



VARSO PLACE

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WELCOME TO VARSO PLACE

If you're reading this guide, it means you work at one of the companies that have chosen Varso Place for its headquarters. As the Varso Place management team, every day we create a healthy and safe work environment in the very heart of Warsaw. In this booklet, you'll find practical information that will help you go about your day in our buildings.

For any additional questions, please talk to your Office Manager, who remains in touch with the building manager. The reception staff on the ground floor of Varso Place will also be happy to give you all necessary information.

Have a nice day!

MORE BY HB REAVIS

Remember this name. More by HB Reavis is the Varso Place management team that ensures this unique place works seamlessly and provides attractions and amenities to its users — meaning you. We look forward to meeting you soon at one of the events we organise for the community of our buildings.

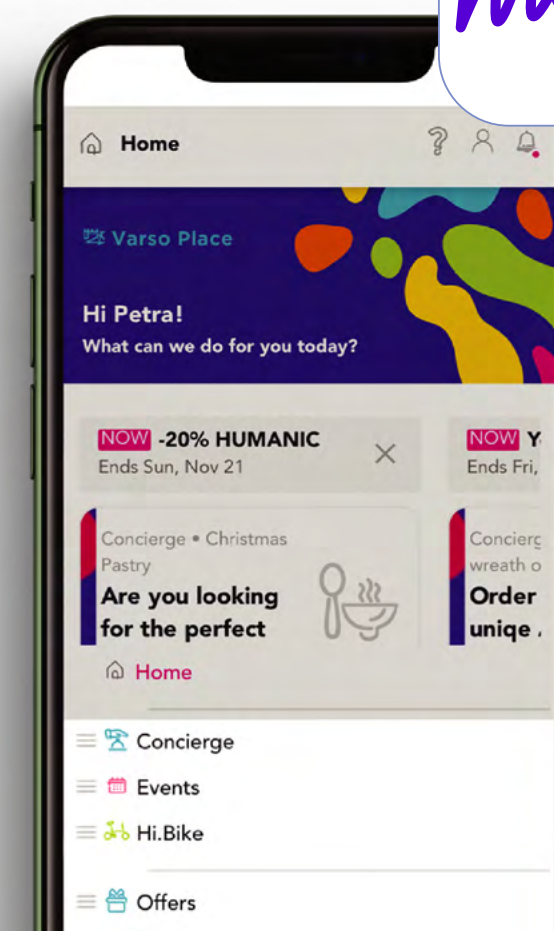
When starting work at Varso Place, make sure to download the More by HB Reavis app, which you'll find useful in a variety of situations. The app includes news about interesting events, special offers available in restaurants, as well as additional features, e.g. a virtual access card.

The More by HB Reavis app is available in App Store and Google Play and can also be accessed from any device via web browser.

Every day we do our best to ensure comfortable working conditions in your office. Should you have any comments or notice any defects, please report them to your Office Manager who will then contact the building maintenance.

You can also report any unusual events at Varso Place that affect the safety of its users at the building security.

more
by hbreavis



MEET OUR BUILDINGS

Varso Place is a complex of three high-rise buildings located at Chmielna street in central Warsaw, encompassing offices, a hotel, a shopping mall, as well as terraces overlooking the city skyline, including the highest observation deck in Poland, which will open to the public in 2023.

The owner and developer of Varso is HB Reavis, a workspace provider notable for its commitment to user wellbeing and innovative technologies.

Follow us on social media :



VARSO TOWER

Varso Tower is the tallest of the three Varso Place buildings, connected with the others at the public ground floor with restaurants, cafés and service outlets.

FLOOR	LIST OF TENANTS
44	FOSTER + PARTNERS
43 - 39	CMS
39	WIPRO
38	INDITEX
37 - 35	BAKER MCKENZIE POLSKA
34	ENTERPRISE INVESTORS
33 - 31	GREENBERG TRAURIG
30	TTMS / AFI EUROPE POLAND
29	ATLAS WARD
28	SAINT GOBAIN
24 - 15	BOX
11	SAP
10	PAGE GROUP / KANCELARIA NOTARIALNA
9	IDEAS NCBR
8 - 3	NCBR+ / AKCES NCBR / NCBR INVESTMENT FUND





VARSO 1

The middle building Varso 1 is home to the four-star NYX hotel with a rooftop bar, as well as a two-storey Zdrofit fitness club and a PZU Zdrowie health centre.

FLOOR	LIST OF TENANTS
19 - GROUND FLOOR	4*HOTEL NYX WITH ETHER BAR ON THE 19TH FLOOR
6	PZU ZDROWIE
5	YVES ROCHER/ CONNECTIS_
4	HB REAVIS
3 - 2	ZDROFIT



VARSO 2

Situated closest to ul. Żelazna, the office building Varso 2 is also home to the CIC, a thriving innovation and entrepreneurship hub.

FLOOR	LIST OF TENANTS
20	ORSTED
19	IPSEN
18 - 17	BSWW
16	VISA
15 - 13	ORSTED
12	WORKDAY
10 - 9	NVIDIA
8 - 4	BGK
3	ORSTED / TINK POLAND
2 - 1	CIC

ENTER FREELY

ACCESS TO THE BUILDINGS

Varso Place is practically accessible from each side. You can move freely across the ground floors of all three buildings. Soon, a subway will be opened to directly connect Varso Tower to the Warsaw Central Station.

