

WIŚNIOWY
BUSINESS PARK



AMAZING OFFICE BUILDINGS

SURROUNDED BY NATURE



Great locations never get old

WIŚNIEWY BUSINESS PARK REVITALIZATION

In 2017 Wiśniowy Business Park went through a radical renovation. Common areas of the buildings have been renewed and redecorated. Bright and spacious atria, one of the unique aspects of Wiśniowy Business Park's architecture, along with lobbies and reception halls got a new look. The modern character and upgraded functionality have made these areas even more user-friendly. With the convenience of users and guests in mind, the atria have been furnished with tables, ottomans and comfortable designer couches equipped with electrical outlets, allowing people waiting to use the facilities' flexibility to work on their laptops or recharge their mobile phones. The lighting has also been upgraded with modern, bespoke lighting systems. In addition, bookshelves have been introduced to the buildings' common areas as an element of „Cherry Swapping Shelves” - a book-crossing project enabling WBP's users to exchange literature, games and magazines free of charge.

The revitalization project also included the improvement and extension of the existing bicycle infrastructure at Wiśniowy Business Park with additional parking spaces and a fast bike repair station. Employees who commute every day on their bikes will be able to use the showers and changing facilities.

The Wiśniowy Business Park's exterior also went through a radical transformation. This 2.5-hectare of green area has been transformed into a park with more than 24 species of trees, bushes and grasses, as well as areas for relaxation and recreation. The park now incorporates several leisure features, including a 10-point fitness track equipped with exercise machines, and a specially marked area for Pétanque players.





AMAZING OFFICE BUILDINGS
surrounded by nature

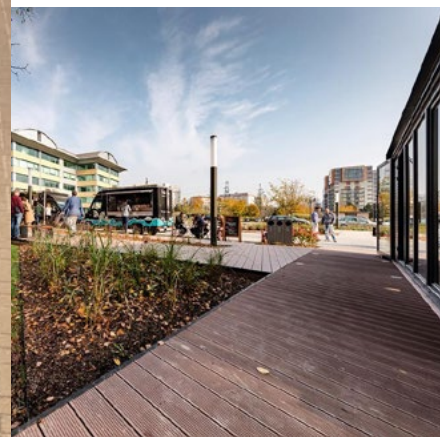


BUILDING C

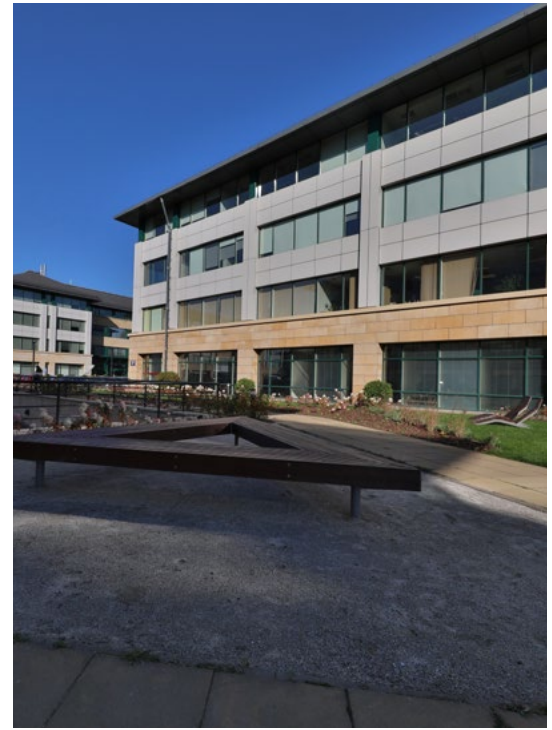
UL. 1-GO SIERPNIA 6A



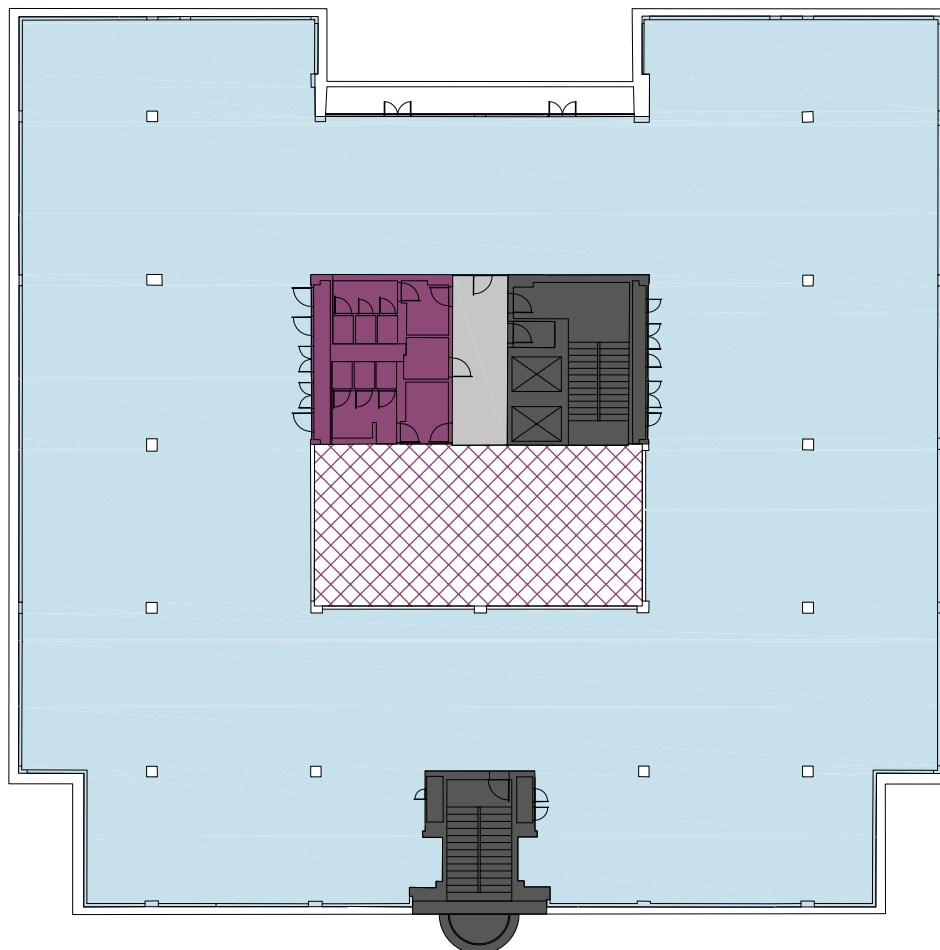
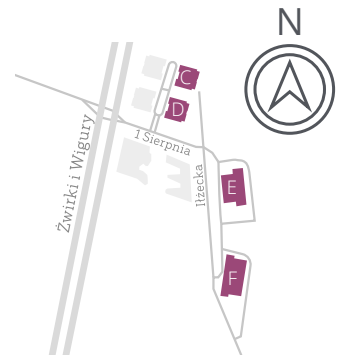
wisniowybusinesspark
Warszawa, ul. 1 Sierpnia







