



**600**  
YEARS OF ŁÓDŹ

**ŁÓDŹ**  
**INVESTMENT**  
**OFFER**

2023

EN



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# ŁÓDŹ [wudz]

**PERFECT MOMENT TO INVEST**

**THE FASTEST DEVELOPING CITY IN POLAND**

## KEY DATA ABOUT ŁÓDŹ



**670 642** - population  
(of which 382 440 are of working age)



Łódź is **the fourth most populous city**  
in Poland



**19** - public and private universities  
(74 773 students, 17 820 graduates,  
5 000 foreign students)



**35 000** - Potential labour market  
(IT, finance, accounting, HR,  
customer services)



**6 314** - Average gross salary  
in the private sector (PLN)



**4,5%** - Unemployment



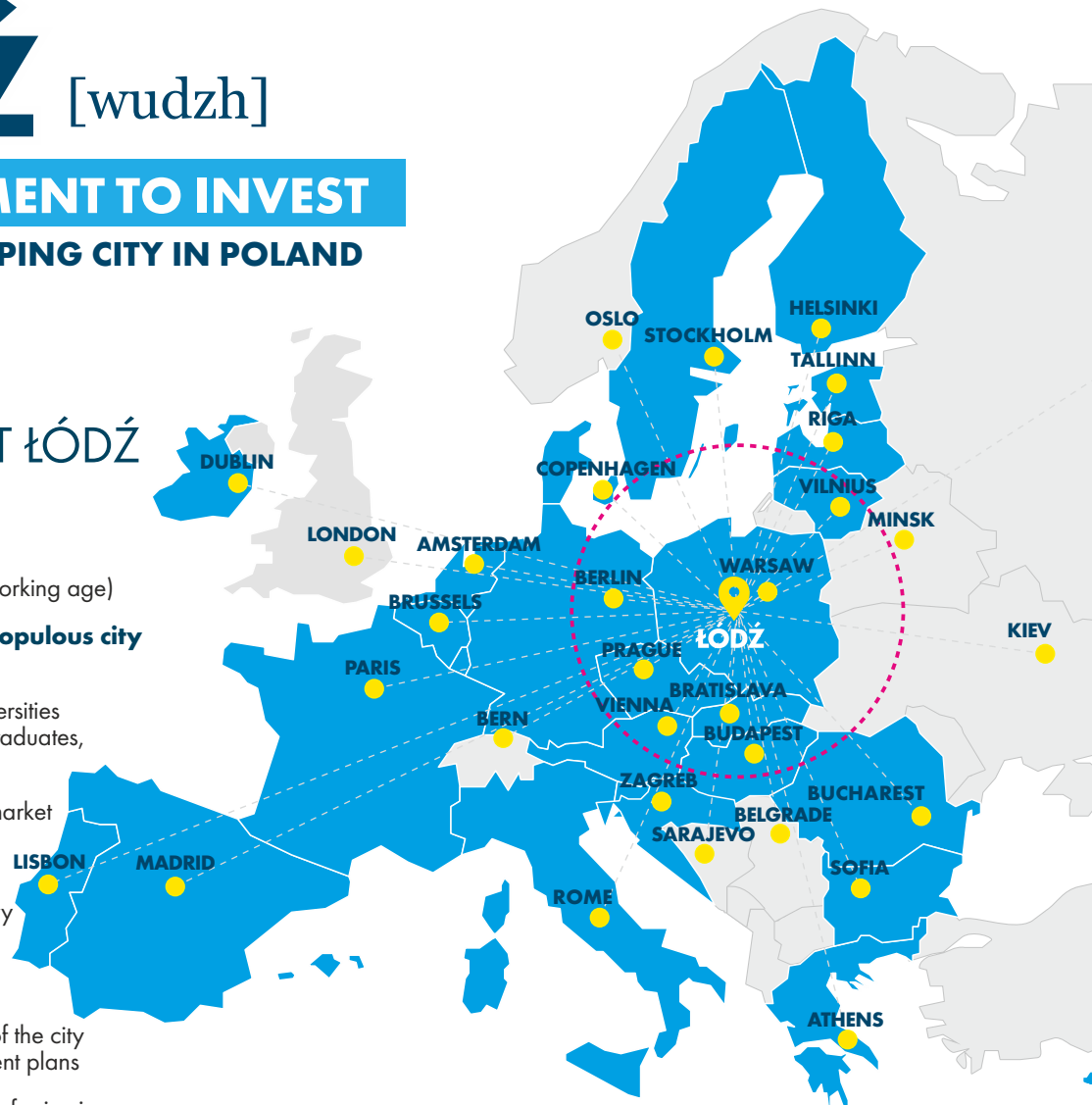
**38%** - Coverage the area of the city  
with local spatial development plans



**59 days** - The average time for issuing  
a site development conditions decision



**39 days** - The average time for issuing  
a building permit



Source: The Łódź Real Estate Market Focus on the PRS - Study by the Polish Association of Developers

**600**  
YEARS OF ŁÓDŹ



# INVESTMENT POTENTIAL OF ŁÓDŹ

THE STRONGEST SECTORS OF THE CITY ECONOMY

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**65 000** SPECIALISTS

**107** SSC/COE/GBS/BPO CENTRES

**> 200** IT COMPANIES



**BUSINESS  
SERVICES**



**IT**



**MANUFACTURING**



**LIFE SCIENCE**



**DISTRIBUTION/  
LOGISTICS**

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YEARS OF ŁÓDŹ



In recent years, Łódź has been experiencing dynamic development in all major areas of modern technologies. It has become home to **107 BPO/SSC companies** and over **200 IT firms**, employing a total of **65 000 specialists** with plans for further growth.

The city's comprehensive and well-thought-out development has been recognized by numerous investors who have decided to embark on entirely new projects or expand their existing operations.

Among the most significant and valuable projects in terms of innovation, size, and quality of jobs are: Wella Company (Center of Excellence, Germany), Vention (IT, USA), InfoPulse (IT, Ukraine), EY (Center for Excellence), Alorica (BPO, USA), Daikin (Japan), First Derivative (Ireland), and DataArt (USA).



# DUOPOLY - A CHANCE FOR ŁÓDŹ



SOLIDARITY TRANSPORT HUB (STH)