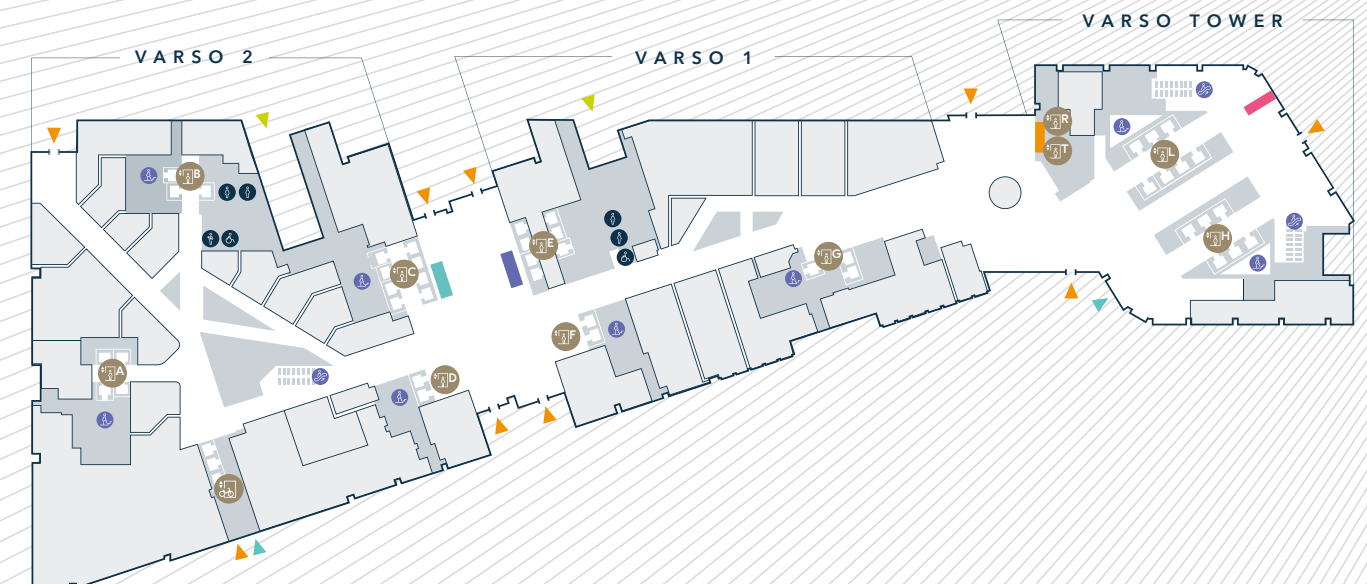
Our buildings are closed at night (from 10 pm until 6 am). You can enter at that time only if you have an access card. If needed, please call the 24/7 security service at +48 22 166 12 21 (Varso Tower), +48 22 372 89 09 (Varso 1) or +48 22 372 89 10 (Varso 2).

BUILDING RECEPTION DESKS

There are two main reception areas at Varso Place, in Varso Tower and in the lobby between Varso 1 and Varso 2. Both reception desks are open on working days from 8:00 am to 5:00 pm.

This is where you can use the concierge service, e.g. to have your clothes dry-cleaned or buy tickets to cultural events.

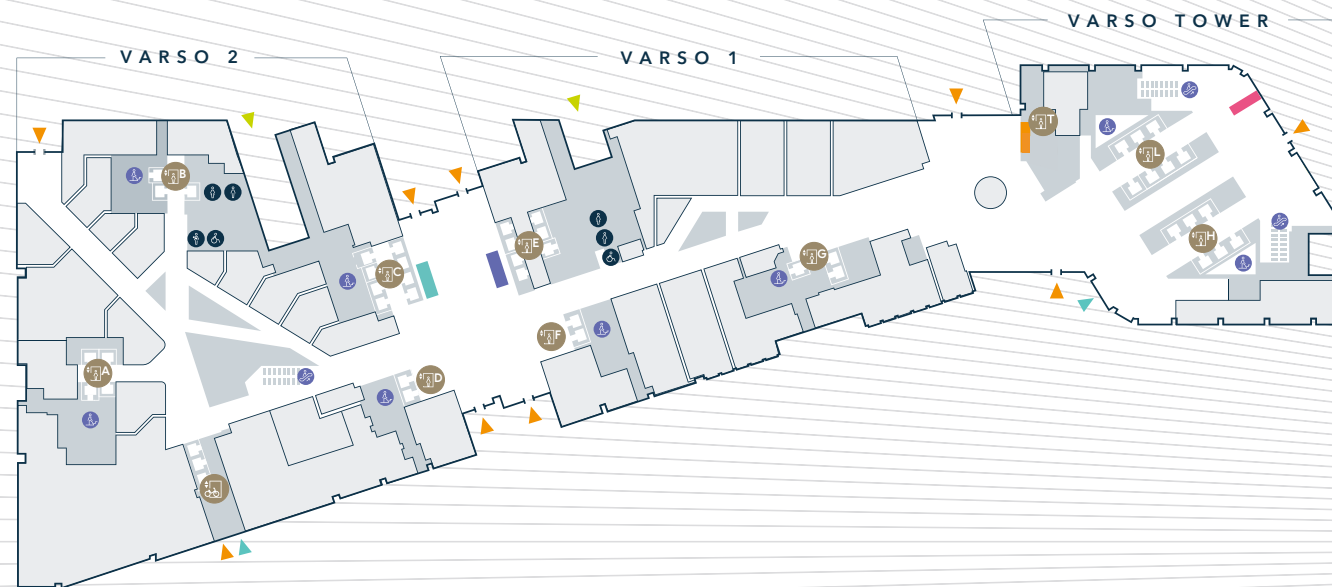
Contact reception at +48 22 372 89 01 or varsoplace@varso.pl



- | | | | |
|---|------------------------------|---|---------------------------|
|  | PEDESTRIAN ENTRANCE |  | BGK RECEPTION |
|  | CAR ENTRANCE |  | VARSO PLACE RECEPTION |
|  | ENTRANCE TO THE BICYCLE LIFT |  | VIEWING TERRACE RECEPTION |
| | |  | VARSO TOWER RECEPTION |

LIFTS

Depending on which part of Varso Place you work in, you'll use different types of lifts. Make sure to read the map below. Remember that you need your access card, physical or virtual (ask your Office Manager which one you use), to move between office floors.