#wisniowybusinesspark
#officesurroundedbynature #lunch
#foodtruck




6 370 sqm
 total area



-  leasable area
-  toilets
-  lifts | stairs
-  communication

Wiśniowy Business Park | building C | floor plan

BUILDING D

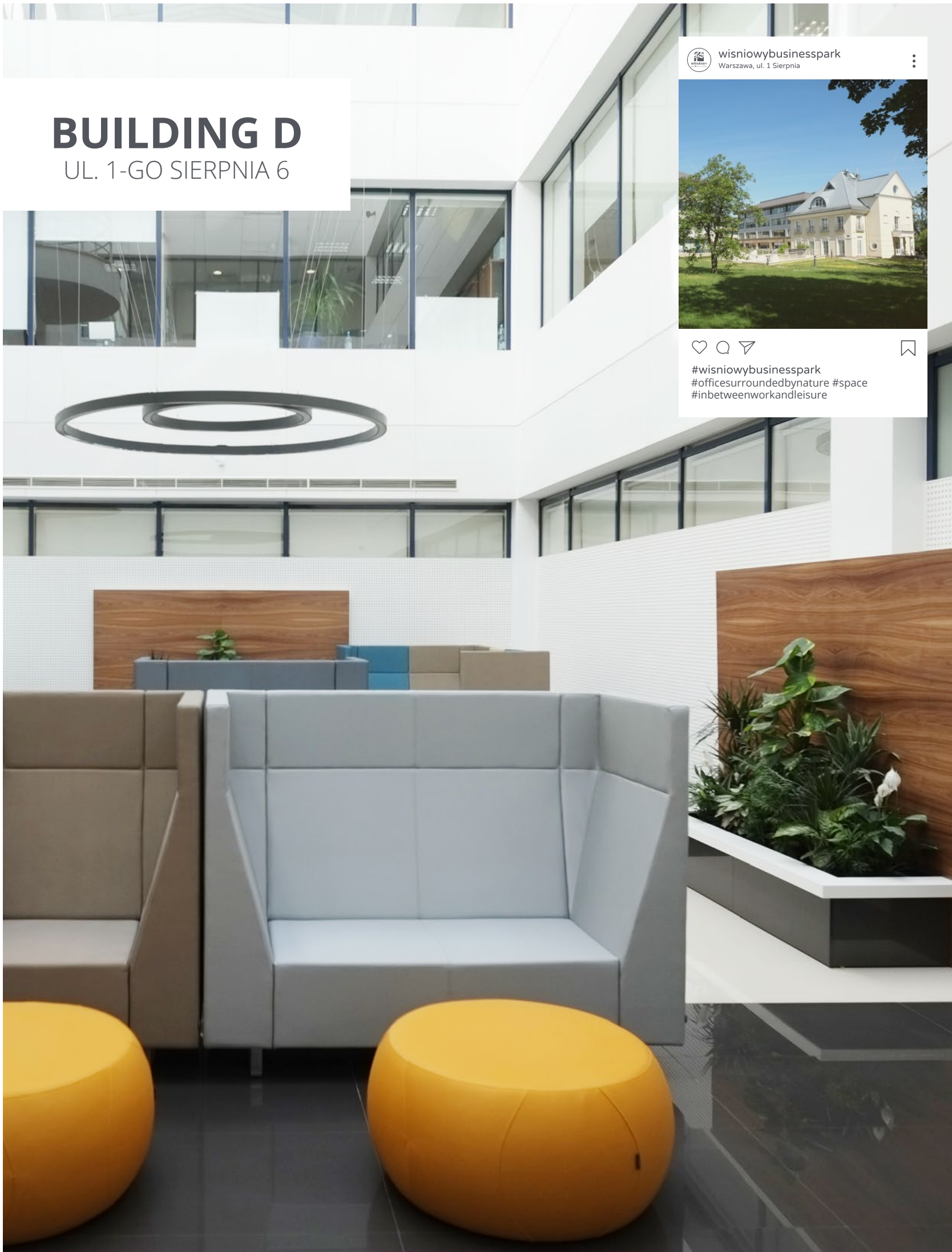
UL. 1-GO SIERPNIA 6



wisniowybusinesspark
Warszawa, ul. 1 Sierpnia

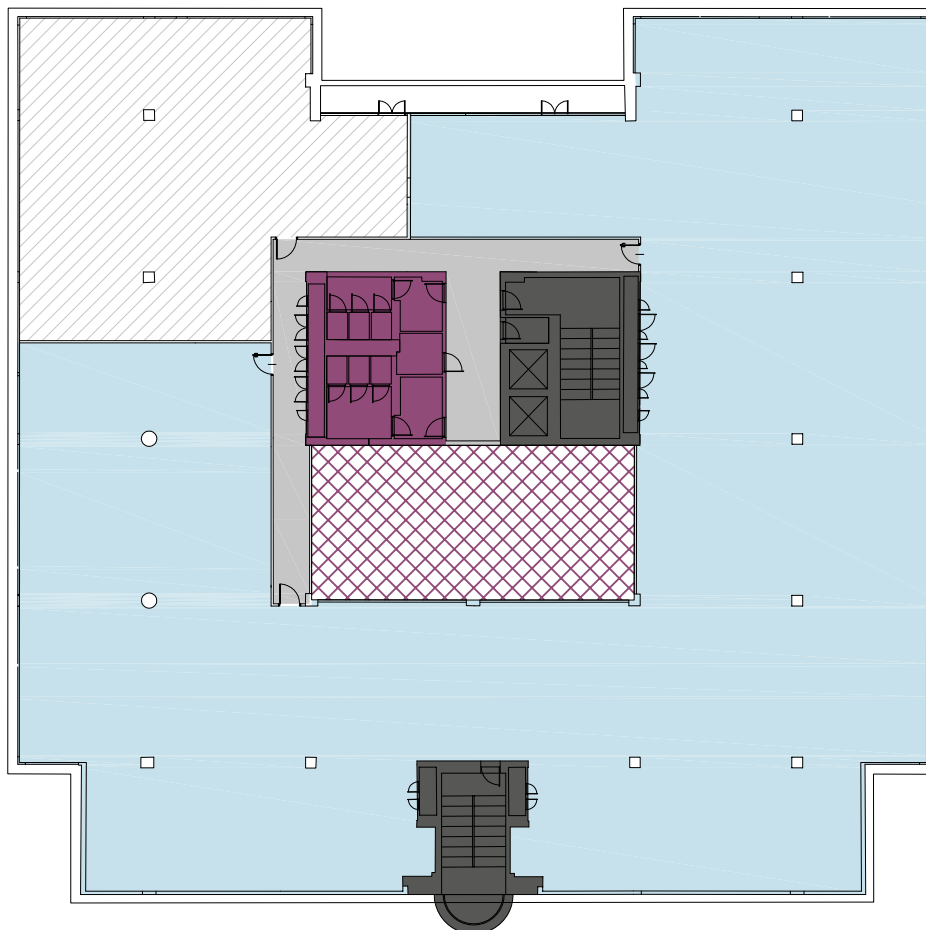
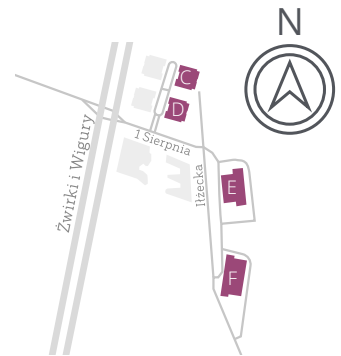






