



25 years of experience





KATOWICE
AIRPORT

A4



9



11



13

WARSZAWA

S7



RAILWAY STATION

Old
Town



9



AIRPORT



72



33a



8a

ZAKOPANE



RZESZÓW
AIRPORT



•Krakow



INVESTOR

Over 25 years of experience

MIX Group: for over 25 years has been one of the leading office space developer in Krakow. The entities of Mix Group own 7 office buildings with total area of more than 60 thousand sq.m.

Currently the portfolio of Mix Group consists of 7 buildings in excellent locations in Kraków:

- at Wadowicka 8a street
- at Halicka 9 street
- at Łagiewnicka 33a street
- Business Center at Wielicka 72 street (two buildings)
- Business Center at Jasnogórska street (two buildings BBC9, BBC11)

Modern, functional, safe

The buildings owned by Mix Group are characterized by simple architecture, which perfectly fits in the historical character of the city and adds a modern element to it. The design is appreciated not only by tenants, but also by residents of Kraków. Functional surfaces allow a free arrangement and development of the company within a single facility. Every building is built using state-of-the-art technology with the highest standards of security, ecology and work safety regulations.

We are focused on people

The best engineering staff and a group of highly qualified people who understand the importance of teamwork and how crucial it is to have an individual approach to each and every client and his needs, make us proud of having for years very good relations with our tenants who appreciate our flexible approach, which translates into an almost constant level of 100% rented area rate.

First of all: good cooperation with the client

In our daily work we value positive relationships, continuous development, efficient communication. These features not only allow us to succeed, but also to understand our clients and their needs. That is why our priority is the ever-expanding offer of Class A and B office spaces in prime locations in Kraków, close to the main arteries of the city with good access to the city center, highway and Balice Airport and in the vicinity of business and services important for entrepreneurs and their employees.

Mix Biura is a company deeply rooted in the tradition of Kraków, that has been building modern Kraków for over 25 years. Of what, as a native Cracovian, I am extremely proud. I am delighted to be able to put our brick into the construction of this magnificent, full of history and modern city and thus become part of its story. Thanks to the daily involvement of many people, not only are we constantly developing, but we also influence the development of others – together with them building a business image of Kraków.

Jacek Hegerle,
Co - owner of Mix Group



Bronowice
Business
Center

9



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Wielicka

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Wadowicka

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CARPOOLING

TOGETHER WE GO
TOGETHER WE SAVE
TOGETHER WE ARE
ECO - FRIENDLY

Mix with carpooling!

Join us!

mixbiura-carpooling.pl





Bronowice Business Center is a complex of two buildings with a leasable area of more than 21 thousand sq.m. All buildings are distinguished by contemporary architectural form, simple, homogeneous with clearly accented entrances and regular division of facades.

In 2020 the lunch of new tram line in neighborhood of BBC is planned. The new tram line is the element of infrastructure investments planned by Krakow authorities in this important part of the city.



FIXTURE

aluminium openable windows
 electronic access control
 entry door: aluminium with full glazing
 raised floors
 antistatic modular carpet tiles
 suspended ceilings 60x60 cm
 kitchenettes
 air conditioning
 internal blinds
 two independent power supply sources
 diesel power generator providing emergency power to the server rooms
 two independent fibre optics



BRONOWICE BUSINESS CENTER 9

total leasable area	13 000 sq.m.
completion date	September 2016
number of storeys above the ground	5
number of underground storeys	2
typical floor size	approx. 2 500 sq.m.
comfortable room height	3 m
common space ratio	5%
BREEAM certificate	Very Good
office space	(cooperation with Sweco)
very arrangeable space on each floor	open space
a high degree of daylight	up to 400 working stations
common facilities for tenants	windows from technical floor
	to suspended ceiling
	conference centre
restaurant on the ground floor	240 sq.m.
bicycle storage	80 stations
showers	72 sq.m.
underground parking	331 parking spaces
overground parking	20 parking spaces
carpooling	available





FACTS AND FIGURES

ecological finishing materials with low VOC

energy-efficient elevators

lower fees for water consumption for tenants, saving water facilities in the building

modern elevation material: large stoneware panel, boards aqua panel®

three pipe VRV system - room temperature adjustable by a user,

high energy efficiency, environmentally

friendly R410A refrigerant, significantly reduced system operating costs, a considerable flexibility degree

energy saving through the use of LED luminaires in common areas and in tenant space fluorescent

high-frequency ballasts, lighting zoning in the underground garage,

motion detector lighting in common areas and garage, interior lighting ration 20W/sq.m.

tenant electricity consumption monitoring

metering of all systems in the building

air handling units with heat recovery, recuperation of exhaust air

shaft system for easy use of the lifts, toilets, media

local ceiling reinforcement mounting heavy equipment (6.8kN/sq.m.)