 VIEWING TERRACE
LIFT ON 49 AND 53 F.
0 - 46 FLOOR (CHANGING)

 LOW RISE LIFT
0-25 FLOOR

 HIGH RISE LIFT
25-46 FLOOR

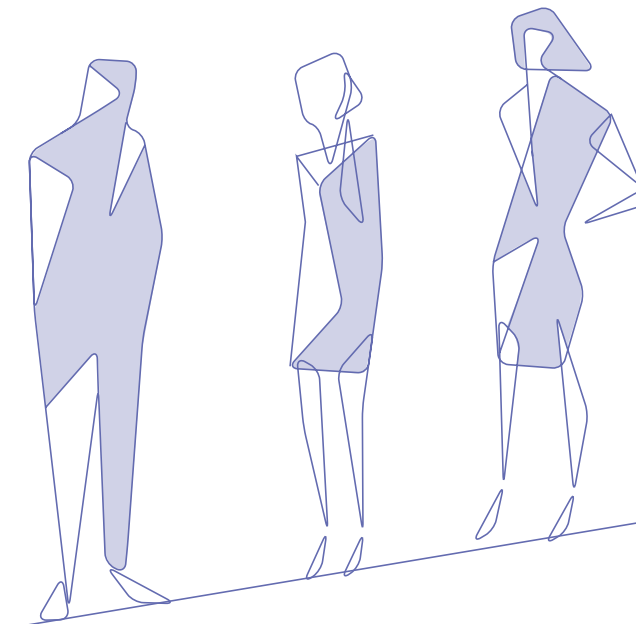
 LIFT CORE A-G

 BICKER'S LIFT

VISITORS

Some companies working at Varso Place have implemented a visitor invitation system. If your company is one of them, you'll easily send an email invitation with a QR code. When your visitor arrives at Varso Place, they'll be able go straight to the right lift, and you'll receive a notification.

Your visitors can also announce their arrival at the building reception. For information on how Varso Place visitors can use the underground car park, go to section "Car Park".