CONVENIENT ROAD AND RAIL CONNECTION



THE CONSTRUCTION OF THE HIGH-SPEED RAILWAY (HSR) IN PROGRESS - WARSZAWA - ŁÓDŹ - WROCŁAW



# ŁÓDŹ METRO



REDUCE TRAVEL TIME WITHIN THE CITY



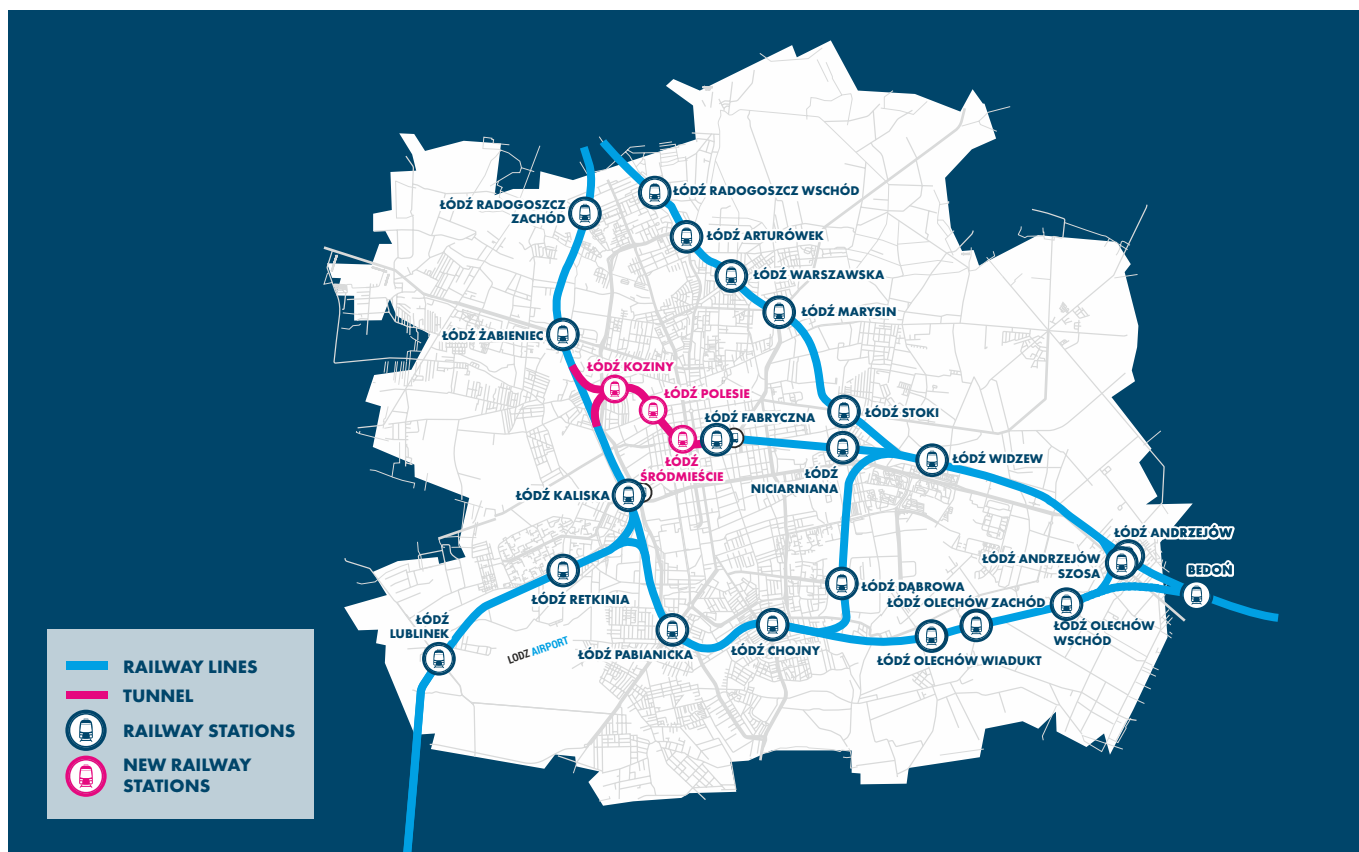
EXPANDING POTENTIAL EMPLOYEES POOL FROM THE AGGLOMERATION



