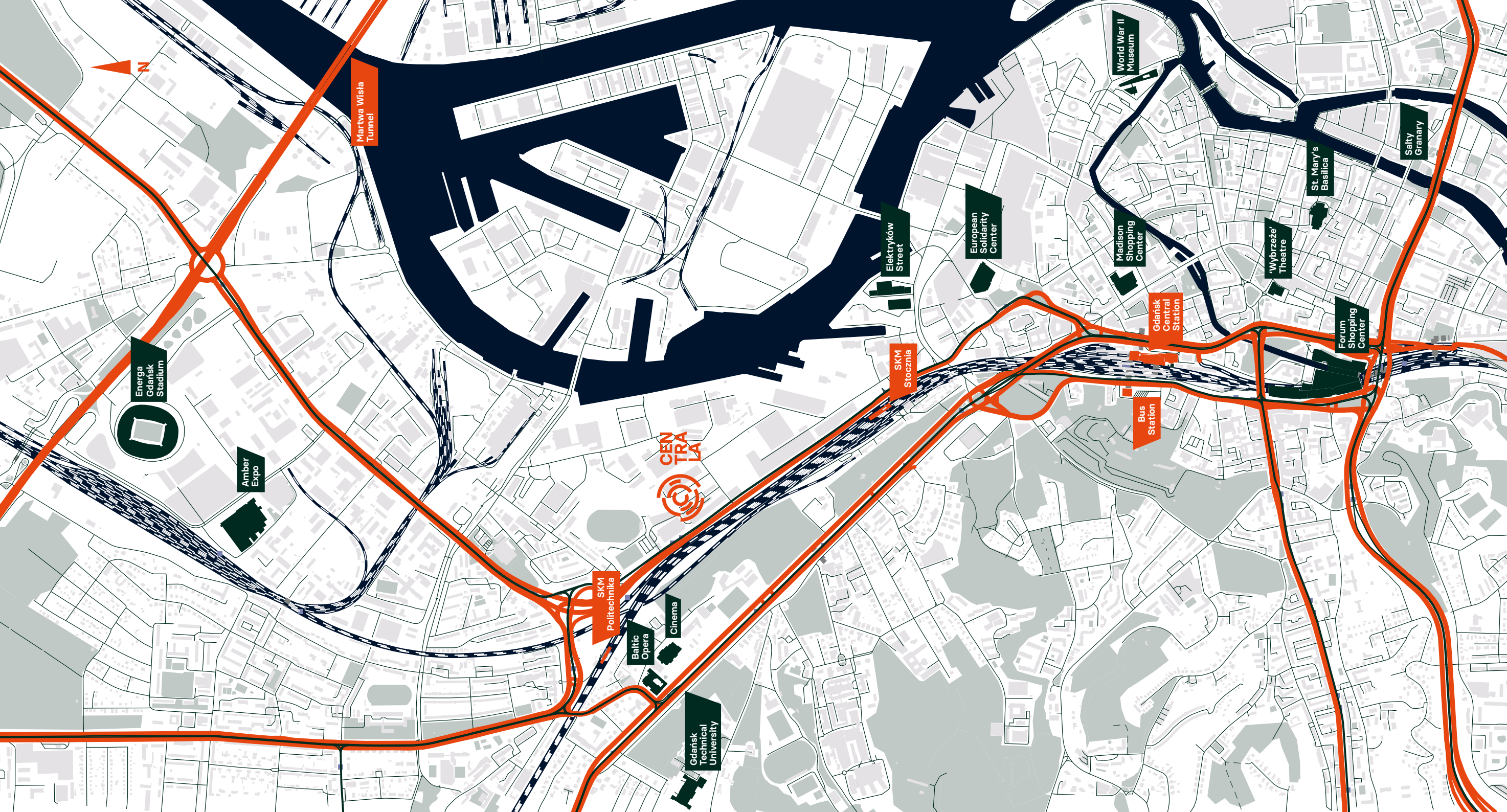
Centrala caters to fans of alternative means of commuting like bicycles, skateboards, scooters or rollerblades. Just meters from the main entrance is a path which is part of a network of bike paths in the Tricity.

For pedestrians, getting to work efficiently is possible thanks to the city's public transport. The tram stop is alongside Centrala and the closest Fast Urban Railway is located just a few hundred meters from the building. Within walking distance you may find Gdańsk-Central Railway Station, which combines all of the city's robust transit systems. Also, not far away, you may find the railway station in Wrzeszcz, a hub for the Pomeranian Metropolitan Railway giving a quick access to the airport or the city's upper terrace districts.

