

WE ARE EXIMIUS  
MORE THAN A WORKPLACE





An aerial photograph of the Eximius Park office complex. The image shows several modern office buildings with large glass windows and flat roofs. The buildings are surrounded by lush green trees and landscaping. In the background, there are rolling hills and a residential area. A parking lot and some outdoor sports facilities are visible in the foreground.

## SPACE DESIGNED TO INSPIRE ACTION

**Eximius Park** is office space adapted to the requirements of modern business. The park consists of **4 office buildings** with a total area of **50,000 m<sup>2</sup>**, with a modern **conference center**, **rich gastronomic facilities** and **well-developed infrastructure**. And all this in the immediate vicinity of **Krakow Airport**, an **attractive green area of national parks and reserves** with ideal spaces to **relax** during and after work.

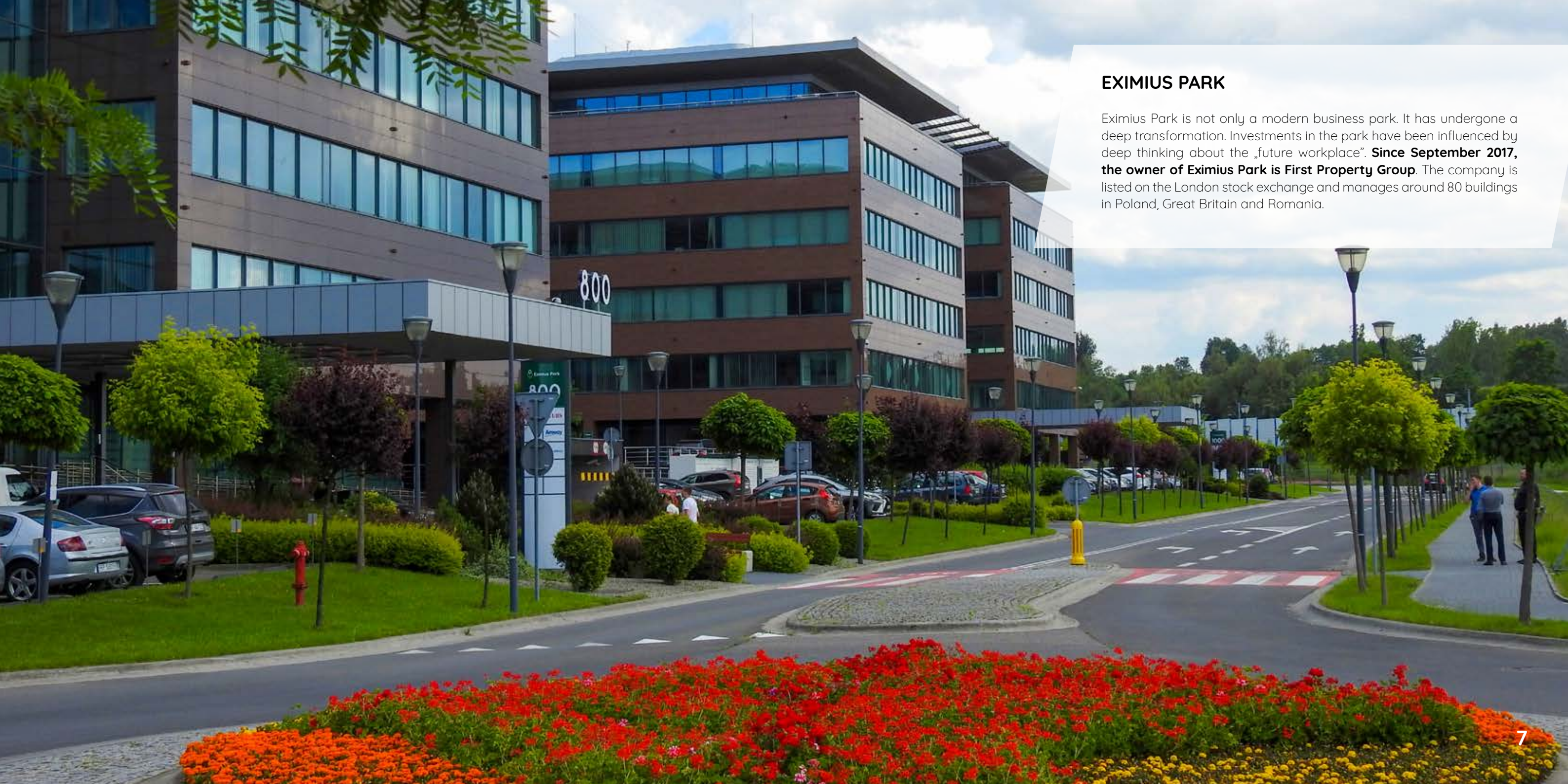


## MORE THAN A WORKPLACE

Work - even the most engaging - is not everything. We have created a diverse, friendly space that inspires and encourages healthy living and a balance between private and professional life. At Eximius Park, getting to know people, cultures and a wide spectrum of business types is embedded in our way of thinking about the workplace of the future. **We believe in the strength and significance of diversity, which is why we welcome companies that combine ambition and innovation.** In just one year, we have completed several dozen small and large investments, ranging from extra transport to a sports pitch. We have created an optimal working environment which combines regeneration, networking and a healthy lifestyle. **We are waiting for you! Join us!**







## EXIMIUS PARK

Eximius Park is not only a modern business park. It has undergone a deep transformation. Investments in the park have been influenced by deep thinking about the „future workplace”. **Since September 2017, the owner of Eximius Park is First Property Group.** The company is listed on the London stock exchange and manages around 80 buildings in Poland, Great Britain and Romania.



## TECHNICAL SPECIFICATIONS

- Excellent daylight access
- Reception lobbies and 24-hour security
- Access to the building 24/7
- Surface parking and underground parking
- Zone for bikes and motorcycles
- Suspended ceilings
- Raised floors