INCREASING THE BUSINESS ATTRACTIVENESS FROM CITY

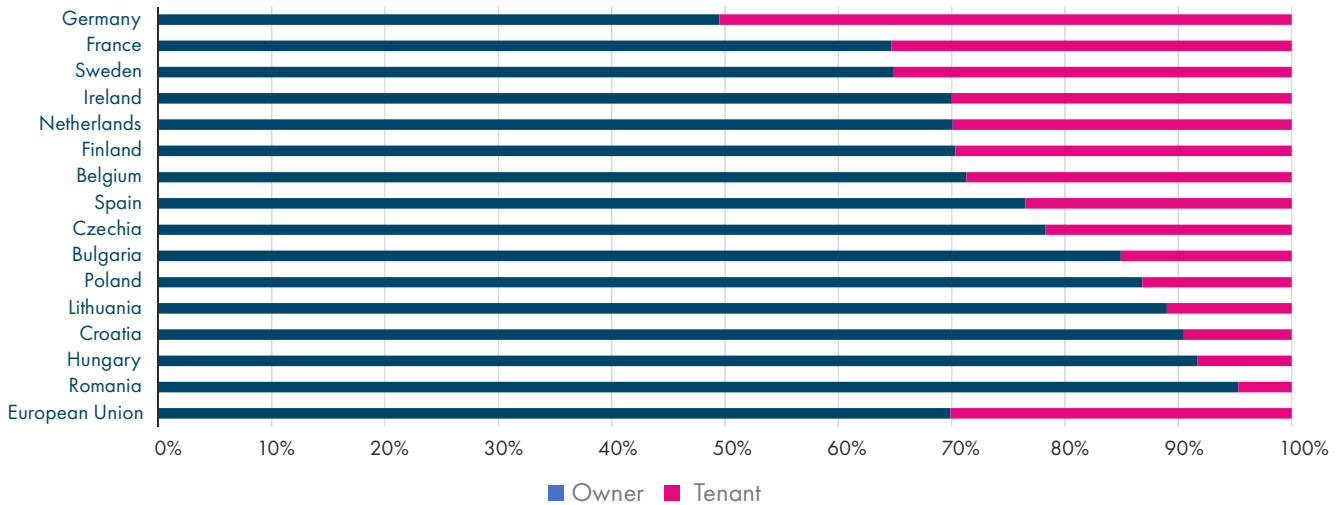


A DEVELOPMENT IMPULSE FOR THE NEW CENTER OF ŁÓDŹ



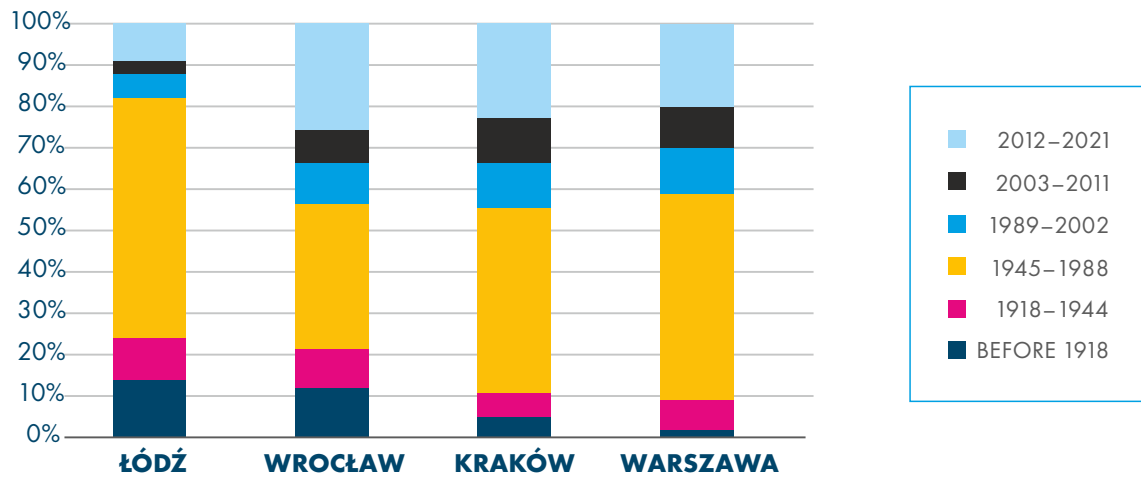
# RESIDENTIAL MARKET DATA

## OWNERSHIP STATUS IN SELECTED EUROPEAN COUNTRIES IN 2021 (expressed in %)



Source: Eurostat

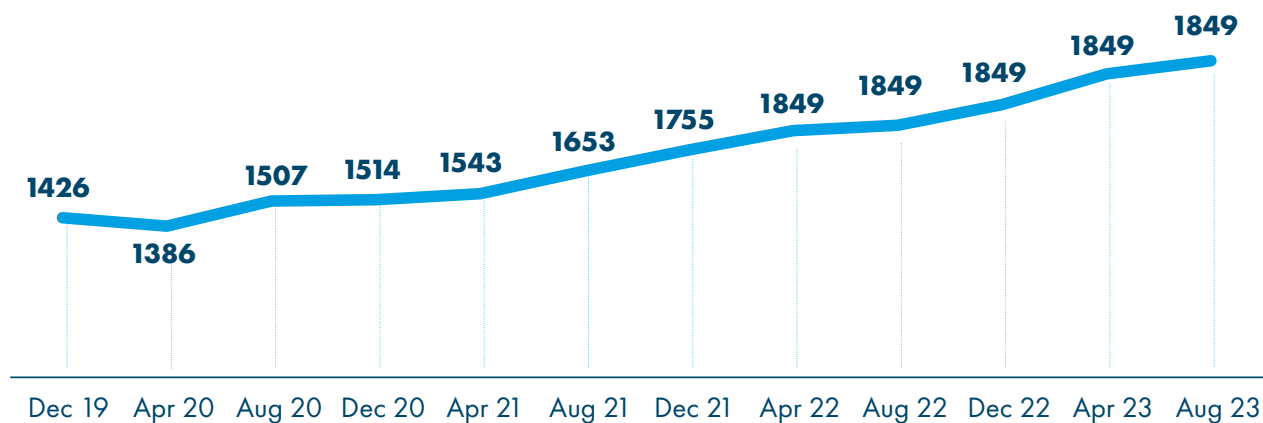
## HOUSING STOCK ACCORDING TO THE PERIOD OF APARTMENTS DELIVERED (expressed in %)



Source: GUS



## AVERAGE PRICE PER 1 SQM IN ŁÓDŹ (EUR)



Source: BIG DATE, Rynek Pierwotny

## NUMBER OF APARTMENTS FOR RENT (THE FIRST HALF OF 2022)

CITY	Estimated number of apartments for rent	existing PRS resources	PRS resources in the number of apartments for rent in %
<b>POLSKA</b>	1 205 000	7 442	<b>0,62</b>
<b>WARSZAWA</b>	141 530	3 578	<b>2,53</b>
<b>KRAKÓW</b>	58 560	894	<b>1,53</b>
<b>TRÓJMIASTO</b>	56 234	681	<b>1,21</b>
<b>ŁÓDŹ</b>	50 094	299	<b>0,6</b>
<b>WROCLAW</b>	48 090	1 077	<b>2,24</b>
<b>POZNAŃ</b>	37 890	734	<b>1,94</b>
<b>KATOWICE</b>	20 654	146	<b>0,71</b>

Source: PwC, GUS

# CITY OF ŁÓDŹ INVESTMENT AREAS

**Currently in Łódź the greatest emphasis is put on launching new investment areas located at the main road junctions – the A1 motorway and the S-14 expressway. These areas are intended for production, logistics and e-commerce.**

## CHOCIANOWICE

The largest investment area is in Chocianowice, located in the south-western part of the city, by the national road No. 14 with a direct access to the S-14 expressway, 5 minutes from the Władysław Reymont International Airport in Łódź and 15 minutes from the city center. The adoption of the Local Development Plan allows for the development of approx. 185 ha of new investment areas. In the vicinity of this location, towards the south, the areas of the Łódź Special Economic Zone are located, where Miele's largest household appliances factory outside Germany has already been established, among others.

## NOWY JÓZEFÓW

Located in the south-western part of Łódź, directly at the Łódź-Retkinia junction on the S-14 express road. 7 minutes from the Władysław Reymont International Airport in Łódź, where air cargo operates (the third place in terms of the number of goods handled in Poland) and 15 minutes from the city center. The adoption of the plan in this area, in addition to improving investment opportunities for already operating enterprises (mainly within the Łódź Special Economic Zone), allowed for the opening of another 80 ha of new land.

## OLECHÓW – JĘDRZEJÓW PRZEMYSŁOWY (INDUSTRIAL)

Important point on the investment map of Łódź is located in the south-eastern part of the city, east of the already functioning Central European Logistics Hub and the largest household appliance factory in Europe belonging to the B/ S/H group. These areas are located just a 9-minute drive from the Łódź-Wschód junction on the A1 motorway and 20 minutes from the city center. An undoubted advantage of these areas is the vicinity of a railway siding and a railway cargo terminal.

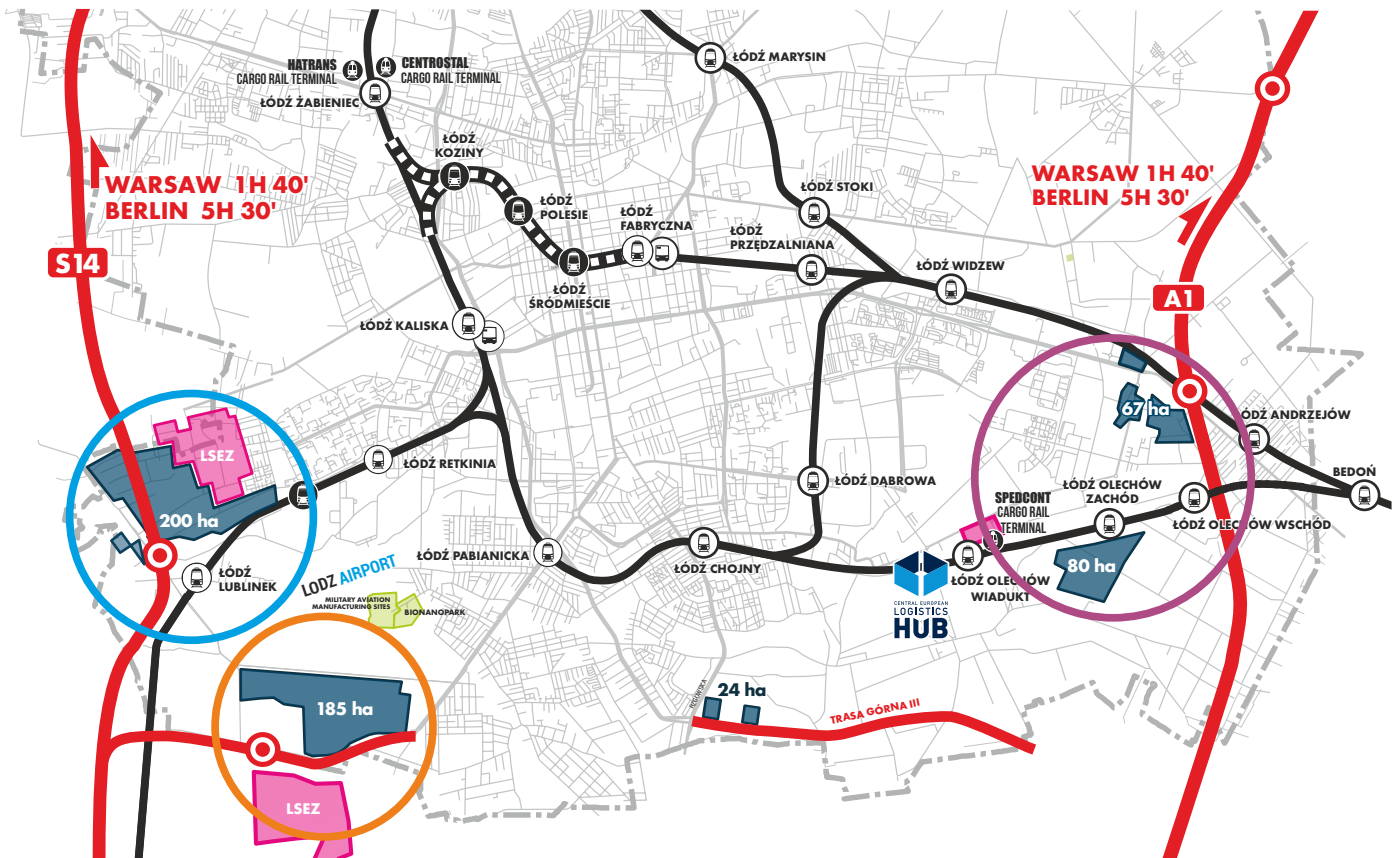
## OLECHÓW – AL. JÓZEFIAKA/NERY STREET

City is in the process of preparing the Local Development Plan for the area of approx. 67 ha, comprising land located along Cezary Józefiak Avenue, in the direct vicinity of the Łódź-Wschód junction on the A1 motorway. Only 20 minutes drive from the city centre.

