## Colliers to commercialise Poznań Financial Center

**POZNAŃ**, 7 September, 2021 – Colliers, a leading international real estate advisory and investment management company, has been appointed the exclusive advisor in the commercialisation of Poznań Financial Center at 5 Władysław Anders Square in Poznań.

The skyscraper is the second tallest office building in the capital of Wielkopolska region. It offers over 28,000 sq m of modern A-class office space for lease on 18 floors. Tenants have 180 parking spaces in a two-level underground garage at their disposal. Convenient access to the building can also be counted on by non-motorised users – there are numerous bus and tram stops as well as bicycle paths nearby.

The building is distinguished by an extremely convenient location in the verycentre of the city. In the direct proximity, among others, you can find Stary Browar – one of the most recognisable commercial and cultural places on the map of Poznań, the popular Półwiejska Street and numerous hotels, restaurants and parks. Within a few minutes’ walk from the office building, you can reach the Old Market Square, and the Poznań International Fair and the Central Railway Station are located nearby. Access by car to the Henryk Wieniawski Poznań-Ławica Airport and the A2 motorway also takes about 15 minutes.

“Its height and excellent location make Poznań Financial Center one of the most characteristic office buildings in the city. Tenants appreciate the constant actions taken by the owner of the facility to adapt the Poznań Financial Center to the current realities – in addition to the BREEAM certificate, the building also has the COVID-19 by SAFE Asset Group certificate, which confirms the implementation of all improvements, improving the safety of users during the pandemic. Additionaly, photovoltaic panels have been installed on the PFC roof, which not only implement the owners' sustainable development strategy, but also bring benefits to the tenants themselves by reducing utility bills. This year, the renovation of the building's lobby will also begin, which will be arranged in accordance with the latest architectural trends”, says **Hubert Filipczak**, Senior Associate at Colliers' Poznań office.

In the past, Poznań Financial Center has been awarded with numerous architectural prizes, including: 2nd degree in the competition "Construction of the Year 2000", first place in the "Intelligent Building" competition in the "Most Intelligent Building of the Year" category, and the Jan Baptista Quadro prize for the best designed and realised architectural object in Poznań in 2000.

**Tenant's time**

As Colliers experts emphasise, a favourable time for seeking and securing attractive office space for lease is currently underway.

“It is connected with noticeably greater flexibility of developers and property owners in negotiations with potential tenants. 1.5 after the outbreak of the pandemic, it can be seen that the office market remains in good shape, despite initial concerns about its future. New leases and renegotiations continue to dominate the transactional structure, but subleases are also growing rapidly. The vacancy rate at the end of H1 2021 amounted to 12.9%, which means a decrease by 1.6% compared to the analytical period of 2020. The demand, forming in the first half of 2021 at the level of nearly 20,000 sq m, shows that the market is starting to take advantage of this good time”, says **Sebastian Bedekier**, Partner, Regional Director of Colliers in Poznań.

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