

WE ARE EXIMIUS
MORE THAN A WORKPLACE



An aerial photograph of the Eximius Park office complex. The image shows several modern, multi-story office buildings with large glass windows and dark facades. The buildings are surrounded by lush green trees and landscaped areas. In the background, there are rolling hills and a residential area. The sky is clear and blue.

A SPACE THAT INSPIRES ACTION

Eximius Park represents a unique combination of modern office-space, the philosophy of work-life balance and a rich ecosystem of amenities for tenants, employers and employees.

The park consists of **four office buildings**, with a total area of **50,000 sqm**, a modern **conference center**, rich catering facilities and well-developed **infrastructure**. The park's uniquely peaceful and quiet surroundings of **greenery, nature reserves and landscape parks** are further enhanced by its strategic positioning at the intersection of some of the most important highways in Poland, just a few minutes away from Kraków **Airport**.



EXIMIUS PARK

Eximius Park is not only a modern office complex, with a long list of new and completely redesigned functions. It also boasts a carefully thought-out management philosophy of **work-life balance** supported by specific investments driven by workspace thought leadership. In other words, we are continuously focused on the concept of the workplace of the future, what it should look like, how it should feel and what expectations it should meet. In doing so, we also address the question of which corporate workplace stereotypes are worth addressing, how and why?

Since September 2017, Eximius Park is owned by **First Property Group**, a company listed on the **British Stock Exchange**, operating 80 buildings in Poland, Great Britain and Romania.

MORE THAN A WORKPLACE

Work, even the most engaging one, is not everything. We believe in building a diverse, friendly space that primarily inspires and encourages a healthy lifestyle and genuine attention to wellbeing. Cooperation, bringing together people, cultures and a wide variety of international business and entrepreneurship are reflected in our way of thinking about the workplace of the future. **We believe in the power and the importance of diversity. This is why we are open to companies that are united by ambition, innovation, and at the same time the need for wise, sustainable development.** In the last few years, we have completed several dozen small and large investments in pursuit of the park's work-life balance vision.

Join us on our journey to the workplace of the future - one where 'functional' and 'friendly' are inseparable!

TECHNICAL SPECIFICATIONS

- Great access to daylight
- Reception and round-the-clock security
- Access to the building 24/7
- Above-ground and underground parking lots
- Special zones for bicycles and motorcycles
- Suspended ceilings
- Raised floors
- Partitions
- IT cabling
- Server rooms with gas extinguishing systems
- Air conditioning and ventilation
- 3 lifts in each building
- Sprinkler systems
- Smoke exhaust systems
- BMS
- Common area ratio 5%

AMENITIES

- Coworking space
- Flex offices
- Conference center (360m²) with Wifi
- Representative reception lobby with Wifi, suitable for organizing events (300m²)
- Possibility of renting fully-equipped office areas
- Kindergarten and nursery
- Sports and recreation area with a multifunctional games court
- Fitness club and outdoor gym
- Free Sports Package (Boostpack)
- Grocery store
- Foodtruck zone
- 2 lunch bars
- Train and bus stop on site
- Traficar Zone and Blink.ee.city (rental)
- Ticket machine /ATM / Parcel Locker
- Warehouse space development (building permit)



SHOWROOM EXIMIUS SPACE

Our **special exhibition space with functional design options** has been developed to support future tenants and Eximius Park's business partners in the **process of analysing, testing and securing** specific design and solutions at the stage of office planning.



A TRULY UNIQUE LOCATION!

Eximius Park is located near **Kraków Airport**, on the border of some of the region's most attractive **green areas, national parks and nature reserves**. It combines great working conditions with a variety of healthy lifestyle incentives.

The park has a direct railway connection with the city center of Kraków. It takes about 15 minutes to comfortably reach your workplace. Additionally, 3 public transport lines, Traficar and Blinkee.city services are also convenient options.



COWORKING GROW WITH US

Eximius Park provides everyone with the opportunity to work in a **modern and professional office**. For individual entrepreneurs or start-ups we offer spacious and intimate coworking space, where you can develop your business from the early stages. Grow with Us offers **comfortably arranged, desks with great access to daylight**, a meeting room and a fully equipped kitchen.



KINDERGARTEN AND NURSERY

Our tenants have a long list of unique amenities at their disposal, including **childcare for working parents**. The kindergarten and nursery is set in a green, quiet area. Its spacious and sunny rooms have been equipped with all the necessary learning aids and toys supporting a child's creative development. Most importantly, children are under the care of qualified and experienced staff.



MULTIFUNCTIONAL CONFERENCE ROOMS

Eximius Park Conference Centre is a **modular event space with modern technical equipment, appropriate acoustics, reception and catering area**. These are excellent conditions for organizing corporate or less formal events in small groups, as well as **conferences, seminars, trainings, both stationary and online**.



SPORTS AND RECREATION ZONE

We believe that the workplace of the future should be designed and operated in a way that encourages and supports healthy lifestyle, teamwork and positive energy. Without them, productivity and meeting workplace goals become chores, as opposed to much-welcome challenges. This is why we have built a unique Sports and Recreation Zone with a multifunctional games and a green picnic zone. Enjoying an outdoor lunch, a great book or exercising in the park's outdoor gym are among the many available options. It is also a great space for organizing company team meetings, get-togethers, picnics, cultural, sports and music events, including summer cinema.



OUR MISSION

We believe that having a truly great and authentic workplace is a necessary ingredient if you want your job to feel like it's part of you. For this reason alone, it should never stand in the way of spontaneous teambuilding, fun conversations and great networking, but also diverse opportunities to grow your own passions and interests. Our mission is to build a workplace that does just that.



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