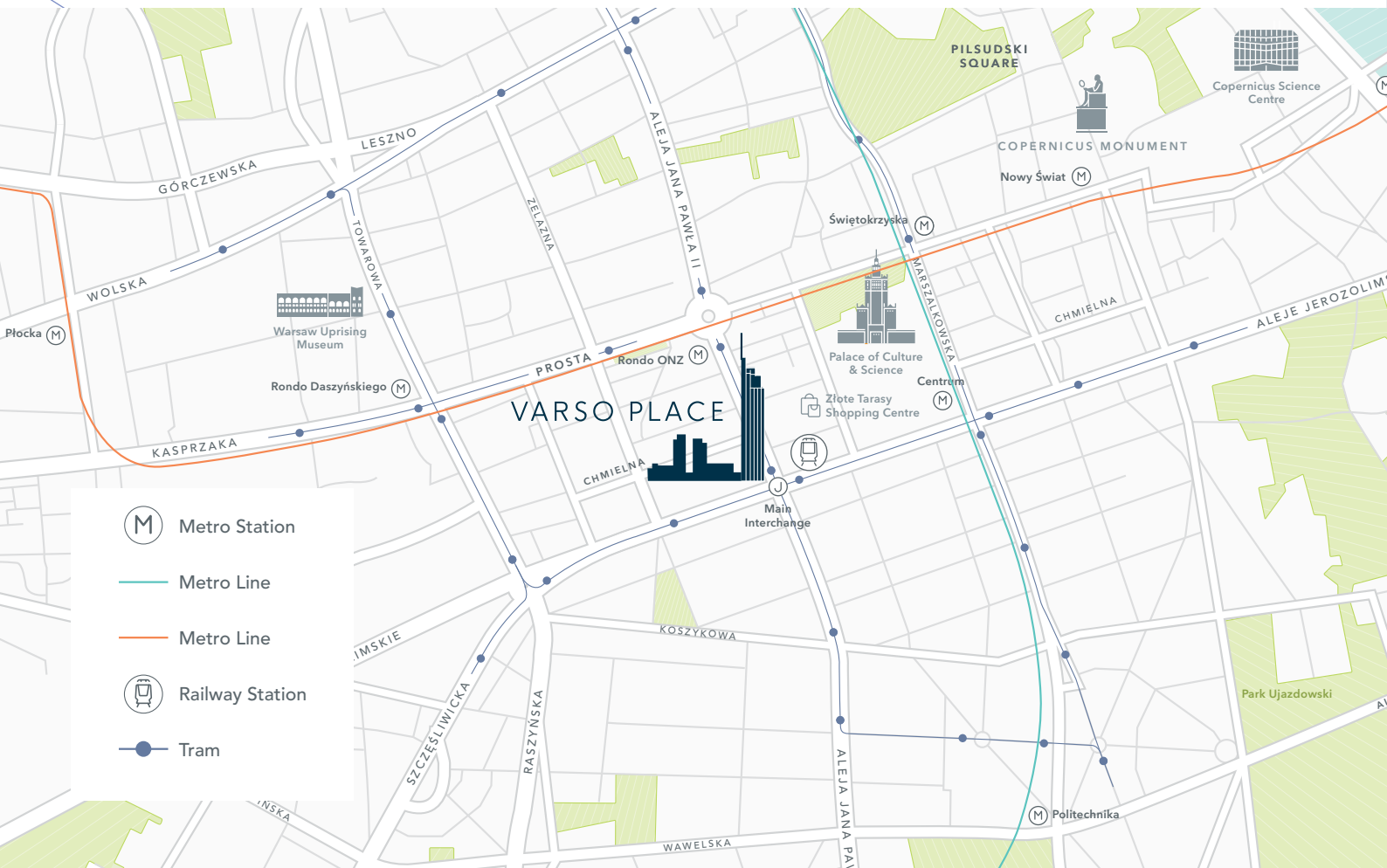


HOW TO COMMUTE TO WORK

PUBLIC TRANSPORT

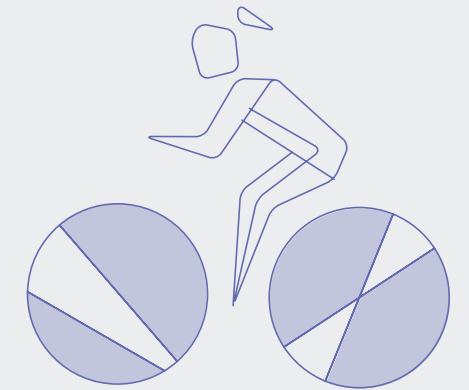
Varso Place is located in the very heart of Warsaw. The Line 2 metro station "Rondo ONZ" is within just a few minutes' walk, and several dozen bus and tram lines in the vicinity will also make the commute easier.

To check the timetables, go to <https://www.ztm.waw.pl/> or one of the popular mobile apps, e.g. jakdojade.pl.



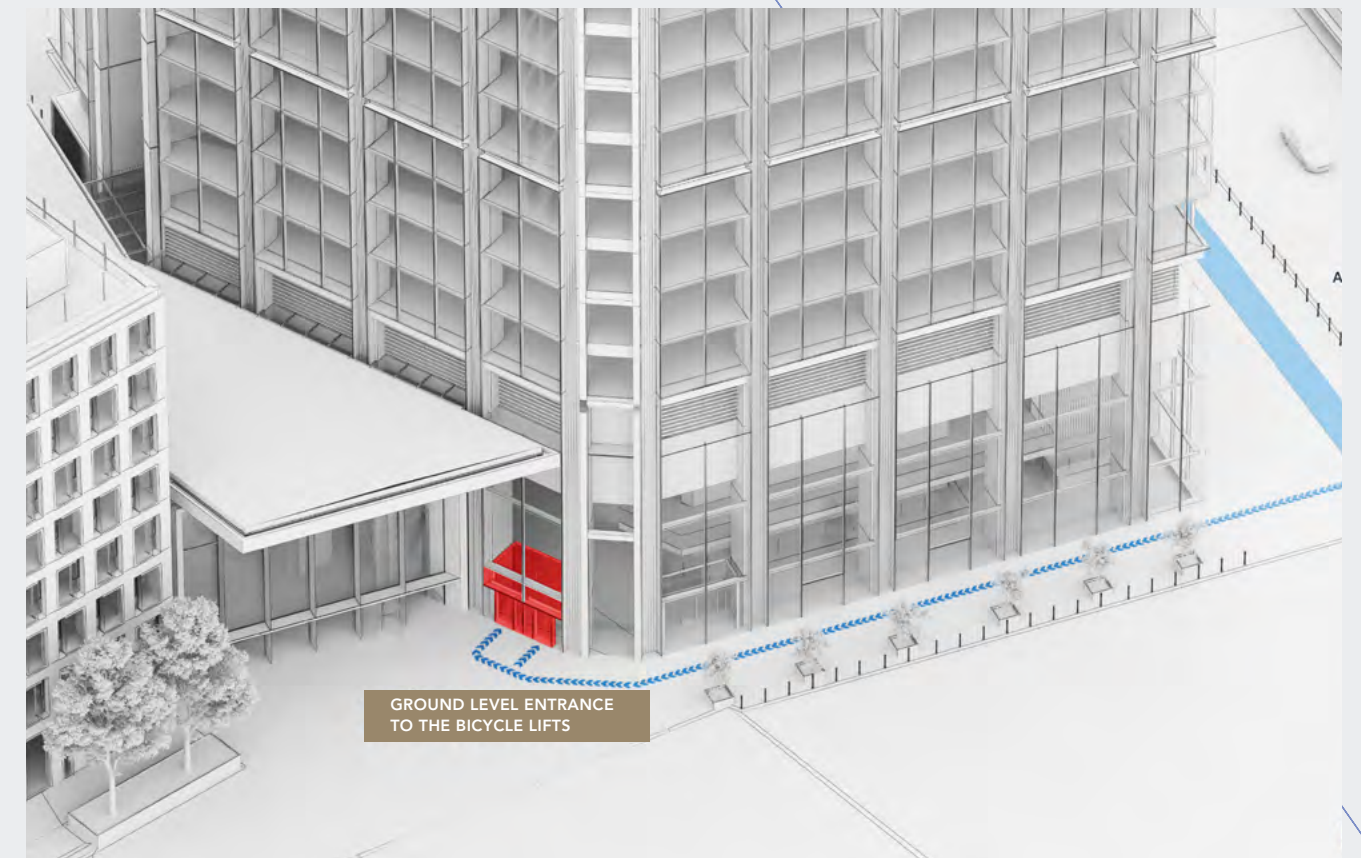
CYCLING

If you are a cyclist, you'll enjoy as many as 750 bike stalls along with a separate entrance and dedicated locker rooms and showers.