#wisniowybusinesspark
#officesurroundedbynature #space
#inbetweenworkandleisure






 6 060 sqm
 total area

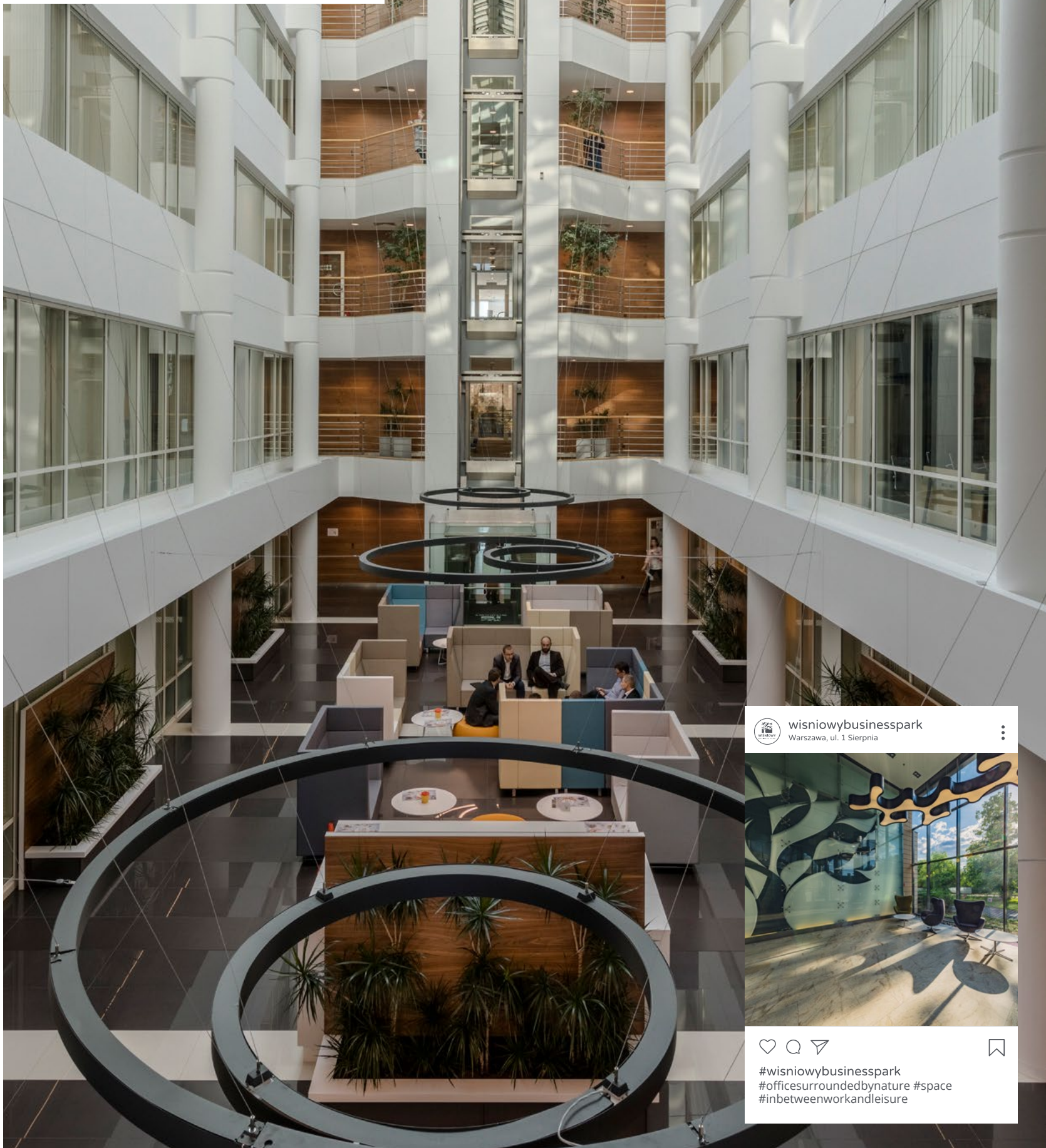


-  leasable area
-  toilets
-  lifts | stairs
-  communication

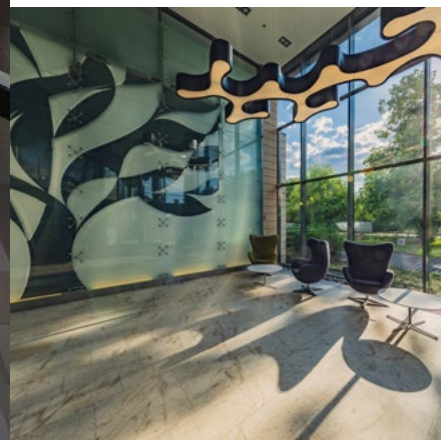
Wiśniowy Business Park | building D | floor plan

BUILDING E

UL. IŁŻECKA 26




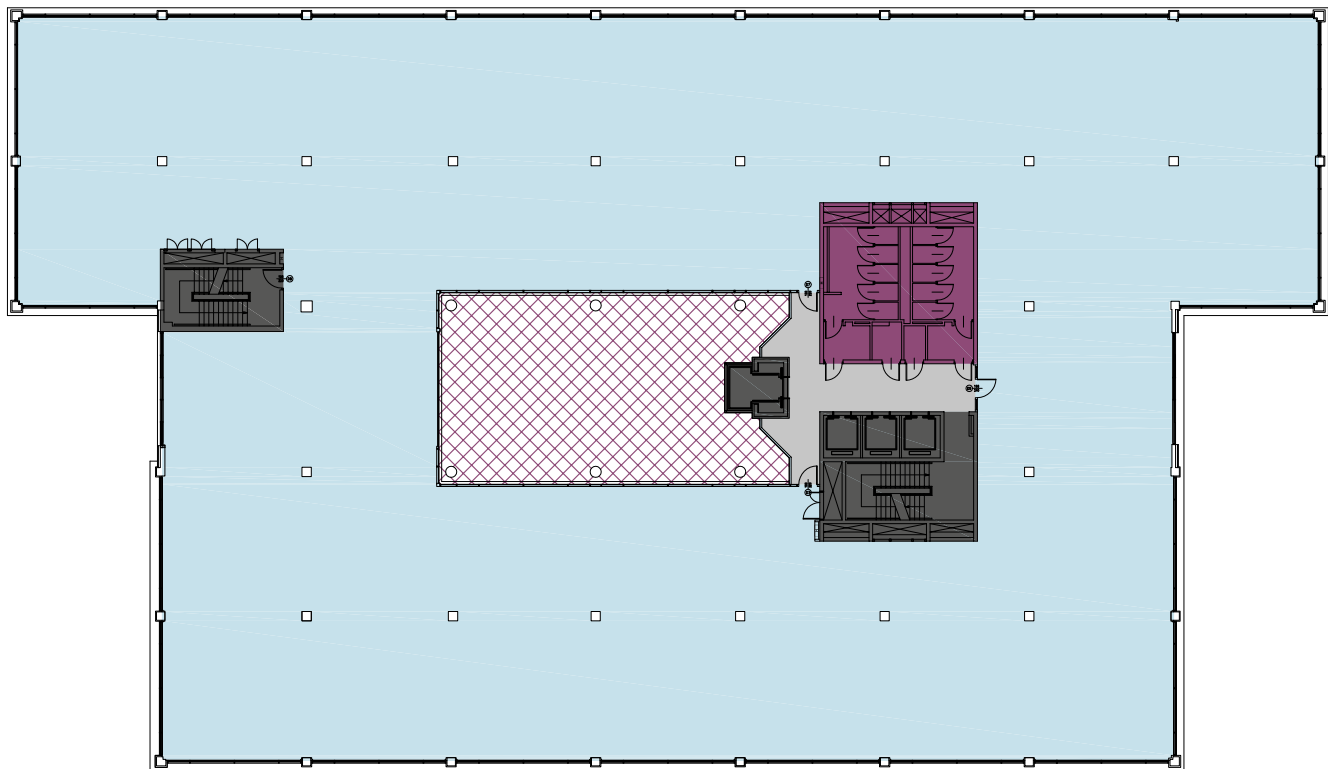
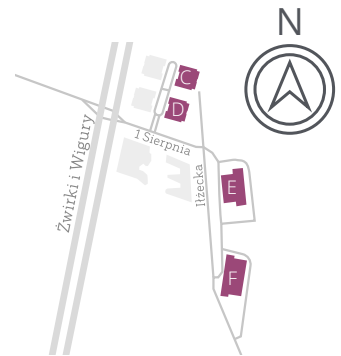
wisniowybusinesspark
Warszawa, ul. 1 Sierpnia