FIXTURE

columnar structure building
 separate premises for tenants
 a wide range of arrangements, open space or rooms
 glass-aluminium entrance doors to premises
 aluminium window frames
 tilt window
 raised floors
 modular carpet
 suspended ceiling with lighting
 3 lifts
 main reception
 24h security with CCTV



BRONOWICE BUSINESS CENTER 11

total leasable area	8 400 sq.m.
the completion date`	2012 r.
number of storeys above the ground	4
spaces	open space
ground floor	retail and service space
I-III floor	(or office space) office space
ground floor premises	total of 2 thousand sq.m.
offices	of office and service space total of 6.4 thousand sq.m.
typical floor size	2 130 sq.m.
room height	3 m
common space ratio	2% (of the building)
space on each floor	up to 380 working stations
overground parking	approx 247 parking spaces
food court	canteen on the ground floor
carpooling	available



FACTS AND FIGURES

electric administrative network
computer network cat. 5e, floor-box
telecoms: T-Mobile, Orange, Netia
two independent optical fibers
mechanical cut-supply air ventilation with heat recovery
VRV3 Daikin heating and air-conditioning installation
power generator





BRONOWICE BUSINESS CENTER 13

total leasable area	4 500 sq.m.
legal status	construction permit obtained
number of storeys in the building	5 above the ground, 2 underground
floor section	height of 350 cm to the frame
size of repetitive storey	approx. 900 sq.m
ground floor	approx 850 sq.m
storey -1	approx. 1900 sq.m
storey -2	approx. 1800 sq.m.
underground parking	2 storeys; total of 106 spaces
above the ground parking	47 spaces
food court	restaurant
common areas	conference centre
bicycle storage	30 stations with changing rooms and showers
carpooling	available