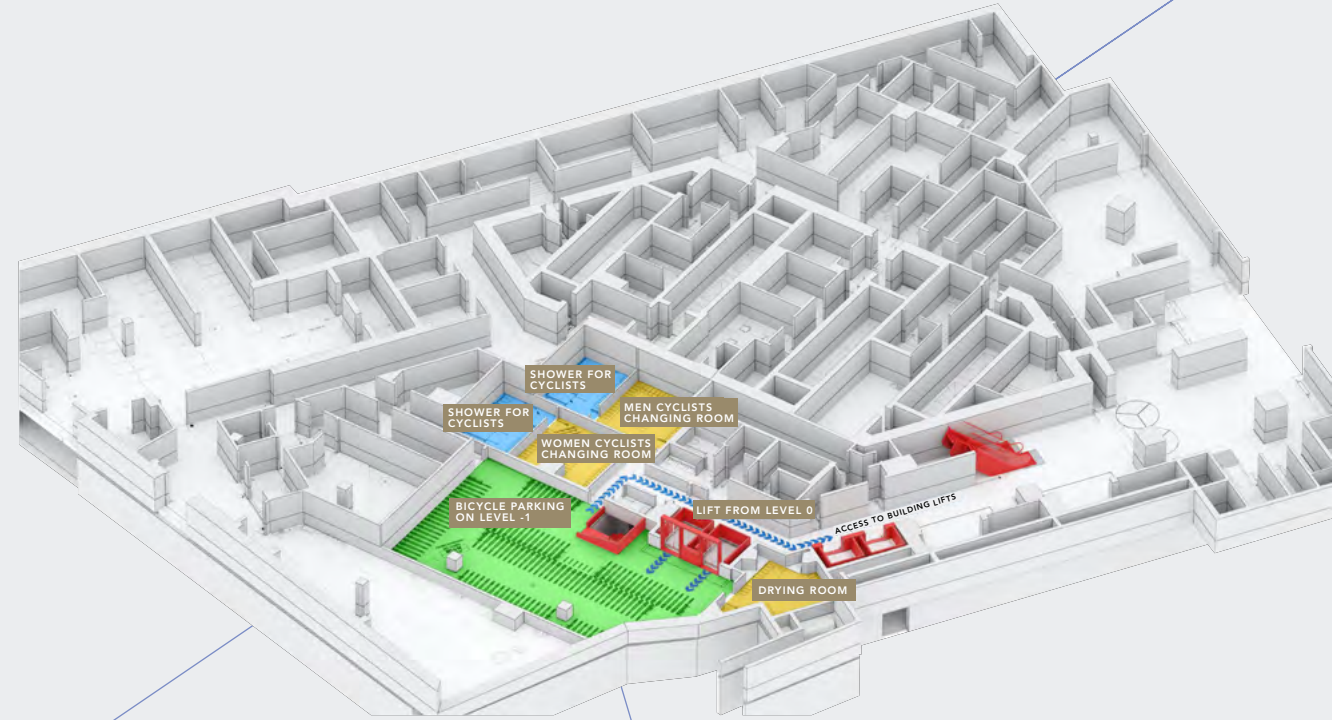


VARSO TOWER

Ground Floor



Level -1



Level -2



VARSO 1 & VARSO 2

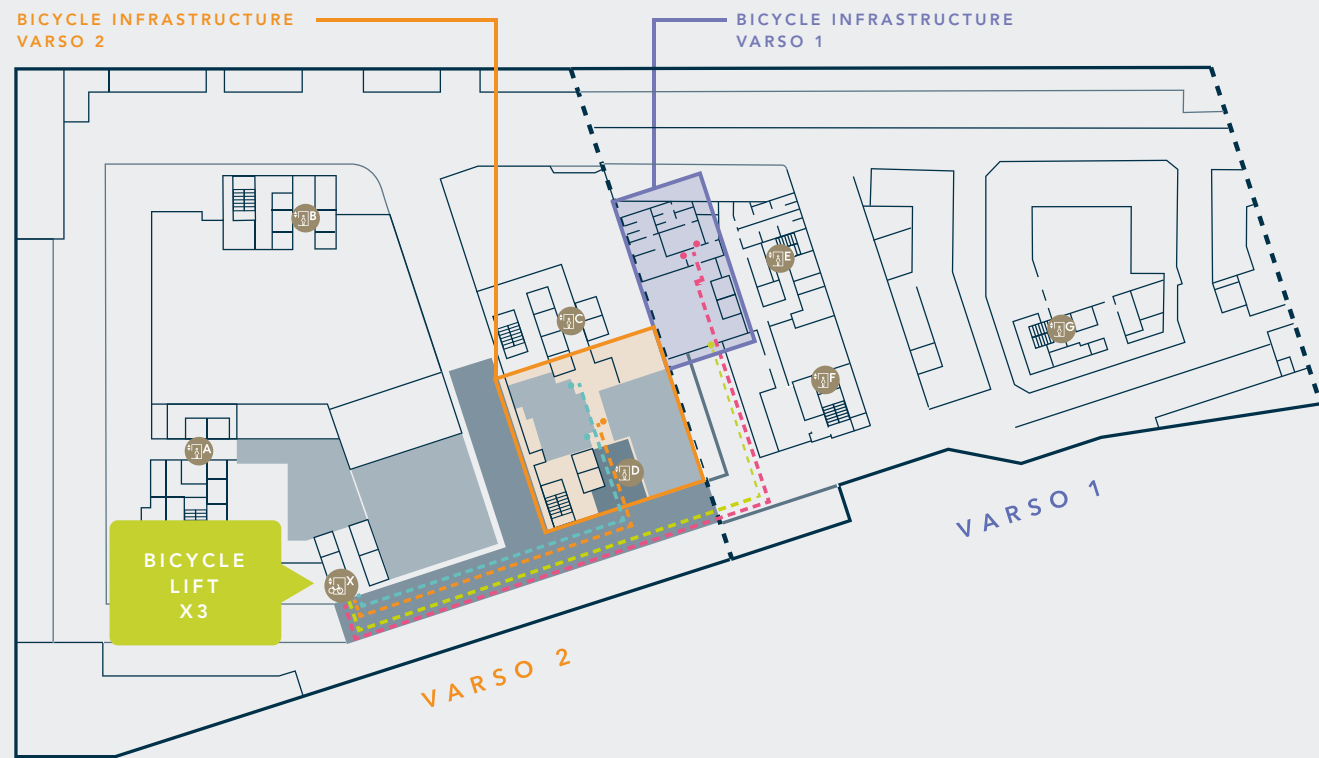
Ground Floor



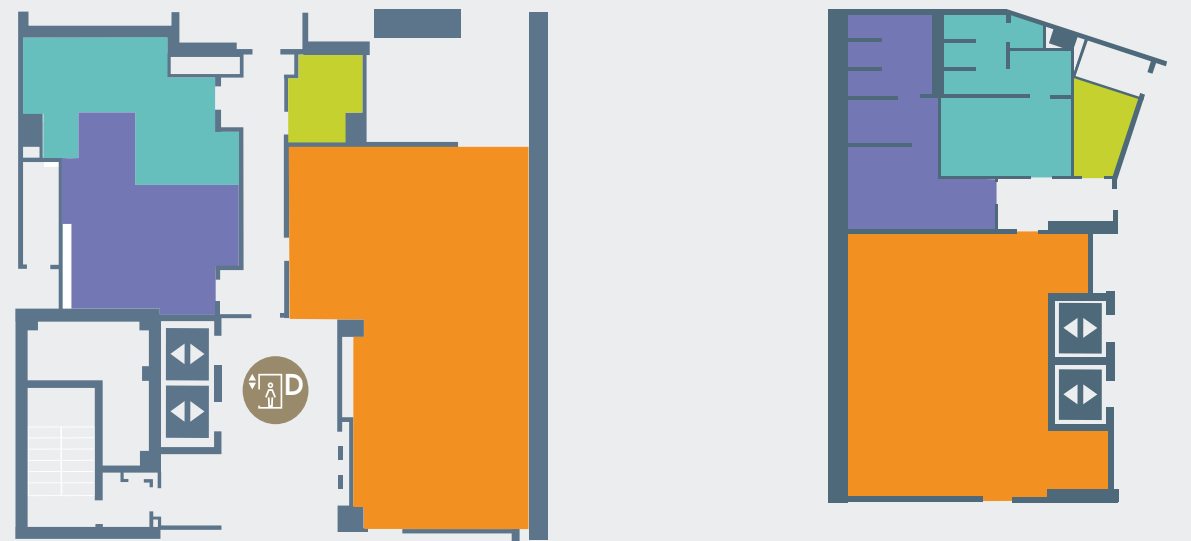
- BICYCLE RACKS
- PEDESTRIAN ENTRANCE
- CAR ENTRANCE
- BICYCLE ENTRANCE

Varso 2 level -1

Varso 1 level -3



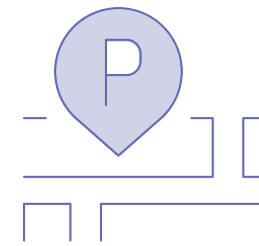
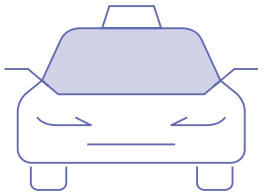
- THE WAY TO THE LOCKER ROOM VARSO 2
- THE WAY TO THE BICYCLE ROOM VARSO 2
- THE WAY TO THE LOCKER ROOM VARSO 1
- THE WAY TO THE BICYCLE ROOM VARSO 1



- WOMEN'S CHANGING ROOM
- MEN'S CHANGING ROOM
- DRYING ROOM
- BICYCLE ROOM WITH 144 PLACES

TAXI

To ensure comfort and safety for all commuters in the area of Varso Place, we encourage you to use the drop-off bays located at ul. Chmielna, at Varso Tower and near the NYX hotel in Varso 1.



UNDERGROUND CAR PARK

If your company has dedicated spaces in the tenant parking area, you can access them using your card or the More by HB Reavis building app. You can also use the app to book and pay for parking for your visitors and receive updated information on available parking spaces.

The public car park for your visitors is situated on levels -1 and -2 in Varso 1 and level -1 in Varso 2. You can pay for the parking ticket by card at self-service ticket machines or, alternatively, by card or cash at the reception in the lobby between Varso 1 and Varso 2.

If you're using an electric car, the charging stations are located in several spots at the underground car park.

In Varso 1, at level -1 in the parking lot, at the entrance from Chmielna 71 there is **Mister Wash** and it is open from Monday to Friday from 8.00 a.m. to 4.00 p.m. The car wash offers comprehensive car care - washing, cleaning, waxing, washing upholstery, polishing, auto detailing.



AMENITIES ON SITE

At Varso Place, your needs always come first. Many amenities in our buildings are also available to neighbours and visitors. And should anything be missing, you'll easily find it within a few minutes' walk.

At Varso Place, you can easily run your daily errands, relax and meet up with your friends or business partners.