#wisniowybusinesspark
#officesurroundedbynature #space
#inbetweenworkandleisure



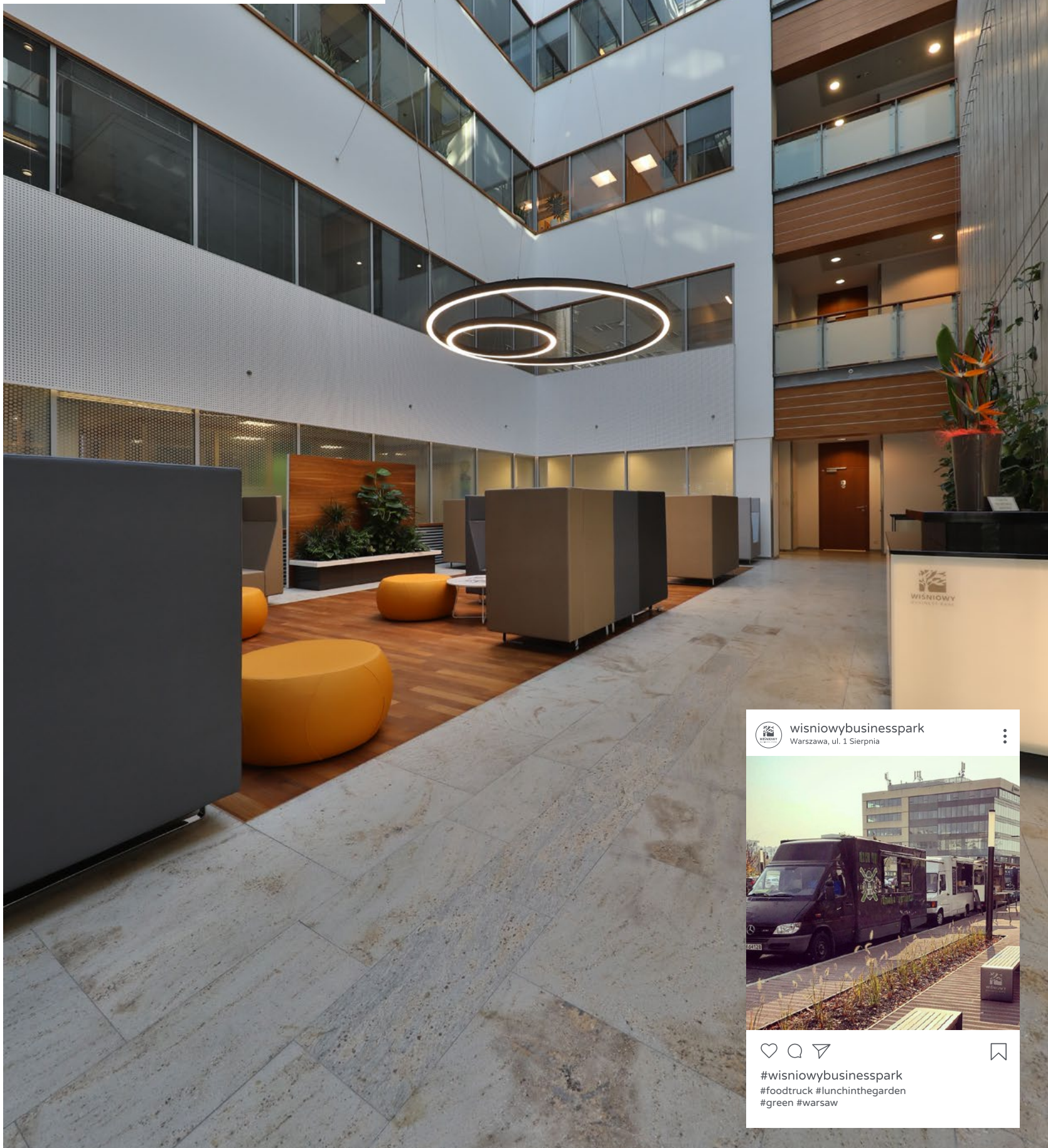

 11 410 sqm
 total area



-  leasable area
-  toilets
-  lifts | stairs
-  communication

BUILDING F

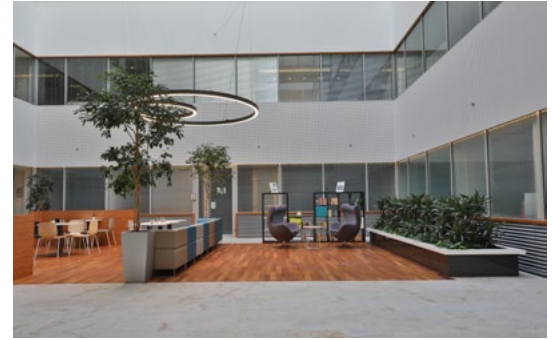
UL. IŁŻECKA 24



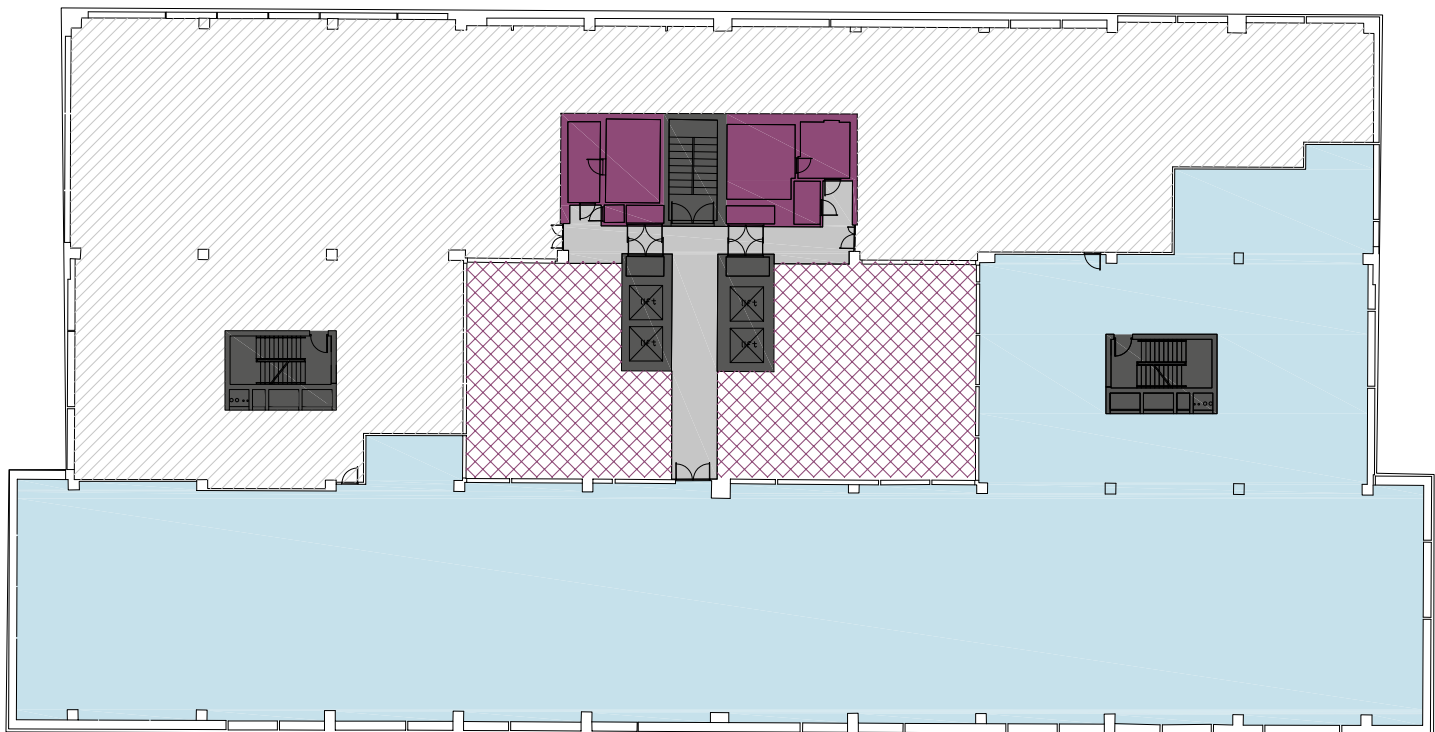
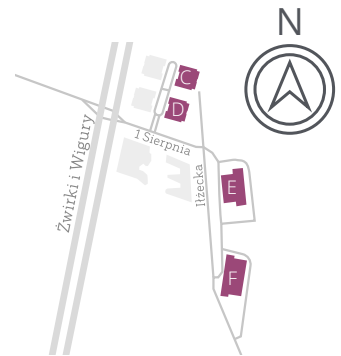
wisniowybusinesspark
Warszawa, ul. 1 Sierpnia







#wisniowybusinesspark
#foodtruck #lunchinthegarden
#green #warsaw



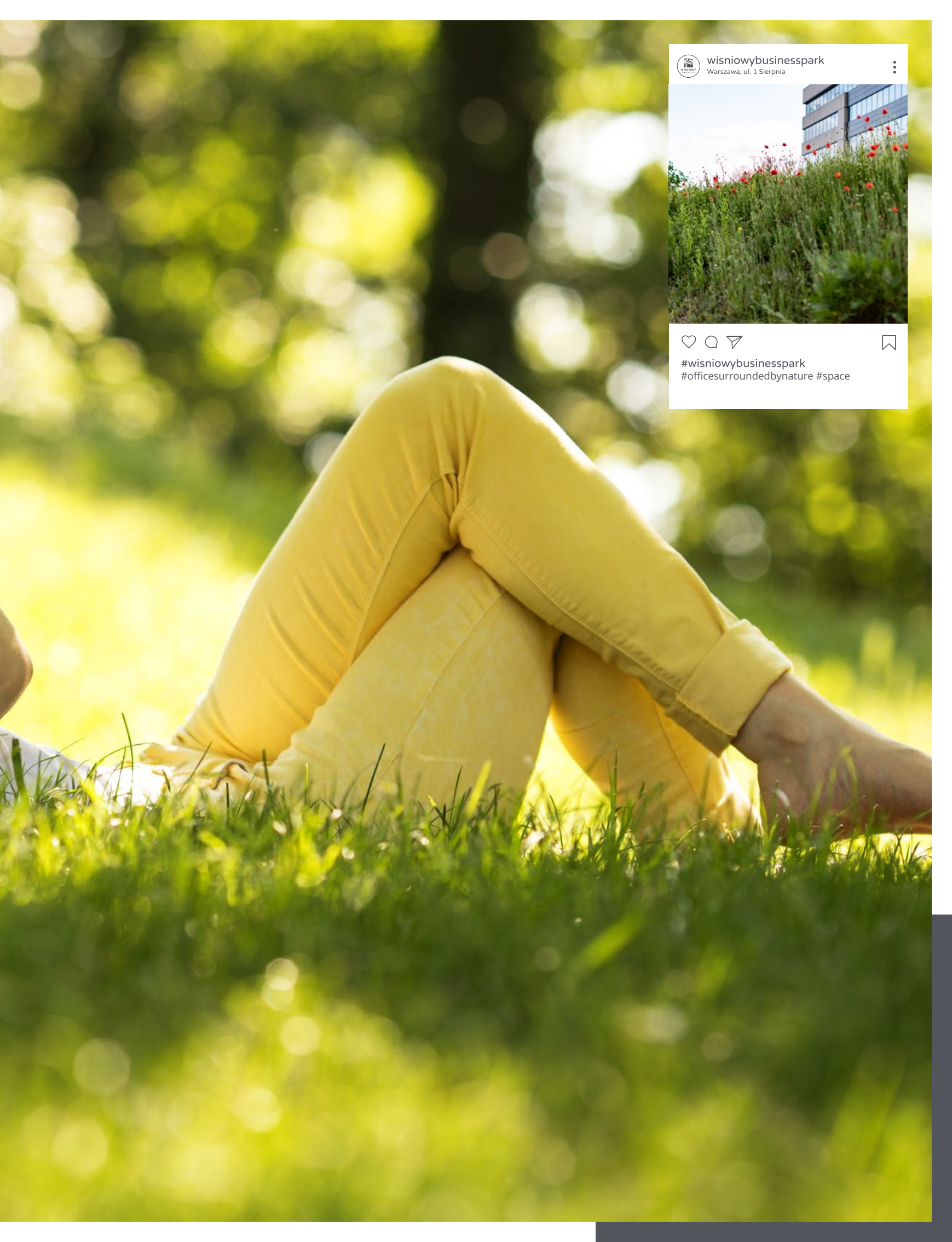

 16 411 sqm
 total area



-  leasable area
-  toilets
-  lifts | stairs
-  communication



SPACE *that inspires*



wisniowybusinesspark
Warszawa, ul. 1 Sierpnia



#wisniowybusinesspark
#officesurroundedbynature #space

WIŚNIOWY BUSINESS PARK

MASTER PLAN





A space for demanding tenants

The multi-functional Wiśniowy Business Park complex includes six buildings, four of which (C, D, E, F) have a "Very Good" BREEAM In-use certificate. Total leasable area of those building adds up to over 40 250 sqm.



Parking lots

Numerous parking spots are available on-site, both on the ground as well as in the underground parking lots which are directly accessible from each building.



Transportation

Thanks to several public transportation stops in the immediate vicinity of the complex you can quickly and easily reach both the city centre and the airport by choosing either the No. 141, 175, 188, 504, N32, 154, 306 bus or the Rapid Urban Railway (SKM) station located nearby.