<b>Stock (sqm)</b>	1 358 500	
<b>New Supply (sqm)</b>	107 100	
<b>Space under construction (sqm)</b>	171 400	
<b>Vacancy Rate</b>	5,6%	
<b>Take-up (sqm)</b>	53 000	
<b>Take-up-structure</b>	New deals	34%
	Renewals	47%
	Expansions	19%
	Automotive	29%
	Packaging	26%
<b>Main tenant sectors in take-up structure</b>	Distribution	15%
<b>Headline Rents (EUR/sqm/months)</b>	3.40 - 4.50	

source: Colliers

- ŁÓDŹ ADMINISTRATIVE BOUNDARIES
- ŁÓDŹ METROPOLITAN RAILWAY
- ▬ CROSS-TOWN TUNNEL
- ⊙ MOTORWAY / EXPRESSWAY JUNCTION
- ŁÓDŹ SPECIAL ECONOMIC ZONE
- DEVELOPMENT AREAS PRIVATE
- NOWY JÓZEFÓW INDUSTRIAL ZONE
- OLECHÓW INDUSTRIAL ZONE
- CHOCIANOWICE INDUSTRIAL ZONE



**600**  
YEARS OF ŁÓDŹ



# INVESTMENT OFFER

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- 1 26, 28 OGRODOWA STREET/FAMUŁY POZNAŃSKIEGO
- 2 NARUTOWICZA STREET/4TH JUNE 1989 SQUARE
- 3 48/50 WSCHODNIA STREET
- 4 32 SKŁADOWA STREET
- 5 100 POMORSKA STREET
- 6 85 WIĘCKOWSKIEGO STREET
- 7 232 KILIŃSKIEGO STREET
- 8 6 DOSTAWCZA STREET
- 9 5 DOSTAWCZA STREET
- 10 MICKIEWICZA AVENUE/GDAŃSKA STREET
- 11 1 BOROWA STREET
- 12 13 MICKIEWICZA STREET
- 13 165/169 PIOTRKOWSKA STREET
- 14 93 KILIŃSKIEGO STREET
- 15 5/7 KOŚCIUSZKI STREET
- 16 94C ŻEROMSKIEGO STREET
- 17 71 PRZĘDZALNIANA STREET
- 18 5 KRZEMIENIECKA STREET
- 19 36 ŁAGIEWNICKA STREET / 15-17 CEGLANA STREET
- 20 60/62 LIPOWA STREET
- 21 3/5 WRÓBLEWSKIEGO STREET
- 22 26/28 RZGOWSKA STREET



# INVESTMENT OFFER



# CITY OF ŁÓDŹ INVESTMENT OFFER

## 1 26, 28 OGRODOWA STREET/ FAMUŁY POZNAŃSKIEGO

The beginning of the industrial development of the city of Łódź fell on the **first half of the XIXth century**. At that time, the city only had a population of several hundred inhabitants. At the end of the century, the city was already an important European metropolis famous for the production of **various cotton and woolen fabrics**.

One of the most important tycoons of that time was an industrialist of Jewish origin, **Izrael Kalmanowicz Poznański**. He began to build his empire in 1852 by expanding the prosperous company inherited from his father. A housing estate built in the vicinity of **one of the largest factories in Łódź**, Ogrodowa Street, began to emerge **in 1870**. The first house was built at 24 Ogrodowa Street.

Originally, in the tenement house with a cubature of almost **40,000 cubic meters**, there were over **180 low-standard apartments**. All buildings were built of brick and their characteristic feature was **their two or three-story construction**. Moreover, the buildings had common staircases and toilets. The average apartment was about **35 m<sup>2</sup>** in size and consisted of a room, kitchen, and kitchen pantry. The company's dynamic growth and its need to employ an increasing number of workers resulted in the construction of two more houses at **26 and 28 Ogrodowa Street**.



# CITY OF ŁÓDŹ INVESTMENT OFFER

## 1 26, 28 OGRODOWA STREET/ FAMUŁY POZNAŃSKIEGO

The project involves the revitalization of this urban space together with the historical Famuły factory-housing buildings of Izrael Poznański, erected in the years 1879–1896, and being one of the few complexes of houses for factory workers in this part of Europe and one of the few preserved architectural schemes of this type in Łódź itself.

The two residential buildings forming the frontage of Ogrodowa Street are located in the unique surroundings of a revitalized shopping and service complex of Manufaktura, the Izrael Poznański Palace, and Andels and Puro Hotels.

The close-proximity of the historical buildings of the Old Town, with the Old Market, Plac Wolności and Piotrkowska Street, makes this address a valuable point inscribed culturally in the image of the City as well as an interesting aesthetic challenge for architects fulfilling the vision of a modern city not devoid of tradition.

This complex of buildings – due to its location and character, green areas adjacent to the property, historic surroundings and by far the largest plots in the street quarters has a unique investment potential both in terms of residential as well as service and office space.

### FAMUŁY - VISUALIZATION



#### ATTENTION: ILLUSTRATIVE MATERIAL

Adopted parameters of the development may be subject to change resulting from a detailed analysis of the conditions of the planned investment in terms of meeting the requirements of the special law and other laws, including, among others, the construction law and technical conditions to which the buildings and their location should correspond, as well as individual opinions and agreements of competent authorities and units, as well as preferences and investment plans of the investor.

# CITY OF ŁÓDŹ INVESTMENT OFFER

## 1 AREA MAP OF FAMUŁY POZNAŃSKIEGO



1 INVESTMENT OFFER (FAMUŁY)

2 24 OGRODOWA STREET

3 ANDEL'S HOTEL

4 IZRAEL POZNAŃSKI'S PALACE

5 MANUFAKTURA

6 THE LOOM HOTEL

7 UNDERGROUND RAILWAY STATION

8 PURO HOTEL

9 OGRODOWA OFFICE

10 WOLNOŚCI SQUARE

11 BOULEVARDS

12 STAROMIEJSKI PARK

13 STARY RYNEK SQUARE

14 WIELKIEJ ORKIESTRY ŚWIĄTECZNEJ POMOCY SQUARE

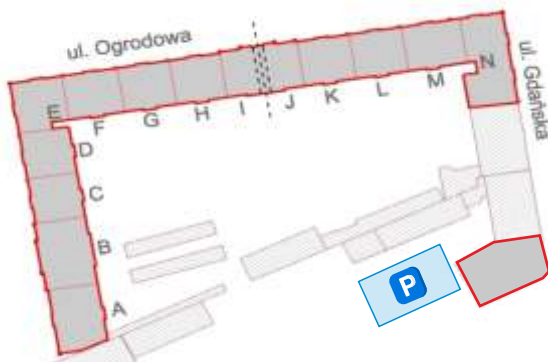


# CITY OF ŁÓDŹ INVESTMENT OFFER

## 1 26, 28 OGRODOWA STREET/ FAMUŁY POZNAŃSKIEGO

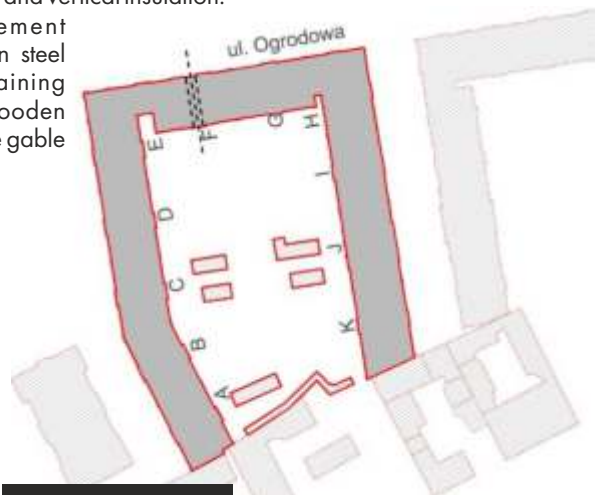
### 26 OGRODOWA STREET

The block of houses at 26 Ogrodowa Street consists of three wings, 5 floors above ground (including the first floor, 3 floors and an attic over part of the building) and a basement (elevated to half the height of the basement). The building has a longitudinal, two-bay structural layout. Foundation strips and walls made of solid ceramic brick, no horizontal and vertical insulation. Above the basement, a sectional ceiling on steel beams the remaining ceilings have a wooden structure. Low-slope gable roof.