FOOD

When at Varso Place, enjoy a delicious meal at the **Quattro Formaggi** restaurant, at the hotel's **Clash** restaurant, **Meet&Eat** diner or **Salad Story** on the ground floor. For the best coffee in town, head for the **Green Café Nero**, **Vincent café and bakery**, **Gorąco Polecam Smaki z Piekarni** or **Cafe21** (also at the CIC).

SHOPPING

Currently, you can shop for the essentials at a **Żabka** store, a **Rossmann** drugstore, a **PaperConcept** stationery shop and **Vino & Vino** (opening July 2024).

Sign up at **More by HB Reavis** to receive special offers available in restaurants and service outlets.

HEALTH & FITNESS

Varso Place is home to a two-storey **Zdrofit fitness club** offering you excellent exercise amenities and a wide selection of classes led by professional trainers.

Do necessary tests at **PZU Zdrowie**, a health centre provided with innovative equipment and offering the highest standard of service and **Voxel** diagnostic center offering highly specialized services in the field of radiology and nuclear medicine (opening May 2024).

BEAUTY

The **Hair & Nail Spa** in Varso 1 offers hairdressing and barber services, comprehensive body and face care treatments, performed in accordance with global trends. The services provided include manicures, pedicures and eyelash extensions using the latest methods.

REST

The middle building of Varso Place is a perfect hub for business clients and tourists exploring the wonders of Warsaw. Poland's first **NYX hotel** offers 331 stylishly furnished rooms and a seasonal rooftop bar.

INNOVATION CENTER

The Cambridge Innovation Center (CIC) connects young businesses looking to expand as well as mature corporations with incubators, accelerators, the scientific community and VC funds. The CIC science and technology campus at Varso 2 is a hub for companies operating in sustainability, the digital transformation of real estate, the Internet of Things, security and space technology. It also gives entrepreneurs access to a wide range of educational programmes, events and networking opportunities.

KEY LOCKER

In Varso 1, we also have a key locker at our guests' and tenants' disposal, which allows them to leave their BMW vehicle for collection by the service center.

More: **Serwis Twojego BMW. | Dealer BMW Inchcape Warszawa (bmw-inchcape.pl)**

CURRENCY

EXCHANGE

Opening May 2024.

ATM

If you can't imagine life without cash, you'll find an ATM at Varso 2.

PARCEL LOCKER

The parcel locker is located on the pavement at Varso 2 coming from Al. Jerozolimskie.





OBSERVATION DECKS

On the 21st floor of Varso 2, there is an observation deck available to Varso 2 tenants. You can use it on working days from May until the end of September from 8 am to 7 pm. It's a great place for a quick break during work hours. Your company can also organise employee events here; to arrange an event, please contact the More by HB Reavis team.

The observation decks in Varso Tower will open in 2023 — we can't wait either!

A LOT GOING ON

Discover the wide range of activities organised at Varso Place by the More by HB Reavis team.

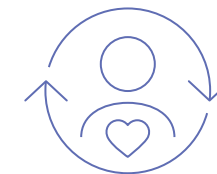


EVENTS

Food trucks, bicycle and ski service, movie nights, beauty treatment open days, art workshops, holiday celebrations — it's leisure and entertainment for everyone. Meet-ups make everyday life easier and foster the building community during and after office hours.

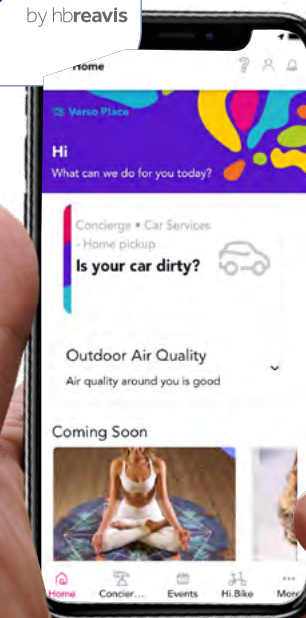
ART

We give artists the opportunity to present their works to a wider audience at Varso Place. In the lobby of our buildings, you can often admire interesting exhibitions and take part in art workshops.



WELLBEING

Join our regular classes on how to reduce stress and maintain a healthy lifestyle. At Varso Place, we also offer free exams performed by doctors and dieticians.



If your company is interested in More by HB Reavis services, make sure to contact us at magdalena.stelmaszczyk@hbreavis.com or +48 668 301 274.

