

Rödl & Partner

New tenant at VIBE

Another company has decided to relocate to VIBE, Ghelamco's newest project in the Warsaw central business district. Rödl & Partner, one of the leading providers of audit, BPO, tax, legal and consulting services, has leased nearly 2,500 square metres of state-of-the-art office space there.

Rödl & Partner will occupy the entire 6th and half of the 7th floor of the 45 m tall office building.

I am happy to see another reputable company to choose VIBE for its headquarters. Our project attracts great interest among potential tenants who like its excellent location, modern solutions, energy-saving and low-emission technologies, and a relatively small size. At this pace of letting, we will have the entire building leased out even before the project is finished! I congratulate Rödl & Partner on this choice and wish them further dynamic growth. The modern office in VIBE will most certainly help in this, says Jarosław Zagórski, Managing Director at Ghelamco Poland.

VIBE is being built right in the middle of Warsaw's central business district near the Daszyński roundabout, at the corner of Towarowa and Kolejowa streets. The first building of the two-stage development project will offer 15 thousand square metres and should be put into use in the 2nd quarter of this year.

Why are we moving our office to VIBE? We have carefully thought over our selection and based it on in-depth research of working space and needs of our staff. We have considered not only the functional aspects but above all we want to create a comfortable working environment that would help us achieve our business objectives. That is why, after a series of workshops and interviews with our employees, we have chosen VIBE. Also, the choice of a CO2-neutral building fits our all-important ESG strategy and is a major step towards sustainable growth and social responsibility. This modern and eco-friendly space will make all our clients and employees feel comfortable, comments Renata Kabas-Komorniczak, Managing Partner at Rödl & Partner.

Newmark Poland was the company that advised the tenant on this transaction.

We are glad to have had the chance to support our client in this crucial process. The choice of the right location required us to understand the nature of Rödl & Partner's business and its long-term plans. This transaction proves that the cooperation and commitment of all parties help to achieve the goal that will benefit the client for many years, says Anna Szymańska, head of Office Space Department at Newmark Poland.

Rödl & Partner is an international firm established in Nuremberg, Germany, in 1977. It provides integrated professional services in the area of audit, Business Process Outsourcing, tax, law and business consulting. It has 110 offices in 49 countries, where it employs 5800 people. The firm has been present in Poland since 1992 and currently hires about 600 employees at 6 locations: Cracow, Gdansk, Gliwice, Poznan, Warsaw and Wroclaw.

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VIBE – in the rhythm of music and ESG

The project name, VIBE, refers to the energetic and big-city atmosphere of the new Ghelamco project. It will be the first building in Poland to have its own, customised audiosphere that will create unique ambience and adjust to the pace and rhythm of life inside in real time. It has been designed by Wojciech Urbański, a renowned Polish composer, producer and sound designer. In addition to composing the music, he has designed a whole package of acoustic and visual experiences for the tenants and visitors of VIBE.

VIBE is being built in compliance with Ghelamco's ESG strategy. The property will use an ultra-modern Building Energy Management System (BEMS) that will help significantly reduce energy consumption. The sustainable nature of the project will be certified to WELL, BREEAM, DGNB, SmartScore, WiredScore and Green Building Standard. As regards the first two standards, the developer aims at the highest possible certification levels: Platinum and Outstanding. The office building will ultimately be powered by 100% clean energy.

Like other Ghelamco properties, VIBE will be equipped with the proprietary Signal OS, which monitors the building's condition and ensures the optimum working environment. Anti-pandemic solutions, such as UV disinfection lamps in lifts and ventilation systems, will look after user well-being and comfort.

In an effort to encourage ecological means of transport, VIBE will offer extensive infrastructure for cyclists (such as cabinets, showers, bike parking, repair station) as well as charges for electric cars and two-wheel vehicles. The building's excellent location near the Rondo Daszyńskiego metro station, tramway stations as well as Warszawa Główna and Ochota railway stations will encourage the use of public transport.

ABOUT GHELAMCO POLAND

Ghelamco Poland is a leader on the Polish office market, and a pioneer in ESG, innovation and city-making real property development. Over the 33 years of its business as the investor, developer and general contractor, the company has established its leading position by delivering over 1,200,000 square metres of top class office, residential, commercial and warehouse space. The value of all sold projects exceeds 1.3 billion euro. The company is part of the Ghelamco Group, one of the largest international developers in Europe, operating in Belgium, the United Kingdom and Cyprus. Its projects in Poland are located in, among others, Warsaw, Cracow, Katowice, Łódź and Wrocław.

Ghelamco has for many years consistently set the course for the development of the Polish real property market. As the first developer in Poland, it has certified its office buildings to the prestigious BREEAM (2010), SmartScore and WiredScore (2022) systems. The company has also unleashed the office potential of Warsaw's Wola district by building Warsaw's central business district near the Daszyński roundabout. Its flagship projects such as Warsaw Spire, The Warsaw HUB and Warsaw UNIT have set new standards on the Polish office market and shaped the current skyline of Poland's capital city. The company also develops luxury and residential properties, with Foksal 13/15 in Warsaw being one of its most spectacular projects in this segment.

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As the industry leader of ESG, Ghelamco aspires to reach complete energy neutrality by 2025. It wants to achieve this by building its own photovoltaic farms and powering new projects by clean energy only. Ghelamco perceives sustainable development in a broader perspective by actively working on shaping the city space. Outstanding examples of these activities include the construction of Plac Europejski (European Square) in Warsaw and the establishment of Fundacja Sztuka w Mieście, a foundation whose objective is to improve the quality of public space in Polish cities.

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