### 28 OGRODOWA STREET


The building is listed in the [Polish] register of monuments. The block of workers' houses at Ogrodowa 28 consists of three wings, 5 floors above ground (including first floor, 3 floors and an attic over part of the building) and a basement (elevated to half the height of the basement). The building was constructed using traditional technology with a longitudinal, two-bay structural layout. Foundation strips and walls made of solid ceramic brick, no horizontal and vertical insulation. Above the basement sectional ceiling on steel beams, the remaining ceilings has a wooden structure. Low-slope gable roof.



INFORMATION (IN SQM)	26 OGRODOWA STR.	MIELCZARSKI PARKING LOT	28 OGRODOWA STR.
LAND AREA	9 414,97	1 254,00	7 573,44
TOTAL AREA	14 229,00	4 750,00	19 689,00
USABLE	10 083,90	4 370,00	14 588,70
RESIDENTIAL	2 733,30	-	3 564,10
OFFICE AREA	2 802,60	-	5 591,20
SERVICES AREA	2 062,90	-	1 955,90
TECHNICAL AREA	1 012,40	-	817,50
TRAFFIC AREA	1 515,90	-	2 662,90
ACCES BY VEH/PED	2 942,00	-	1 597,00
AREA OF LAWNS/GREENS	3 250,00	-	2 493,00
NUMBER OF PARKING SPACES	-	136	-

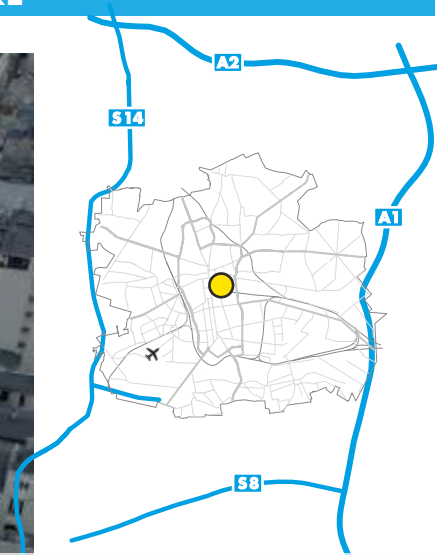
FORM OF SALE: BY TENDER

**CONTACT:**  
znii@uml.lodz.pl

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# CITY OF ŁÓDŹ INVESTMENT OFFER

## 2 NARUTOWICZA STREET / 4TH JUNE 1989 SQUARE



### ATTENTION: ILLUSTRATIVE MATERIAL


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### INFORMATION

<b>LOCATION</b>	THE REAL ESTATE IS LOCATED CLOSE TO THE NEW CENTRE OF ŁÓDŹ, IN THE AREA UNDER THE URBAN REVITALIZATION PROGRAM AND NEAR WŁÓKIENNICZA STREET, ONE OF THE JEWELS OF ŁÓDŹ REVITALIZATION.
<b>PERMITTED LAND USE</b>	RESIDENTIAL / SERVICES
<b>PLOT AREA</b>	1 796 SQM
<b>TENDER SCHEDULED FOR</b>	2024
<b>GUIDE PRICE (ESTIMATED ASKING PRICE)</b>	3 350 000 PLN

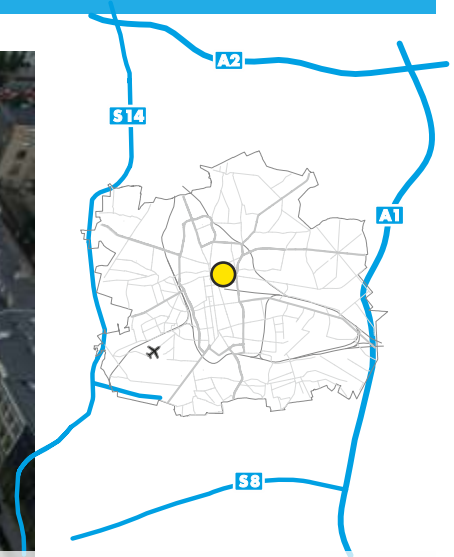
### VALID SPATIAL DEVELOPMENT PLAN

<b>PERMISSIBLE HEIGHT</b>	MAX 20 M
<b>DEVELOPMENT INTENSITY</b>	MAX 7
<b>BUILT-UP AREA</b>	MAX 100%
<b>BIOLOGICALLY ACTIVE AREA</b>	MIN 5%
<b>USABLE AREA</b>	8 799 SQM

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# CITY OF ŁÓDŹ INVESTMENT OFFER

## 3 48/50 WSCHODNIA STREET



### ATTENTION: ILLUSTRATIVE MATERIAL


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### INFORMATION

<b>LOCATION</b>	THE REAL ESTATE IS LOCATED CLOSE TO THE NEW CENTRE OF ŁÓDŹ, IN THE AREA UNDER THE URBAN REVITALIZATION PROGRAM AND NEAR WŁÓKIENNICZA STREET, ONE OF THE JEWELS OF ŁÓDŹ REVITALIZATION.
<b>PERMITTED LAND USE</b>	RESIDENTIAL / SERVICES
<b>PLOT AREA</b>	2 892 SQM
<b>TENDER SCHEDULED FOR</b>	12.2023
<b>GUIDE PRICE (ESTIMATED ASKING PRICE)</b>	2 000 000 PLN

### VALID SPATIAL DEVELOPMENT PLAN

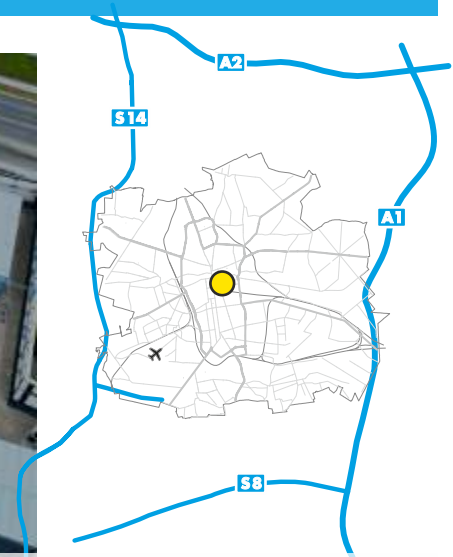
<b>PERMISSIBLE HEIGHT</b>	MAX 22 M
<b>DEVELOPMENT INTENSITY</b>	MAX 3,5
<b>BUILT-UP AREA</b>	MAX 75%
<b>BIOLOGICALLY ACTIVE AREA</b>	MIN 15%
<b>USABLE AREA</b>	7 085 SQM

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# CITY OF ŁÓDŹ INVESTMENT OFFER

