DYREKCJA BUILDING.
THE FIRST OFFICE SPACE IN THE IMPERIAL SHIPYARD
DISCOVER AN EXTRAORDINARY PLACE

Thoughts have been transformed here for decades into deeds.
CONTENTS

Imperial Shipyards
Offices in Dyrekcja Building
Investor
Contact
WELCOME TO THE IMPERIAL SHIPYARD IN Gdańsk

It is the most historic part of the former Gdańsk Shipyard area, better known as the cradle of Solidarity.
IN THE HEART OF GDAŃSK

Just a short walk away from the Central Train Station and the Old Town. The Imperial Shipyard is located on the banks of the Martwa Wisla river.
REMEMBER, RECONNECT, REIMAGINE

This unique waterfront revitalization project envisions a mixed-use, urban neighborhood with a variety of functions, in an exciting combination of adapted historic buildings and new, contemporary architecture. The fine-grained mix of residential area, offices, boutique retail, gastronomy, culture and leisure will result in a lively urban environment.
IT’S EASY TO GET TO

- close to tram and bus stops (5 min) and to major motorway links
- 12-minute walk to Gdańsk Główny Railway Station
- 20-minute drive to Lech Wałęsa Airport, with direct flights to 67 destinations
- principal seaport, with the largest deep-water container terminal on the Baltic Sea
## Why Tri-City?

<table>
<thead>
<tr>
<th>Tri-City (Gdańsk, Sopot, Gdynia)</th>
<th>Pomerania</th>
<th>95,000 students</th>
</tr>
</thead>
<tbody>
<tr>
<td>is the fourth largest metropolitan area in Poland.</td>
<td>In top 5 of “Best - performing Large Cities in Europe” according to American think-tank - Milken Institute.</td>
<td>It’s growing and becoming more international. Strong position in New Technologies, IT, Foreign Languages and Finance.</td>
</tr>
<tr>
<td>Around one fourth of Tri-City’s population is between 20-35.</td>
<td><strong>A well educated and multilingual workforce</strong></td>
<td><strong>3.5 million</strong></td>
</tr>
<tr>
<td><strong>High quality-of-life</strong> clean air and beautiful natural environment with forests and beaches.</td>
<td>Over 3.5 million tourists from all over the world every year.</td>
<td><strong>Lowest level of unemployment in Poland – 2.7%</strong></td>
</tr>
</tbody>
</table>
DISCOVER THE DYREKCJA BUILDING

4000 m² leasable area of office and co-working space.
Timing

Refurishment start:
Q2 2019

Grand opening:
Q3 2020

The Dyrekcja Building is not alone but part of a dynamic district. In the immediate vicinity several developments are changing the area into the new business district of Gdańsk, targeting the creative, innovative and less corporate clients.

"NEW IDEAS NEED OLD BUILDINGS"

Jane Jacobs
DIGNIFIED LANDMARK BUILDING

With its beautiful brick architecture, lofty spaces and rich details, it is a valuable example of the 19th century architecture.
The Dyrekcja Building has been a witness of many historic events. Shipyard workers protested at its doorsteps in the name of their rights and values. Until 2002 the office of the shipyard’s director was located on the first floor.
We transform the iconic Dyrekcja Building to help you get connected, more productive and inspired!

Curious to see how we will change this space?
Keep on reading.
SINGLE TABLE? STUDIO? OR BIG OFFICE?

No matter what you need, the Dyrekcja Building is a perfect space to grow.
Facts & figures

4000 m² leasable area

Private offices from 25 m² up to 250 m²

Lease price starting at around 40 pln/m² + service charges

High-quality refurbishment with renewal of all installations

Ready to move in

Ample parking available around the building

Shared amenities throughout the building
Reimagine
Amenities

Lobby

Kitchenettes

Shared meeting rooms in various sizes

Spacious corridors turned into the new social space

Event space

Coffee corner on the ground floor
COME TO "MIND DOCK" AND START UP YOUR NEWSTORIES

On the 3rd and 4th floor, we bring a unique offer to the Tri-City market. Mind Dock is the new co-working space in the Dyrekcja Building.
On the top 2 floors we offer a co-working space with around a 100 hot desks, small private studios and a variety of amenities like meeting rooms, lounge areas and a big kitchen.
Stocznia Cesarska Development is a real estate company powered by two well-established and innovative real estate firms from Belgium, Alides and Revive. We have a solid track record encompassing various projects and have executed many refurbishment projects.
We are continuously developing place-making activities and have welcomed many visitors already. The historic walking route is attracting curious minds to the site and a new community of art makers and culture seekers is rising at Milch Peter. In the centre of the Imperial Shipyard a new marina is established and you can rent a kayak to peddle smoothly into the Old Town.
CONTACT

Investor
Stocznia Cesarska
Development
Doki 1
80-958 Gdańsk
+48 58 767 79 80
info@stoczniacesarska.pl

Broker
Cushman & Wakefield
Daria Zagożdżon-Dembicka
Mobile: +48 609 101 085
daria.zagozdzon@cushwake.com
www.cushmanwakefield.com

This document does not constitute an offer or solicitation in the meaning of the Polish Civil Code of 23rd April 1964 or in any other jurisdiction. Neither this document nor anything contained therein shall form the basis of any contract, commitment or claim whatsoever.