## Colliers to commercialise University Business Park

ŁÓDŹ, July 22, 2021 – Colliers, a leading global real estate services and investment management company, has become the exclusive advisor responsible for the commercialisation of the modern office complex University Business Park at 178/180 Wólczańska Street in Łódź.

University Business Park consists of two 7-storey class A office buildings offering a total of 40.4 thousand sq m of leasable space, 20.2 thousand sq m each. Tenants have at their disposal spaces of various sizes, starting from 50 sq m. The building has one of the largest storeys in the Łódź office market (nearly 2.7 thousand sq m).

“The floor space is an exceptionally important aspect for tenants, because it allows for a lot of freedom in office space design. What is more, it enables to locate an office within one floor, which improves internal communication and avoids dividing teams working on different floors,” says **Andrzej Szczepanik**, Senior Associate at Colliers in Łódź.

The complex has about 300 parking spaces, with specially designated spots for guests and cabs. University Business Park also features numerous green solutions, such as the use of eco-friendly building materials and the introduction of a sustainable waste management system.

“With the growing importance of green solutions in office buildings, University Business Park becomes one of the best choices for potential tenants. The building's environmental friendliness, confirmed by BREEAM certificate on Excellent level, guarantees i.a. numerous facilities for cyclists, such as repair stations and showers. The building also makes use of modern technologies that positively influence users' comfort, offering, among others, the possibility to precisely control temperature and optimal air humidity,” says **Anna Wilhelmsson-Polak**, Senior Associate in Office Agency at Colliers.

University Business Park is also distinguished by its excellent location in the center of Łódź, at a distance from the busiest traffic arteries and two convenient entrances to the complex from four directions, which allows smooth and easy access to the buildings by car from different parts of the city. The complex also provides quick and convenient access to other means of transport. There are several bus and streetcar lines in the vicinity of University Business Park, and a cycle path along Wólczańska Street is also planned. Within a few minutes' walk from the buildings there is Piotrkowska Street with numerous restaurants, cafes and services, as well as the Łódź University of Technology, with nearly 20,000 students, mainly from technical faculties. The complex is located only 7 minutes by car from Łódź Fabryczna railway station and about 15 minutes from the Władysław Reymont Airport.

“In recent years, University Business Park has become one of the most significant office buildings on the business map of Łódź. As GTC, we are convinced that cooperation with such an experienced advisory company as Colliers, will result in our office complex being fully commercialized and increasing in value,“ says **Grzegorz Boczek**, GTC Poland Head of Office Leasing.

“2020 was one of the most successful years in the history of the office market in Łódź in terms of demand. The last year, however, has changed the expectations of tenants, who are looking for space of increasingly high quality, allowing them to take care of the employees' well-being and ensure their safety as well as the best possible working conditions. Modern and environmentally friendly buildings, such as University Business Park which has already been discovered by its long-term tenants such as Accenture, Barry Callebaut, DXC Technology, Ericsson, Fujitsu, Geberit, Mobica and many others,” says **Andrzej Szczepanik.**

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