## 4 32 SKŁADOWA STREET



### ATTENTION: ILLUSTRATIVE MATERIAL


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### INFORMATION

<b>LOCATION</b>	THE PROPERTY IS LOCATED IN THE NEW CENTRE OF ŁÓDŹ, IN CLOSE PROXIMITY TO THE ŁÓDŹ FABRYCZNA RAILWAY STATION AND MODERN RESIDENTIAL AND COMMERCIAL BUILDINGS
<b>PERMITTED LAND USE</b>	RESIDENTIAL/SERVICES
<b>PLOT AREA</b>	705 SQM
<b>TENDER SCHEDULED FOR</b>	2024
<b>GUIDE PRICE (ESTIMATED ASKING PRICE)</b>	1 400 000 PLN

### VALID SPATIAL DEVELOPMENT PLAN

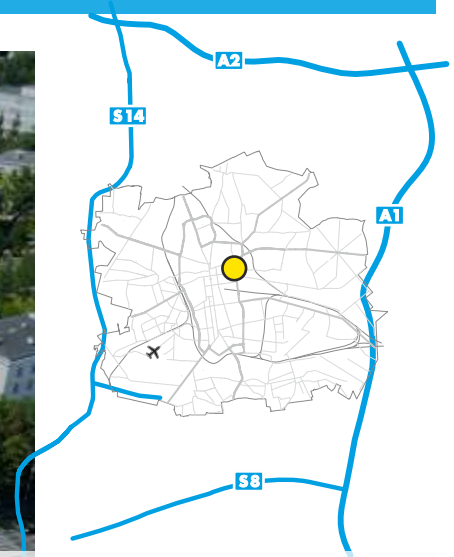
<b>PERMISSIBLE HEIGHT</b>	IN THE HIGHEST POINT 21 M
<b>DEVELOPMENT INTENSITY</b>	MAX 7
<b>BUILT-UP AREA</b>	MAX 100%
<b>BIOLOGICALLY ACTIVE AREA</b>	MIN 0%
<b>USABLE AREA</b>	3 454 SQM

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# CITY OF ŁÓDŹ INVESTMENT OFFER

5

100 POMORSKA STREET




### ATTENTION: ILLUSTRATIVE MATERIAL

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## INFORMATION

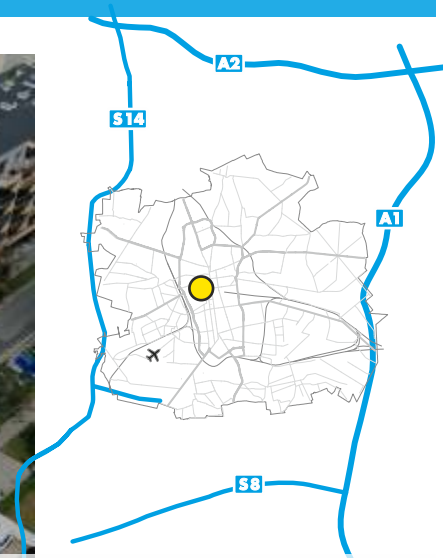
<b>LOCATION</b>	THE PROPERTY IS LOCATED IN THE PROXIMITY OF THE UNIVERSITY OF ŁÓDŹ CAMPUS AND THE GREEN HORIZON OFFICE BUILDING
<b>PERMITTED LAND USE</b>	RESIDENTIAL
<b>PLOT AREA / USABLE AREA</b>	4 163 SQM / 16 371 SQM
<b>TENDER SCHEDULED FOR</b>	2024
<b>GUIDE PRICE (ESTIMATED ASKING PRICE)</b>	8 326 000 PLN

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# CITY OF ŁÓDŹ INVESTMENT OFFER

## 6 85 WIĘCKOWSKIEGO STREET




### ATTENTION: ILLUSTRATIVE MATERIAL

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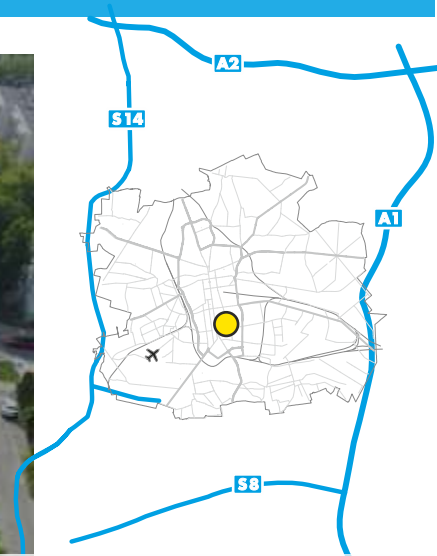
### INFORMATION

<b>LOCATION</b>	THE REAL ESTATE IS LOCATED IN THE POLESIE DISTRICT, A 5-MINUTE DRIVE TO THE ORIENTARIUM AND AQUAPARK, AS WELL AS ONE OF THE LARGEST PARKS IN POLAND, THE JÓZEF PIŁSUDSKI PARK
<b>PERMITTED LAND USE</b>	RESIDENTIAL
<b>PLOT AREA / USABLE AREA</b>	1 540 SQM / 2 156 SQM
<b>TENDER SCHEDULED FOR</b>	11.2023
<b>GUIDE PRICE (ESTIMATED ASKING PRICE)</b>	3 100 000 PLN

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# CITY OF ŁÓDŹ INVESTMENT OFFER

## 7 232 KILIŃSKIEGO STREET




### ATTENTION: ILLUSTRATIVE MATERIAL

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### INFORMATION

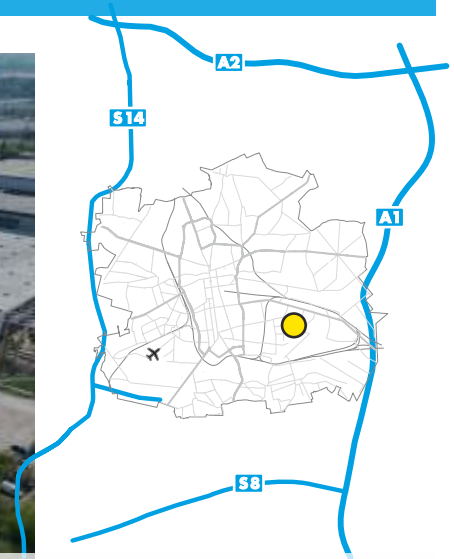
<b>LOCATION</b>	THE PROPERTY IS LOCATED IN THE PROXIMITY OF PIOTRKOWSKA STREET AND REYMONT PARK
<b>PERMITTED LAND USE</b>	RESIDENTIAL
<b>PLOT AREA</b>	1 831 SQM
<b>TENDER SCHEDULED FOR</b>	11.2023
<b>GUIDE PRICE (ESTIMATED ASKING PRICE)</b>	2 107 000 PLN

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# CITY OF ŁÓDŹ INVESTMENT OFFER

8

## 6 DOSTAWCZA STREET




### ATTENTION: ILLUSTRATIVE MATERIAL

Adopted parameters of the development may be subject to change resulting from a detailed analysis of the conditions of the planned investment in terms of meeting the requirements of the special law and other laws, including, among others, the construction law and technical conditions to which the buildings and their location should correspond, as well as individual opinions and agreements of competent authorities and units, as well as preferences and investment plans of the investor.