- Bus stop 
- Tram stop 
- Fast Urban Railway 







The Closer The Work, The Better The Job

LOCATION

The office complex Centrala is located on post-shipyard grounds in the heart of Gdańsk.

BY CAR

05 min to Gdańsk
18 min to Sopot
30 min to Gdynia

03 min to Gdańsk Central Station
20 min to the airport

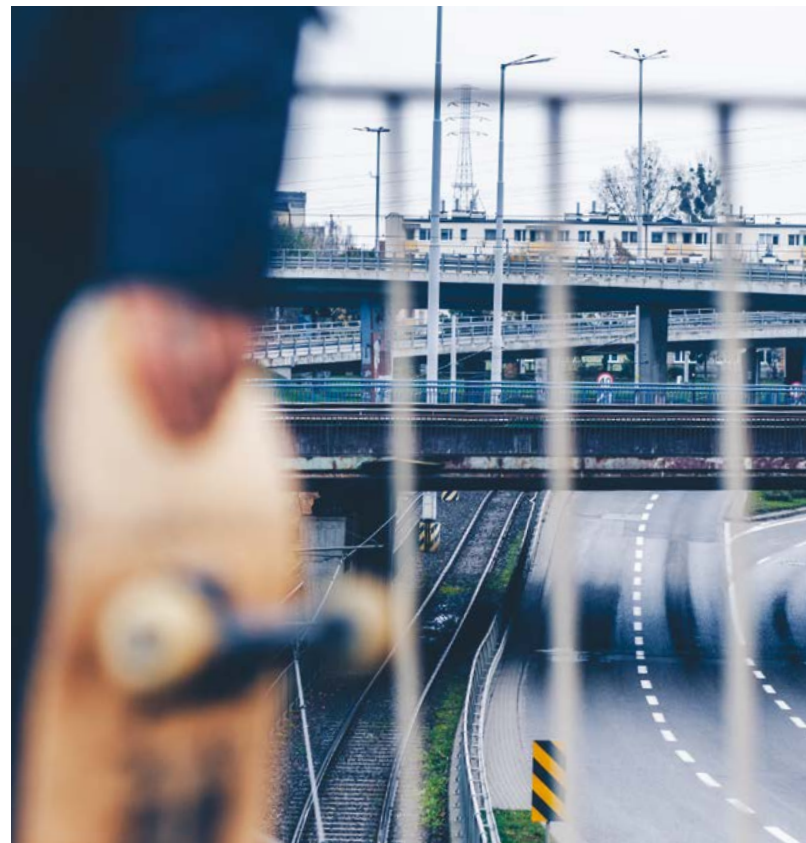
04 min to the European Solidarity Centre
05 min to World War II Museum
06 min to 'Wybrzeże' theatre

ON FOOT

01 min to the closest tram stop
05 min to the closest train stop
06 min to the closest grocery store
12 min to the cinema
20 min to Elektryków Street

BY BIKE

07 min to Elektryków Street
08 min to Gdańsk Technical University
10 min to the closest shopping mall
11 min to Food Hall Station
15 min to the historical centre of Gdańsk
15 min to Salty Granary
19 min to the seaside





Viva Tricity

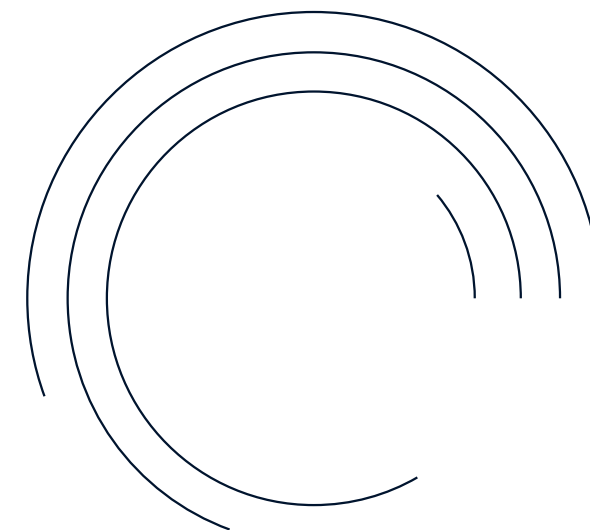
BUSINESS POTENTIAL

Gdańsk, together with neighbouring Gdynia and Sopot, constitute a dynamically evolving 'Tricity agglomeration' with a **large business potential**. This potential is built thanks to the presence of a **well developed urban infrastructure**, railway system, airport, vast hotel base, well connected roads and the abundance of highly qualified staff including **an academic community**.