Hotels

There are two hotels located in the immediate vicinity of Wiśniowy Business Park, both providing high standards, very good customer service, quality restaurants, cafes and a conference centre.



Restaurants/food trucks

In order to meet the tenants' expectations, there are numerous restaurants available on-site as well as street-food zones providing a broad and diverse culinary offer.



Bicycles

A rapidly developing network of urban bicycle paths allows tenants to easily get to their workplaces at the WBP by bike. There are numerous bicycle racks available on-site including the Veturilo urban bike stand.



Sports and recreation

The green area surrounding the office complex provides an outstanding opportunity for an active recreation. Excellent space for jogging as well as a 10-point fitness track are available on-site.



Leisure

Special outside chill-out zones have been prepared and furnished with loungers, benches and tables placed among the greenery.



Rapid Urban Railway

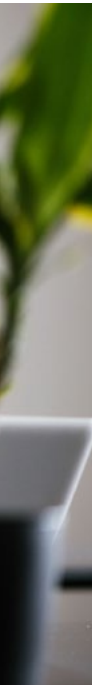
The nearby Warszawa Żwirki i Wigury SKM (Rapid Urban Railway) Station provides a fast and convenient connection with the city centre as well as other city districts.

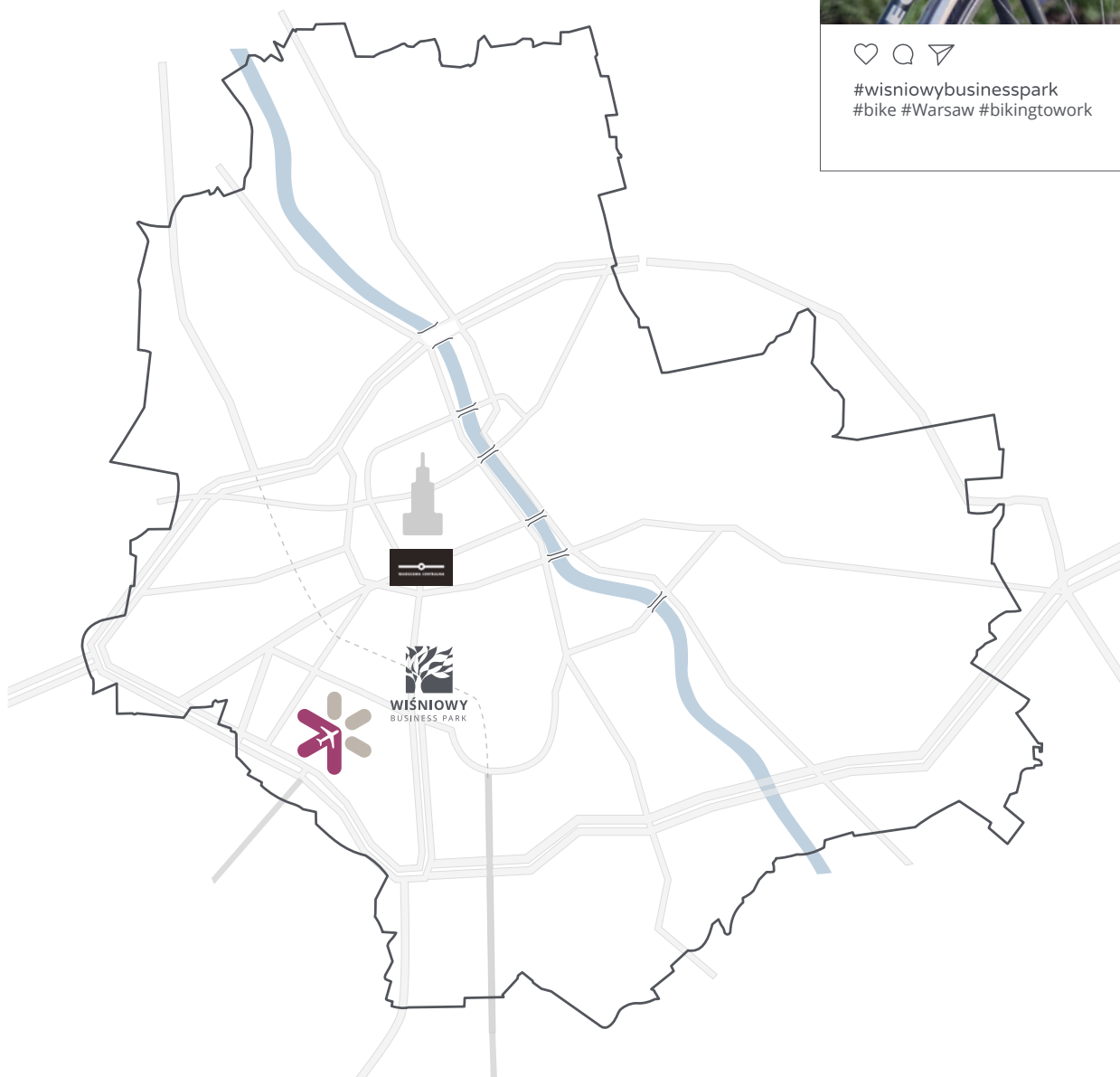




EXTRAORDINARY SPACE. FOR AMAZING PEOPLE







**wisniowybusinesspark**
Warszawa, ul. 1 Sierpnia





#wisniowybusinesspark
#bike #Warsaw #bikingtowork

Convenient location

WIŚNIOWY BUSINESS PARK GREAT FACILITIES FOR TENANTS



5 km

Car 9–18 min
Bus 16 min
Bicycle 18 min
SKM/Railway 15 min

to Warsaw Śródmieście /
Warsaw Central Station



2,4 km

Car 5–10 min
Bus 8 min
Bicycle 11 min
SKM/Railway 6 min

to the Chopin's Airport

The complex is conveniently located near Żwirki i Wigury street, one of Warsaw's three main transportation roads. Attractive location close to the airport, convenient connections with other districts, and a Rapid Urban Railway station nearby, as well as numerous amenities available to tenants are only a few of its advantages.

WBP serves as an excellent base of operations for all the companies located in the complex, providing perfect conditions for doing business, as well as for growth and development. Wiśniowy Business Park will meet the needs of all, even the most demanding tenants.