### INFORMATION

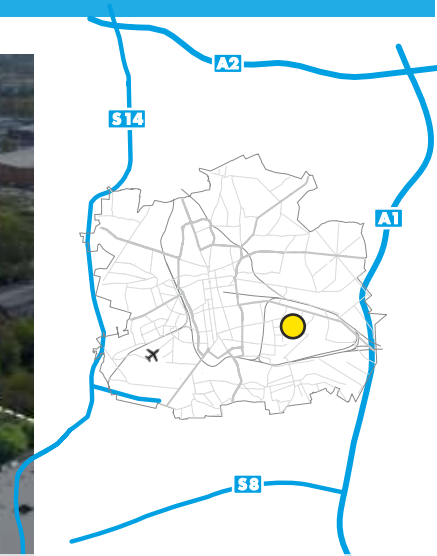
<b>LOCATION</b>	THE AREA IS LOCATED IN AN INDUSTRIAL DISTRICT, PERFECTLY CONNECTED TO THE MOTORWAY RING AND IN CLOSE PROXIMITY TO THE RAILWAY SIDING
<b>PERMITTED LAND USE</b>	INDUSTRY
<b>PLOT AREA</b>	83 720 SQM
<b>TENDER SCHEDULED FOR</b>	11.2023
<b>GUIDE PRICE (ESTIMATED ASKING PRICE)</b>	20 000 000 PLN

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# CITY OF ŁÓDŹ INVESTMENT OFFER

## 9 5 DOSTAWCZA STREET




### ATTENTION: ILLUSTRATIVE MATERIAL

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### INFORMATION

<b>LOCATION</b>	THE AREA IS LOCATED IN AN INDUSTRIAL DISTRICT, PERFECTLY CONNECTED TO THE MOTORWAY RING AND IN CLOSE PROXIMITY TO THE RAILWAY SIDING
<b>PERMITTED LAND USE</b>	INDUSTRY
<b>PLOT AREA</b>	45 454 SQM
<b>TENDER SCHEDULED FOR</b>	11.2023
<b>GUIDE PRICE (ESTIMATED ASKING PRICE)</b>	6 500 000 PLN

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# INVESTMENT OFFER

**10** MICKIEWICZA AVENUE/ GDAŃSKA STREET



# INVESTMENT OFFER

## 10 MICKIEWICZA AVENUE/ GDAŃSKA STREET

### INFORMATION

#### LOCATION

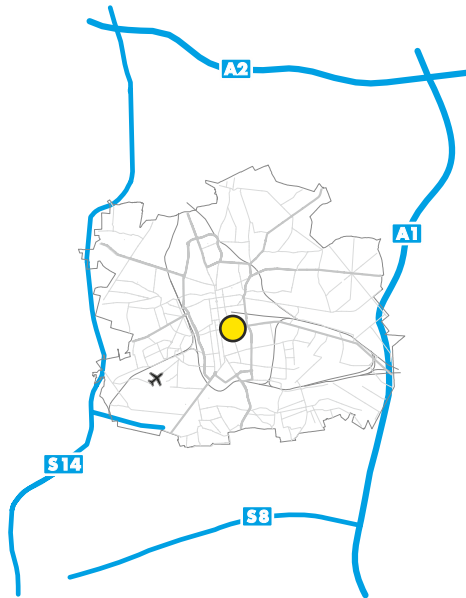
ATTRACTIVE LOCATION OF THE AREA IN THE VERY CENTER OF ŁÓDŹ, AT THE MAIN TRAFFIC ARTERY AND IN THE NEIGHBOURHOOD OF THE PLANNED GREEN INNER-QUARTER PASSAGE

#### PERMITTED LAND USE

INCREASED PERMISSIBLE HEIGHT OF THE DESIGNED BUILDINGS IN THE FRONTAGE OF MICKIEWICZA AVENUE IN RELATION TO THE REMAINING AREA - UP TO 25M / 35M

HIGH INDICES OF BUILT-UP AREA AND DEVELOPMENT INTENSITY FOR THE PROPERTIES LOCATED IN THE FRONTAGE OF MICKIEWICZA AVENUE (DEPENDING ON THE SITE LOCATION: THE MAXIMUM BUILT-UP AREA INDEX - 85% / 100%, MAXIMUM DEVELOPMENT INTENSITY INDEX - 7.0 / 8.2)

A POSSIBILITY TO DEVELOP 3 REAL ESTATES (2 PRIVATE + 1 CITY) IN THE FORM OF ONE OR SEVERAL INVESTMENTS



**CONTACT:** [znii@uml.lodz.pl](mailto:znii@uml.lodz.pl)

#### ATTENTION: ILLUSTRATIVE MATERIAL

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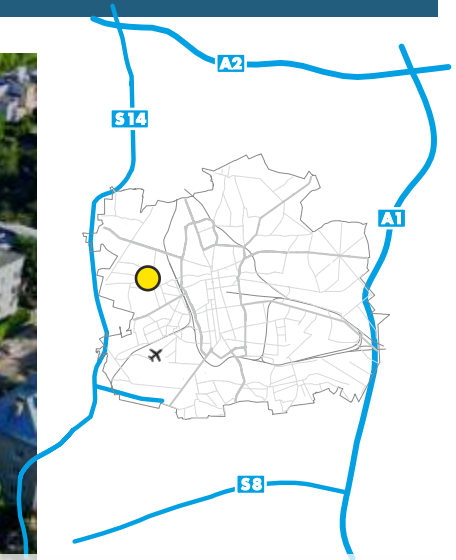


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# INVESTMENT OFFER

11

1 BOROWA STREET




#### ATTENTION: ILLUSTRATIVE MATERIAL

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## INFORMATION

<b>LOCATION</b>	A WELL CONNECTED PROPERTY, LOCATED IN THE POLESIE DISTRICT, CLOSE TO THE PARK NA ZDROWIU
<b>PERMITTED LAND USE</b>	RESIDENTIAL
<b>PLOT AREA / USABLE AREA</b>	2 506 SQM / 3 500 SQM
<b>GUIDE PRICE (ESTIMATED ASKING PRICE)</b>	4 641 100 PLN
<b>CONTACT</b>	E-MAIL: <a href="mailto:n.clapak@lsi.lodz.pl">n.clapak@lsi.lodz.pl</a>

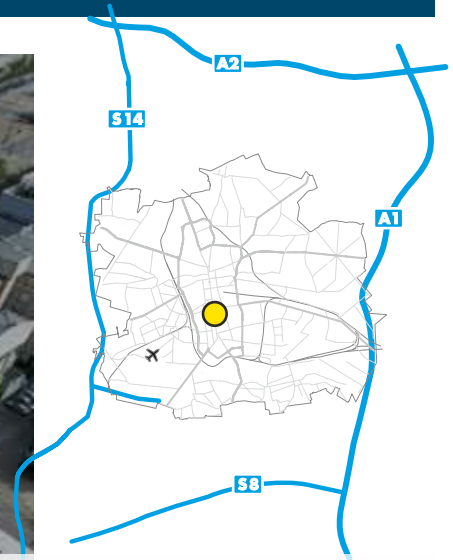
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**600**  
YEARS OF ŁÓDŹ



# PRIVATE INVESTMENT OFFER

## 12 13 MICKIEWICZA AVENUE




### ATTENTION: ILLUSTRATIVE MATERIAL

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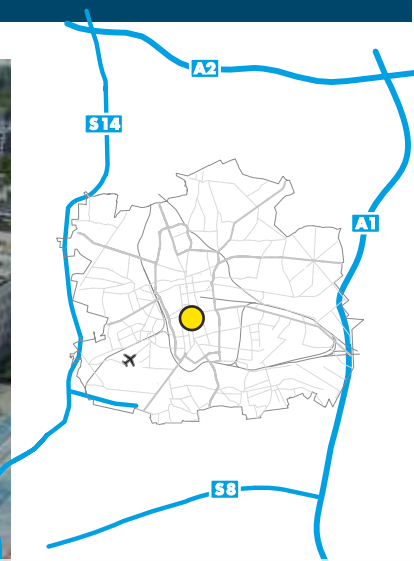
### INFORMATION

<b>LOCATION</b>	THE PROPERTY IS LOCATED IN THE HEART OF THE CITY, NEAR THE MAIN PUBLIC TRANSPORT INTERCHANGE STOP
<b>PERMITTED LAND USE</b>	RESIDENTIAL/SERVICES
<b>PLOT AREA</b>	1 309 SQM
<b>PRICE</b>	4 500 000 EUR
<b>CONTACT</b>	E-MAIL: <a href="mailto:BADAMCZYK@PRO.ONET.PL">BADAMCZYK@PRO.ONET.PL</a>