750 229 Tricity inhabitants*

21 universities and **87 500** students**

5197 PLN gross is the average monthly salary for the pomeranian voivodeship***

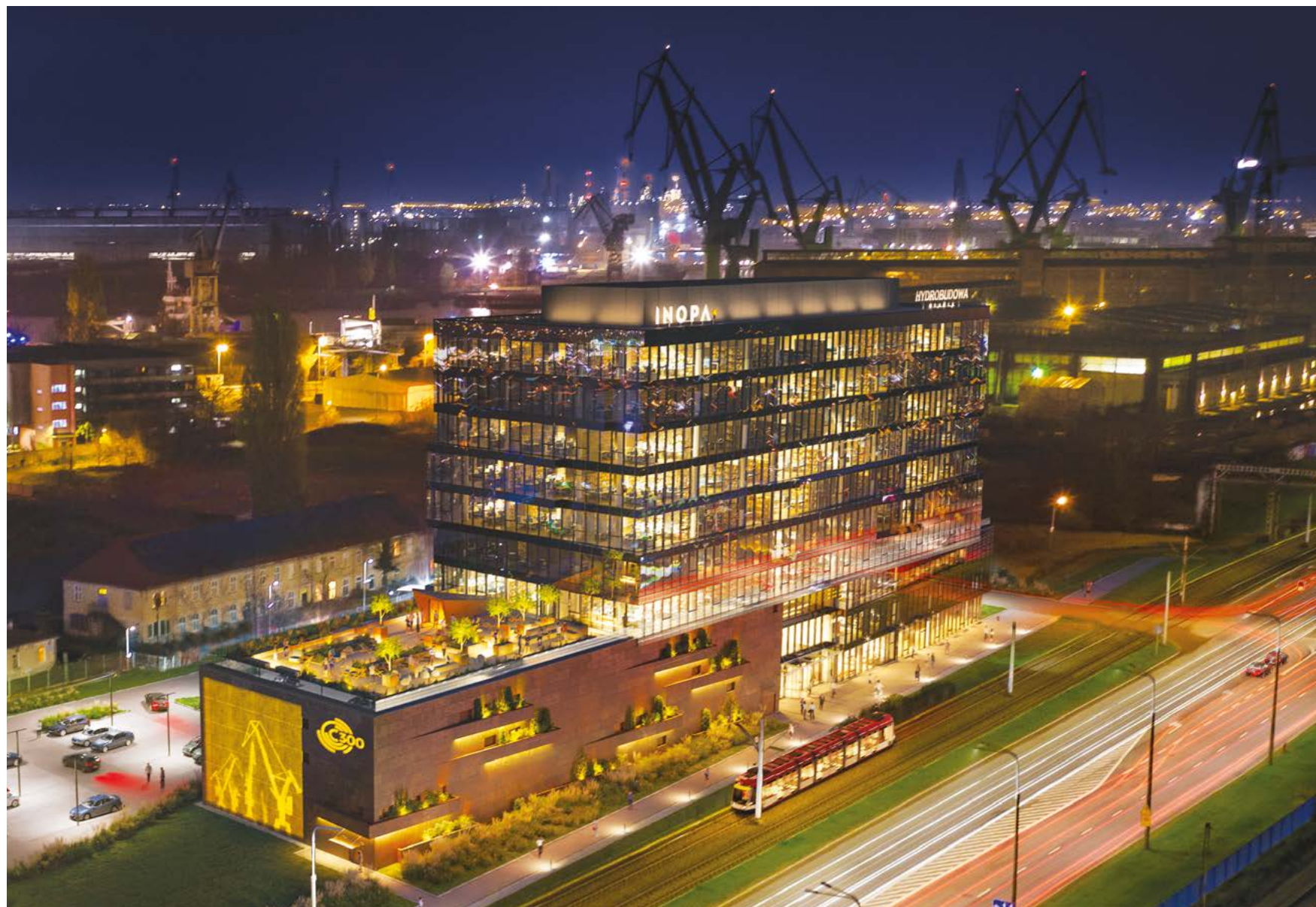


* Source: GUS, June 2019.