Immediate vicinity

IMPORTANT SPOTS IN THE NEIGHBOURHOOD WIŚNIOWY BUSINESS PARK

CAFES NEAR WBP

- 1 Dolce & Amaro Patisserie & Ice cream shop
1 Sierpnia 46
- 2 Przystanek Miłość CAFE
Racławicka 99A
- 3 Costa Coffee
Konstruktorska 13
- 4 Green Caffè Nero
Postępu 17a
- 5 Coffee Break
Postępu 10
- 6 Gloria Cafe
Cybernetyki 7
- 7 Costa Coffee
Lotnisko Chopina, Żwirki i Wigury 1

RESTAURANTS NEAR WBP

- 8 Dolce & Amaro Patisserie & Ice cream shop
1 Sierpnia 46
- 9 Maho Restauracja
aleja Krakowska 240/242
- 10 Gaga. Restauracja
Przejazd 2
- 11 Good Company Garden Restaurant
Róg Żwirki i Wigury i 1 Sierpnia
- 12 Meet & Eat Bistro and more
Taśmowa 7
- 13 Bombaj Masala
Marynarska 21
- 14 Mirage
Komitetu Obrony Robotników 24

MEDICAL CENTRES NEAR WBP

- 29 NZOZ Family Medicine Clinic
Wawrzyńca Żuławskiego 2
- 30 The Primate of the Millennium Institute
of Cardiology
Stefana Kardynała Wyszyńskiego
- 31 POLMED Medical Center
Wołoska 16
- 32 LUX MED Medical Center
Postępu 21C
- 33 Warsaw Medical Center
Wynalazek 4
- 34 Enel-Med Medical Center
Domaniewska 49

KINDERGARTENS/NURSERIES NEAR WBP

- 15 Kindergarten no. 313
Sulmierzycka 1
- 16 Kindergarten
Żwirki i Wigury 15
- 17 Kindergarten no. 293
Konstruktorska 13
- 18 Inclusive Kindergarten no. 312
Okińskiego 5
- 19 „Różany Ogródek” Kindergarten
Mieczysława Karłowicza 11
- 20 Nursery no. 4
Wiktorska 94/96
- 21 Kindergarten no. 193 Mokotowskie Nutki
Odyńca 61
- 22 Kindergarten no. 228
Marzanny 8
- 23 Kindergarten no. 344
Spartańska 2
- 24 Chatka EkoSkrzatka Kindergarten
Spartańska 6
- 25 Tequesta International Non-Public
Kindergarten and Nursery
Przejazd 2
- 26 Kraina Emocji - International Kindergarten
and Non-Public Nursery
Warowna 3/U1
- 27 Rubik's Music School, Musical Kindergarten
Domaniewska 41
- 28 Pomarańczowa Ciuchcia Kindergarten
Mokotów Postępu 17 B

RAKÓW

Fajansowa

Hejnałowa

Borsucza

Bakalarska

Wagonowa

Borsucza

Podborska

Narożna

Startowa

Skrzomna

aleja Krakowska

Tapicerska

H

H

aleja Krakowska

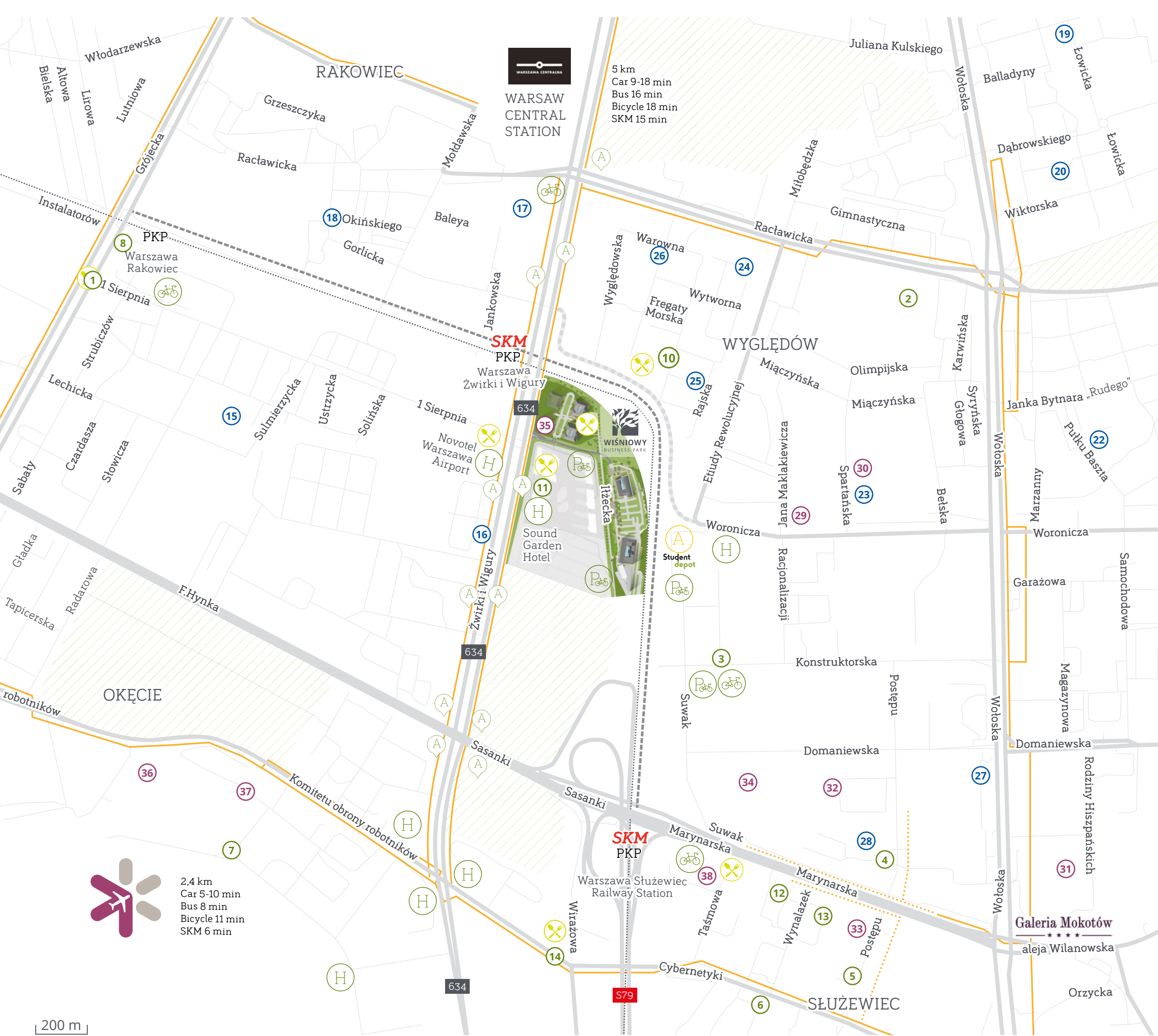
Skrzydłana

Sekundowa

Komitetu obrony

WŁOCHY

- 35 LUX MED Medical Center
1 Sierpnia 8
- 36 LUX MED Medical Center
17 Stycznia 49
- 37 LUX MED Medical Center
17 Stycznia 39
- 38 LUX MED Medical Center
Taśmowa 7