STAY HEALTHY AND SAFE AT WORK



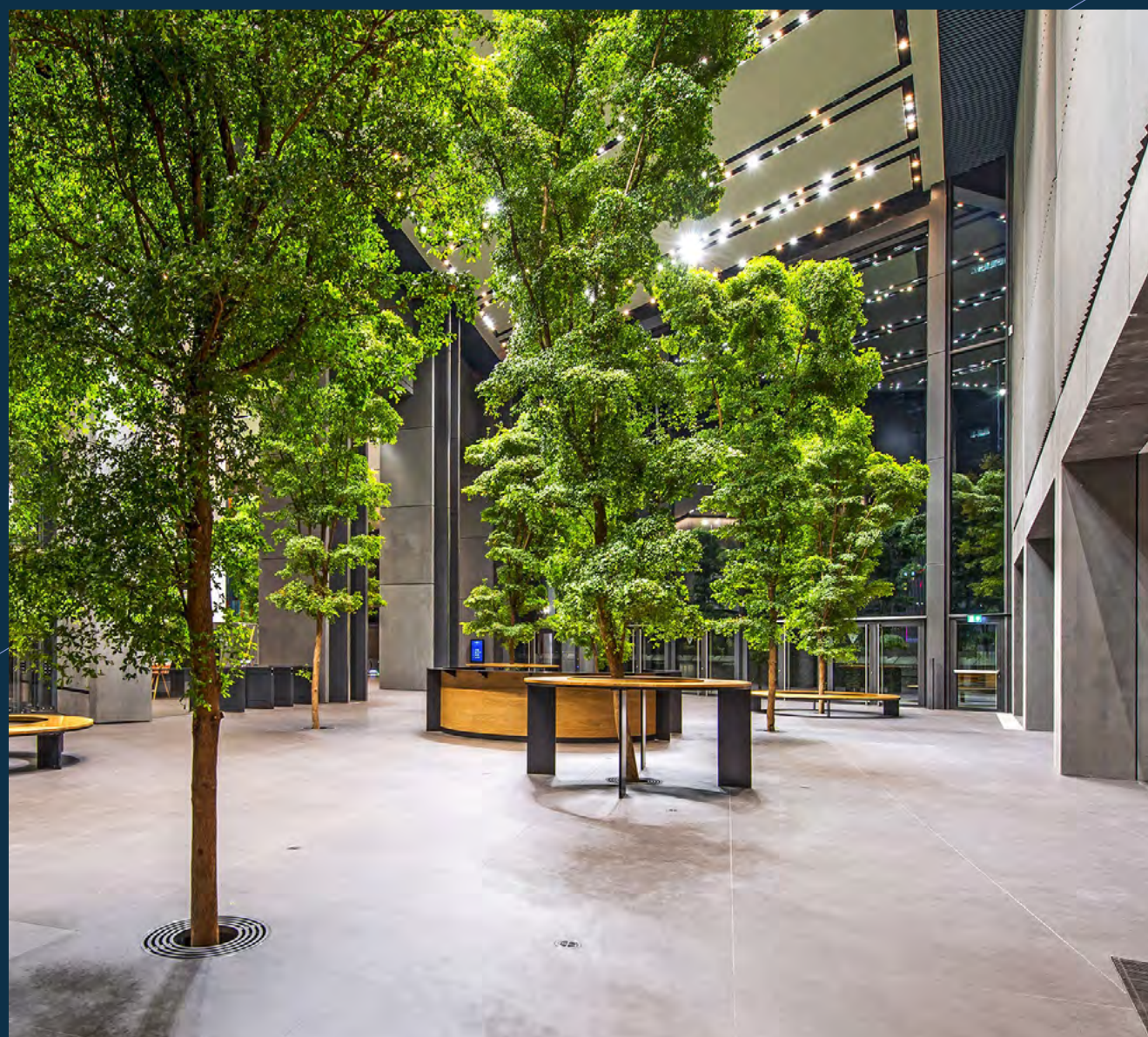
BREEAM®
OUTSTANDING

Varso Place is one of the most sustainable buildings in Poland, as recognised by the highest “Outstanding” rating against the BREEAM international certification scheme.

It was also one of the first projects in Poland to be rated “Gold” in the WELL pre-certification system, where auditors measure the impact of buildings on people’s mental and physical health.

To ensure your safe return to the office, we’ve also had Varso Place accredited by the WELL Health-Safety rating. It’s a certificate developed during the COVID-19 pandemic to assess a building’s ability to reduce the transmission of infectious diseases indoors, among other solutions.

Varso Place has also obtained the Obiekt bez Barier certificate awarded by Fundacja Integracja.



What we do at Varso Place:

- We pay special attention to ventilation efficiency and air quality. By increasing fresh air supply by about 10% and using highly efficient filters, we’re able to minimise the risk of contamination and elevate the comfort of people inside the building.
- We constantly filter fresh air to ensure the highest quality of indoor environment for all visitors and office workers at all times; our buildings and all systems installed in them meet the highest standards, including WELL and BREEAM; the air supply exceeds the minimum requirements set out in Polish regulations by about 10%.
- As an additional solution, we use an advanced air humidification system fitted with UV lamps that clean air of bacteria and viruses.
- The building ventilation systems were provided with state-of-the-art energy recovery systems that use physical processes to minimise the energy required to maintain the air temperature in the building.
- To prevent the spread of viruses, the lobby, reception areas and lifts in our buildings are subject to additional cleaning procedures and are regularly disinfected.
- Varso Place has many entrances, a spacious lobby, easily accessible and marked staircases, as well as a considerable number of lifts called via a touchless system after passing the access gate.
- The green terraces enable employees to rest outdoors while maintaining a social distance.

DID YOU KNOW THAT...

- Designed by architects from the renowned studio Foster + Partners, Varso Tower stands at 230 m tall to the roof and as many as 310 m tall including the spire. It is currently the tallest building in the European Union. The two lower Varso Place buildings are 90 and 81 metres tall respectively.
- The Varso Tower observation deck (slated to open in summer 2025) will be situated twice as high as the one in the Palace of Culture and Science.
- The Varso Tower lobby pays unique homage to the history of Warsaw. Two walls are covered with a handmade mosaic made of as many as 1,800 ceramic tiles.
- In the lobby between Varso Tower and Varso 1, we planted 12 mature buxus trees, native to Mexico, Central America, Florida and the Caribbean.
- As Varso Place is being put up, its surroundings are changing too. The nearly 200-metre section of ul. Chmielna has become more presentable. The neighbourhood has become greener and more walkable.
- During the resurfacing of the street, we uncovered pre-war kerbs and partly preserved pre-war paving stones, which we used to resurface the parking bays.
- Next to Varso Place, we planted several dozen mature trees: hornbeams, pin oaks, small-leaved lindens and cherry trees.



V A R S O
P L A C E





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