** Source: GUS, 2017.

*** Source: GUS, September 2019.





Date of commissioning - April 2021.

A Good Combination

Building C300, similarly to C200 - the previous development of the office complex Centrala - will be a revitalisation of the post shipyard grounds with the aim of paying homage to the historical legacy that these grounds hold in their sand. The corten steel part of the facade relates to the vibe of the shipyard, while the glass rising from the massive foundation **symbolises a transition from an industrial complex to a modern** Gdańsk Central Service Strand.

The abundance of **natural light**, minimalism in interior design, use of upscale materials in offices and **numerous amenities** will provide future employees with **excellent working conditions**.

NEW CENTRALA BUILDING



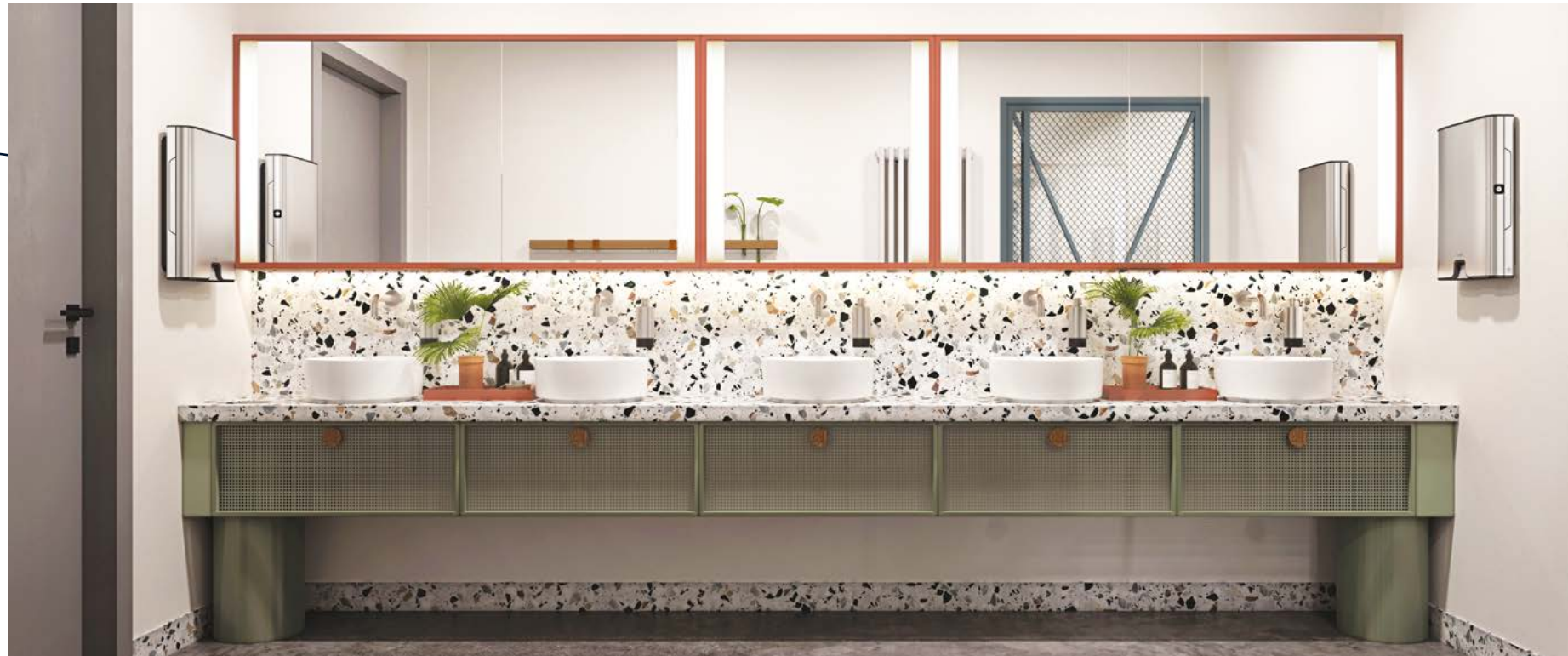


Combines With Style

The decor of the interiors of **Centrala** have an **original look** which draws away from the standards of regular office buildings. **Common areas of the C300** have been designed with **the employees' well-being** and **comfortable work conditions** in mind.