N

Legend

BICYCLE PATH

WKD SKM ROUTE

CONSTRUCTION ON WORONICZA STREET

PLANNED NS ROUTE

GREEN AREA

RESTAURANT

HOTEL

CITY BIKES

BICYCLE PARKING LOT

WARSAW CENTRAL STATION

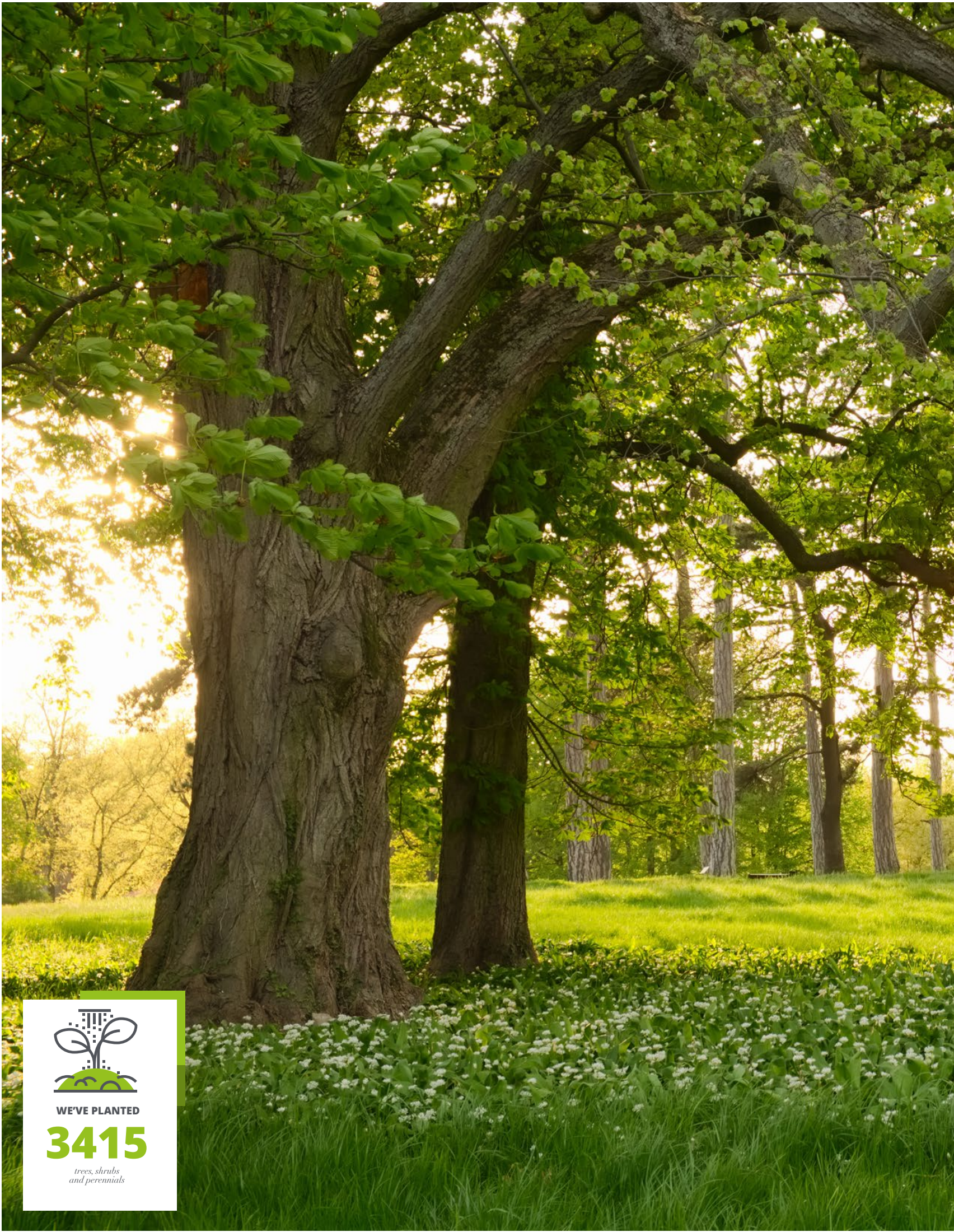
CHOPIN AIRPORT

SKM AND RAILWAY STATION

STUDENT DEPOT DORMITORY

 2,4 km
Car 5-10 min
Bus 8 min
Bicycle 11 min
SKM 6 min

200 m



WE'VE PLANTED
3415
*trees, shrubs
and perennials*



In harmony with nature

The 2,5 hectare land is a home for 24 species of trees, bushes and grasses.



American hornbeam
(*Carpinus caroliniana* Walter)
– small hardwood trees in the genus *Carpinus*.



Tilia
– mostly large, deciduous trees, reaching typically 20 to 40 metres tall, with oblique-cordate leaves.



Spiraea
(*Spiraea* L.) – is a genus of about 80 to 100 species of shrubs in the family Rosaceae.



Thuja
(*Thuja* L.) – genus of coniferous trees in the Cupressaceae (Cypress family).



Junipers
(*Juniperus* L.) – coniferous plants in the genus *Juniperus* of the cypress family Cupressaceae.



Birch
(*Betula* L.) – a thin-leaved deciduous hardwood tree of the genus *Betula*, in the family Betulaceae.



Consideration for history

WIŚNIOUY BUSINESS PARK

Wiśniowy Business Park's current grounds used to be the property of the Folwark Rakowiec farm - one of the most prosperous farms in Warsaw. Wiśniowy Business Park carries on the agricultural tradition that is over a century old.

There are **5 hives** in our apiary. Each one is a home to a family of **honey bees (Apis mellifera)**. It is estimated that each worker bee collecting nectar is capable of visiting, and pollinating, as many as **7,000 flowers** a day. Those hard working insects are the reason why plants spread, vegetables grow and fruit ripen. The worker bees serve the flowers within ca. **7 kilometre radius from the hive**.

Without the honeybees and other pollinating insects, plants would not be able to survive. Since caring for the natural environment is one of our top priorities, we decided to open an apiary in the garden surrounding the **Wiśniowy Business Park** complex. We are very happy to contribute to helping these beneficial insects.

WHAT TYPES OF BEES LIVE IN A HIVE?

- queen bee – mother
- worker bees
- drone bees

HOW LONG DO BEES LIVE?

- Spring and Summer worker bees live an average of 36 – 40 days
- Autumn worker bees can live up to 6 – 9 months
- queen bee lives from 3 – 5 years
- drone bees live an average of 3 months

HOW MANY BEES ARE THERE IN A HIVE?

- during Summer, big families can have 70-80 thousand bees
- during Autumn in an average family there are 20-25 thousand bees

WHY IS HONEY HEALTHY?

Because it is a natural kick of energy, eliminating fatigue and boosting your energy levels. It is rich in minerals and vitamins.

WHO RULES IN A HIVE?

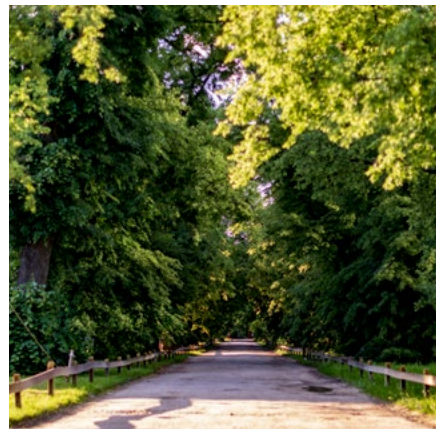
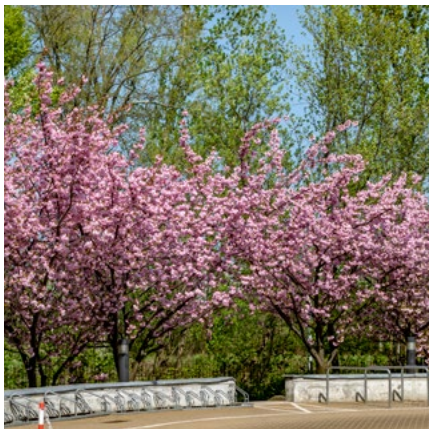
Queen bee – the mother, is bigger than an average bee and can live up to 5 years. It is the only bee with the ability to lay eggs, and give birth to new bees.

HOW MANY TIMES PER MINUTE DOES A BEE FLAP ITS WINGS?

11 400 times per minute.



A place full of life





WIŚNIOWY

BUSINESS PARK

FIND OUT MORE



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www.wisniowy.com