Construction planned

Bronowice
Business
Center

13



MIX GROUP



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S7



RAILWAY STATION

Old
Town



Halicka



AIRPORT



Łagiewnicka



Wadowicka



Wielicka

ZAKOPANE



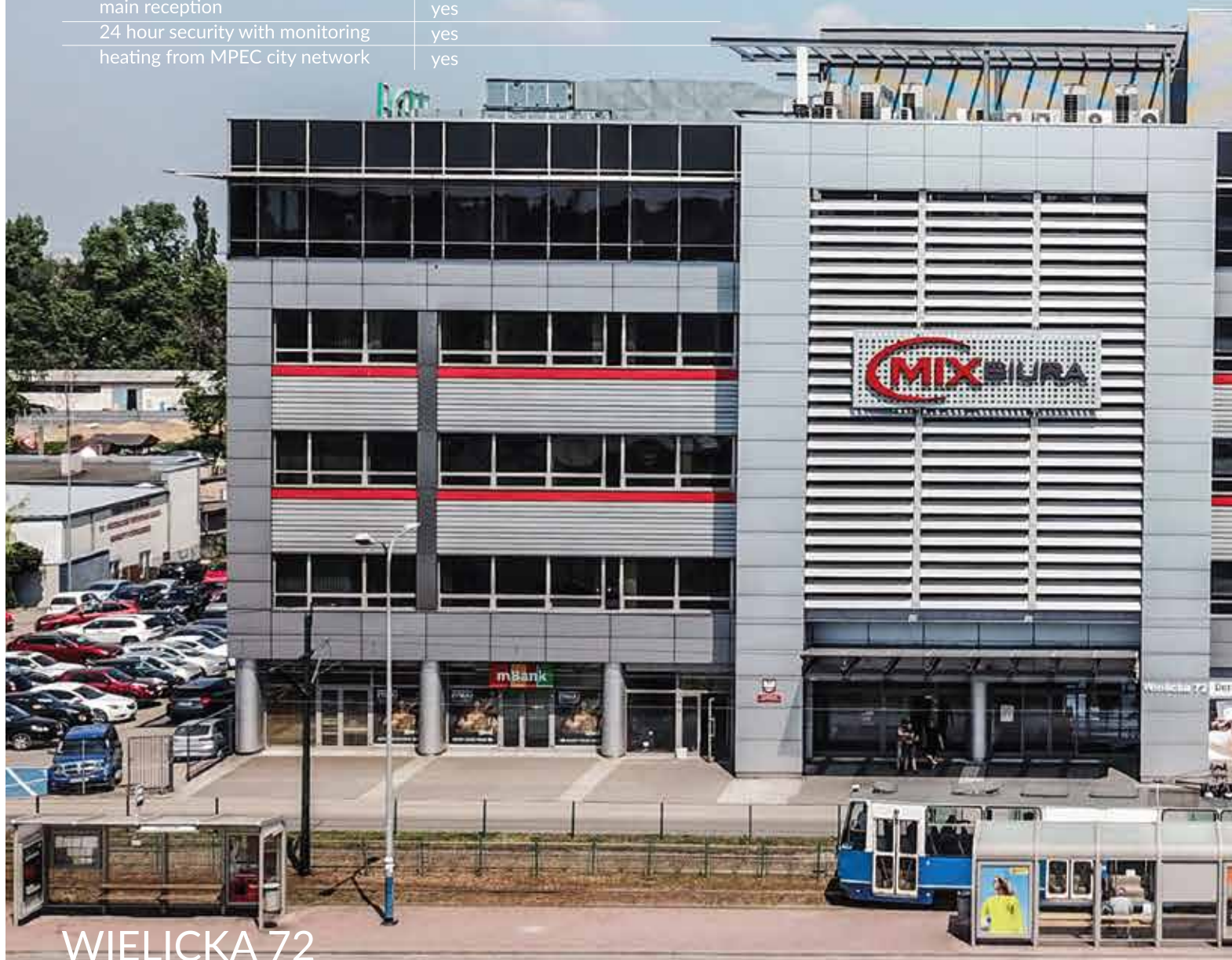
RZESZÓW
AIRPORT





FACILITIES

parking lot	150 ground spaces, free of charge; 20 spaces marked, paid in a closed car parking lot
elevators	2
main reception	yes
24 hour security with monitoring	yes
heating from MPEC city network	yes



WIELICKA 72

total leasable area	8 000 sq.m.
complex of two buildings	5 100 sq.m. and 2 900 sq.m.
released for use	1st phase - 2007, 2nd phase - 2009
levels above ground	5
type of area/offices	open space / offices
ground floor	commercial and service space, banks
typical floor size	580 sq.m. - 1 000 sq.m.
carpooling	available





TECHNICAL DATA

height of the rooms	3 m
separate premises for tenants	yes
various arrangement possibilities (separation with GK plates)	yes
glass-aluminum entrance door to the premises	yes
aluminum window frames	yes
tilting windows	yes
carpeting	yes
suspended coffered ceilings with lighting	yes
business electric power network	yes
computer network	min. cat. 5e
telecom operators	Orange, Netia, T-Mobile
optical fibre	yes
ventilation	mechanical supply and exhaust ventilation
heating and air conditioning installation	yes - units individually controlled in the office



FACILITIES

parking lot	300 ground spaces
gastronomical part	restaurant
elevators	4
main reception	none
24 hour security with monitoring	yes
Heating from MPEC city network	yes



WADOWICKA 8a

total leasable area	14 500 sq.m.
released for use	Total makeover: 2011
levels above ground	3
type of area/offices	open space / offices
ground floor	commercial, service and office spaces
floors	offices
ground floor premises - type / area	commercial premises
typical floor size	4 800 sq.m.
carpooling	available





TECHNICAL DATA

height of the rooms	3 m
separate premises for tenants	yes
various arrangement possibilities (separation with GK plates)	yes
glass-aluminum entrance door to the premises	yes
aluminum window frames	yes
tilting windows	yes
carpeting	yes
suspended coffered ceilings with lighting	yes
business electric power network	yes
computer network	min. cat. 5e
telecom operators	Orange, Netia, T-Mobile
optical fibre	yes
heating and air conditioning installation	yes - units individually controlled in the office



FACILITIES

parking lot	27 ground spaces, free of charge, marked
elevators	1
main reception	yes
24 hour security with monitoring	yes
Heating from MPEC city network	yes



HALICKA 9

total leasable area	2 200 sq.m.
renovation	2004
levels above ground	5 + 1 underground
type of area/offices	offices
typical floor size	approx. 370 sq.m.
carpooling	available





TECHNICAL DATA

height of the rooms	3m
separate premises for tenants	yes
various arrangement possibilities (separation with GK plates)	yes
glass-aluminum entrance door to the premises	yes
aluminum window frames	yes
tilting windows	yes
carpeting	yes
suspended coffered ceilings with lighting	yes
business electric power network	yes
computer network	min. cat. 5e
telecom operators	Orange, ROM
optical fibre	yes
heating and air conditioning installation	yes - units individually controlled in the office



FACILITIES

parking lot	120 ground spaces, free of charge, some marked
main reception	yes
24 hour security with monitoring	yes
Heating from MPEC city network	yes



ŁAGIEWNICKA 33a

total leasable area	4 800 sq.m.
renovation	2005
storeys	1-3 and 1 underground
type of area/offices	open space/ offices
typical floor size	approx. 1 100 sq.m. and 500 sq.m.
complex of two buildings	4 300 sq.m. and 500 sq.m.
carpooling	available





TECHNICAL DATA

height of the rooms	3m
separate premises for tenants	yes
various arrangement possibilities (separation with GK plates)	yes
glass-aluminum entrance door to the premises	yes
aluminum window frames	yes
tilting windows	yes
carpeting	yes
suspended coffered ceilings with lighting	yes
business electric power network	yes
computer network	min. cat. 5e
telecom operators	Netia, Orange, UPC, 3S Fibertech
optical fibre	yes
heating and air conditioning installation	yes - units individually controlled in the office





GOOD MOVE, RIGHT PLACE

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