The style of the interiors is **cosy-industrial** concrete surfaces, steel elements and visible wiring only adds to the **lofty character of the interiors**, while the luscious green of the plants eases the raw, industrial interiors. **C300** will surprise you with a combination of form and colours. Bold decorations, colourful nets, sheet metal, neons or patterning will add an appealing and **stylish look**.

COMMON AREA INTERIORS





Anti-Monotony

C300 has been designed with employees in mind. In accordance to the **idea behind Centrala**, a workplace should enhance the employees' development in a **comfortable manner**.

The biggest attraction of C300 building is the recreational area located on the third floor. It is here where you will find deck chairs and benches all enclosed in a fair amount of greenery **creating a relaxing and integrating space**.

The ground floor will house a convenience shop, where one can have a warm meal or a cup of coffee. Just next to it, a **drinkable water filtration system** will be installed, helping people quench their thirst while helping fight plastic waste.

Centrala is **eco-friendly**, so bicyclists will not be forgotten as more than 120 bicycle parking spaces will be created, together with showers, changing rooms, lockers, a bicycle maintenance station and even an electric-vehicle charging station.

The employees working at C300 will be able to **freely use all amenities of the C200 Office building** located just next door. The building is equipped with canteen, where one could eat a hearty meal, a modern gym helping take care for your health and well-being and a boules court, for the competitive souls out there. The C200 houses a conference room capable of holding events, training sessions or company meetings for up to 140 people.



FACILITIES FOR EMPLOYEES





Praise The Environment

ECOLOGICAL SOLUTIONS

The C300 building will not only create an **optimal environment for employees**. In the building **eco-friendly and energy-saving** solutions will be implemented, helping protect the environment. Solar panels will line the roof of the C300, naturally helping its ventilation system. The ecosystem will gain an ally in the form of beehives on the roof. Plentiful green plants inside the building **will provide oxygen** and moreover make the stay inside more pleasurable.

The C300 project is designed with **LEED Gold** certificate standards, which is on its own a testament to a 'green-building' design concept. Actions **in favour of the environment** include creating a storage reservoir for rainwater which will later be used to water the vegetation on the premises and terrace of the building, as well as fixtures which help **reduce fresh water usage** by a minimum of 20%. The interior design of the building **utilises** extended strategies aimed at **improving air quality and protecting the environment** by, among others, using low-emission materials in its construction.