- Partition walls
- IT cabling
- Server rooms with a gas extinguishing system
- Air conditioning and ventilation
- 3 lifts in each building
- Sprinkler system
- The smoke exhaust system
- Building Management System
- Add on factor 5%

## AMENITIES

- Possibility of renting fully equipped office space
- Representative reception lobby suitable for holding events (300 m2) with free WiFi
- Sport area
- Fitness club
- Free sports package (Boostpack)
- 3 lunch bars
- A grocery store
- Foodtrucks
- Postal agency
- Conference center
- Free bus service
- Traficar and blinker.city zone
- Railway station inside the complex
- Ticket machine, ATMs and parcel machine
- Warehouse spaces (in progress)
- Kindergarten (in progress)





## LOCATION - ONE OF A KIND!

**Eximius Park** is located in the vicinity of **Kraków Airport** and adjoins attractive **green areas, national parks and nature reserves**. The space offers optimal conditions for working with a healthy lifestyle. It is connected by rail directly to the center of Krakow (18 minutes, station in the Park), you can comfortably reach the workplace, without the stress of traffic jams. We also provide a dedicated high quality and air conditioned bus connection to Krakow city centre. In addition, employees have at their disposal 3 public transport lines.





## SPORT AND RECREATION ZONE

Some invest primarily in efficiency and cost optimization, while others are also interested in the quality of experience from everyday contact with the workplace - the space in which we spend a lot of time. **We strongly believe that the workplace of the future should evoke a smile, be associated with good energy, a healthy lifestyle and space, where meeting new people, relaxation, regeneration and rest are as natural as efficiency and achieving goals.** That is why we have built the Sport and Recreation Zone, our completely new, recently opened project. By changing the Park, we are also changing the way people think about our vision of the workplace - employers, contractors and tenants.





## OUR MISSION

We believe that everyone can love their workplace if they find a space to rest in it, realize their passions and, above all, meet other people. Our mission is to create a workplace with You, which will be a source of life satisfaction for all of us.





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