Project Details

Parameters

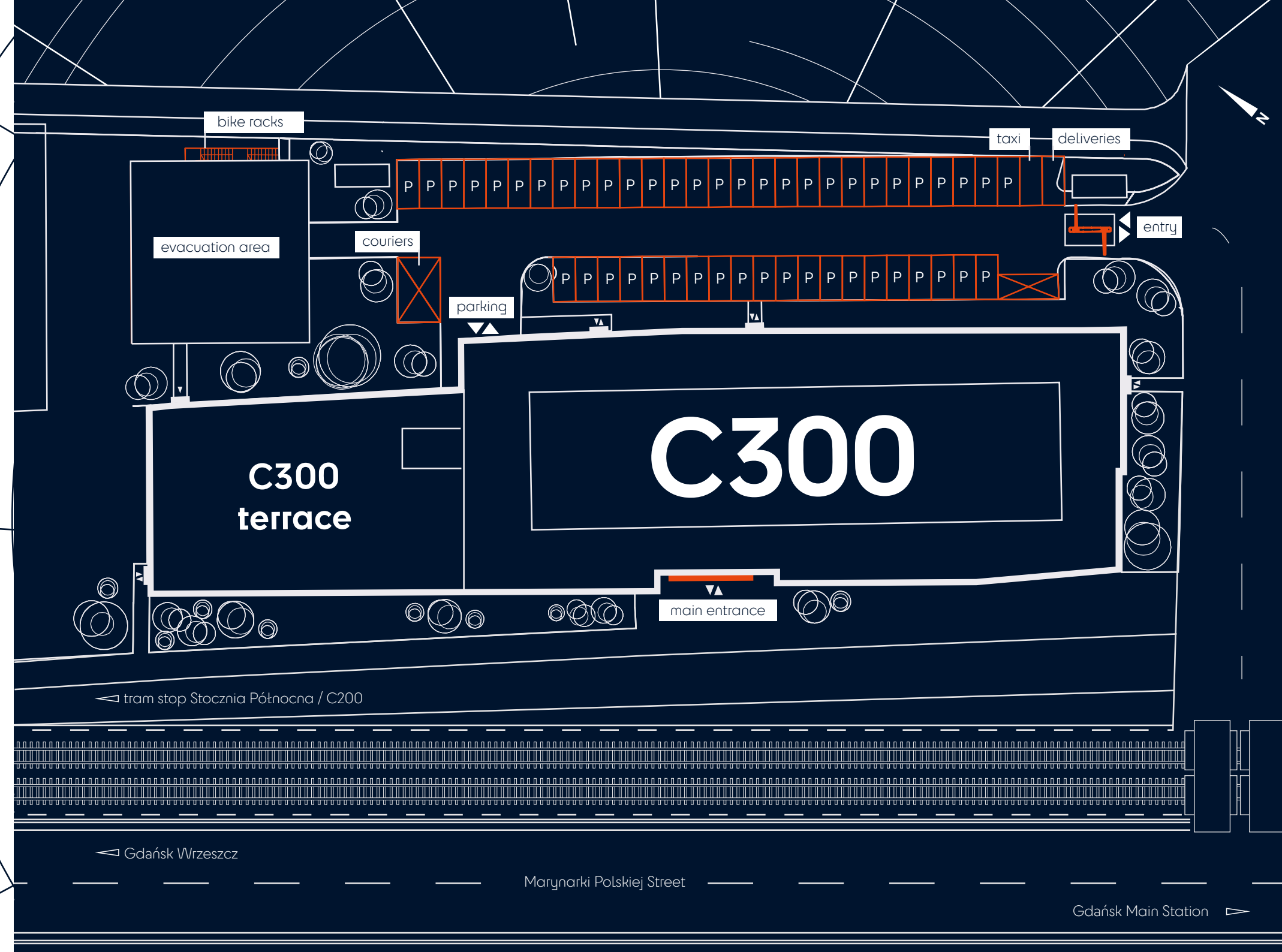
- 13 760 m² total lease area
- parking space ratio: 1/48 m²
- completion date: April 2021
- storage space
- 'A' category building
- 11 floors

Amenities

- recreational terrace, small architecture elements
- attractively arranged common areas
- disabled-friendly building
- free WIFI in common areas
- convenience shop
- bicycle zone

Building Specifications

- high efficiency ventilation and air conditioning system with flexibility of space arrangement
- CCTV - safeguarding common areas, building surroundings and parking spaces
- FAS and VAS fire prevention and warning systems
- heat transfer coefficient for the facade : $U \leq 0,9 \text{ W/m}^2 \cdot \text{K}$ (double glazed)
- 6 high-speed elevators, including one freight lift, for office levels
- sound-proofed facade, glazed with isolation glass
- 2 evacuation staircases for office levels
- standard design module 7,72 m (8,2 x 8,2 column grid)
- load bearing capacity 2,5 kN/m² up to 7,5 kN/m² in reinforced areas
- power generator
- access control
- UPS System
- 24/7 security
- BMS (Building Management System)



suspended
ceilings

SSP fire
protection system

Air-conditioning
VRF II system

VAS

horizontal blinds

1 floor box
per each 10 m²

modular raised
floor

cat. 6 wiring

ventilation 40m³/h,
with a density of 1 person per 8 m²

lighting LED,
500 lux,
warm white 3 000 K,
in-ceiling lighting

tiltable windows

personal
HVAC controllers

modular 50x50cm carpeting,
min. 550 g/m² density

Office standard

3m clearance

load bearing capacity 2,5kN/m²

standard design module 7,72 m

load bearing capacity
in reinforces zones 7,5kN/m²

access control on entry to office space

Office Design Proposal

- Office space to be leased
- Common level areas
- Vertical pathways, shafts

Office area: 1540,37 m²

Designed number of workstations: 155 persons

Caution: The depicted layout is only a division concept. The final layout may change after consultation with the building architects, experts, fire appraiser and sanitary experts.







Innovative Business Area

Our company was founded from the need of delivering **professional** and **user friendly** solutions for developers. What sets us and our competitors apart is that we are constantly striving to create the best possible spaces for **development** and doing business. We supply the market with **modern office**, service, hotel and warehouse areas. We take great pride into making sure not to put **function** over **beauty** into our projects, as when they reach commercial success they will still live, bloom with interesting initiatives and **positive energy**.

Centrala...

Hello.

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