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# PRIVATE INVESTMENT OFFER

**13** 165/169 PIOTRKOWSKA STREET




#### ATTENTION: ILLUSTRATIVE MATERIAL

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## INFORMATION

<b>LOCATION</b>	THE PROPERTY IS LOCATED IN THE ŁÓDŹ CITY CENTRE, IN THE HEART OF THE CITY
<b>PERMITTED LAND USE</b>	RESIDENTIAL/SERVICES
<b>PLOT AREA</b>	621 SQM
<b>PRICE</b>	TO NEGOTIATE
<b>CONTACT</b>	E-MAIL: PIOTR.LESNAK@BONAFIDEDEVELOPMENT.PL

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**600**  
YEARS OF ŁÓDŹ



# PRIVATE INVESTMENT OFFER

## 14 93 KILIŃSKIEGO STREET



### ATTENTION: ILLUSTRATIVE MATERIAL


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### INFORMATION

<b>LOCATION</b>	THE PROPERTY IS LOCATED IN THE HEART OF THE CITY, CLOSE TO THE EC-1 AND ŁÓDŹ FABRYCZNA RAILWAY STATION
<b>PERMITTED LAND USE</b>	RESIDENTIAL/SERVICES
<b>PLOT AREA</b>	1 900 SQM
<b>PRICE</b>	TO NEGOTIATE
<b>CONTACT E-MAIL</b>	ALONBER@ME.COM

### VALID SPATIAL DEVELOPMENT PLAN

<b>PERMISSIBLE HEIGHT</b>	MIN 10 M MAX 21 M
<b>DEVELOPMENT INTENSITY</b>	MIN 1 MAX 4
<b>BUILT-UP AREA</b>	MAX 75%
<b>BIOLOGICALLY ACTIVE AREA</b>	MIN 10%

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# PRIVATE INVESTMENT OFFER

## 15 5/7 KOŚCIUSZKI AVENUE




### ATTENTION: ILLUSTRATIVE MATERIAL

Adopted parameters of the development may be subject to change resulting from a detailed analysis of the conditions of the planned investment in terms of meeting the requirements of the special law and other laws, including, among others, the construction law and technical conditions to which the buildings and their location should correspond, as well as individual opinions and agreements of competent authorities and units, as well as preferences and investment plans of the investor.

### INFORMATION

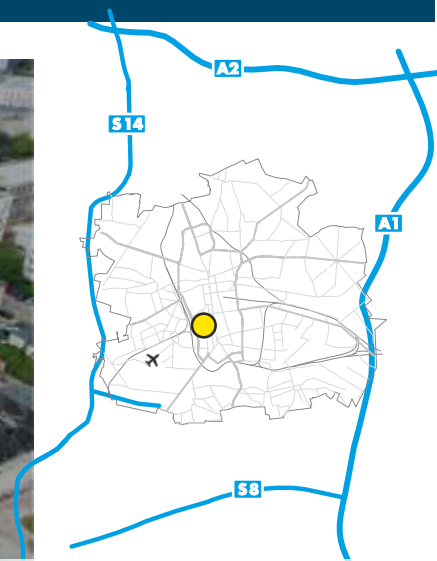
<b>LOCATION</b>	THE PROPERTY IS LOCATED IN THE HEART OF THE CITY, A 2-MINUTE WALK TO PIOTRKOWSKA STREET
<b>PERMITTED LAND USE</b>	RESIDENTIAL/ SERVICES
<b>PLOT AREA</b>	5 683 SQM
<b>PRICE</b>	DURING VALUATION
<b>CONTACT</b>	E-MAIL: MARCIN.SWIDERSKI@ORANGE.COM AGNIESZKA.KEDZIORA1@ORANGE.COM

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# PRIVATE INVESTMENT OFFER

## 16 94C ŻEROMSKIEGO STREET



### ATTENTION: ILLUSTRATIVE MATERIAL

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### INFORMATION


**LOCATION** PROPERTY IS LOCATED CLOSE TO CITY CENTER

**PERMITTED LAND USE** SERVICES

**PLOT AREA** 7 800 SQM

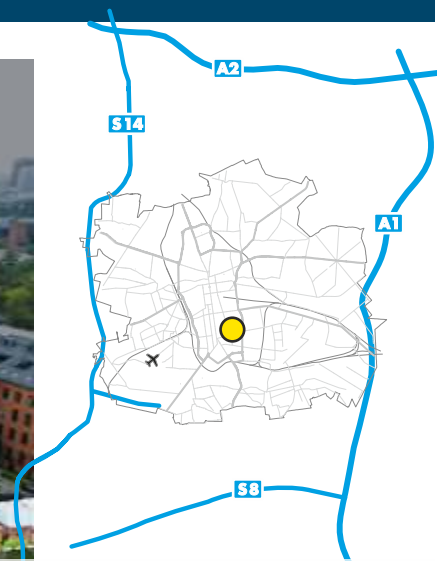
**PRICE** TO NEGOTIATE

**CONTACT E-MAIL** E-MAIL: ZBIGNIEW\_GORECKI@AGRAF.COM.PL

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# PRIVATE INVESTMENT OFFER

## 17 71 PRZĘDZALNIANA STREET



### ATTENTION: ILLUSTRATIVE MATERIAL


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### INFORMATION

<b>LOCATION</b>	THE PROPERTY IS LOCATED IN THE WIDZEW DISTRICT, CLOSE TO THE KSIĘŻY MŁYN AND ŹRÓDLISKA PARK
<b>PERMITTED LAND USE</b>	RESIDENTIAL
<b>PLOT AREA</b>	27 659 SQM
<b>PRICE</b>	45 000 000 PLN
<b>CONTACT E-MAIL</b>	E-MAIL: JAN.HOLEWIK@MONEYSQUARE.PL

### VALID SPATIAL DEVELOPMENT PLAN

<b>PERMISSIBLE HEIGHT</b>	MAX 25 M
<b>DEVELOPMENT INTENSITY</b>	UP TO 2,8
<b>BUILT-UP AREA</b>	MAX 60%
<b>BIOLOGICALLY ACTIVE AREA</b>	MIN 15%

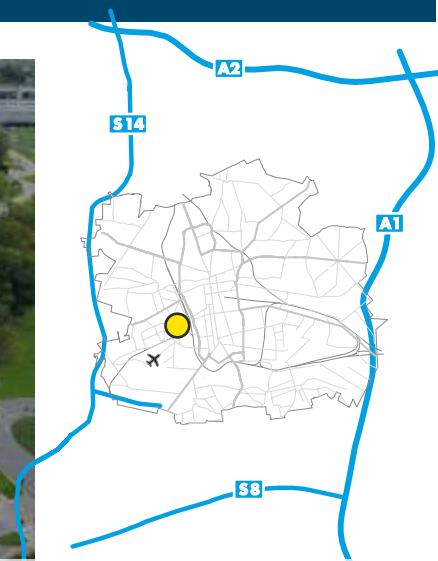
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**600**  
YEARS OF ŁÓDŹ



# PRIVATE INVESTMENT OFFER

## 18 5 KRZEMIENIECKA STREET



### ATTENTION: ILLUSTRATIVE MATERIAL

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### INFORMATION

**LOCATION** THE PROPERTY IS LOCATED CLOSE TO THE ATLAS ARENA, ŁKS ŁÓDŹ STADIUM AND ŁÓDŹ KALISKA RAILWAY STATION

**PERMITTED LAND USE** SERVICES

**PLOT AREA** 13 825 SQM

**PRICE** TO NEGOTIATE

**CONTACT E-MAIL** E-MAIL: PIOTR.LESNIK@BONAFIDEDEVELOPMENT.PL


### VALID SPATIAL DEVELOPMENT PLAN

**PERMISSIBLE HEIGHT** MAX 12 M

**DEVELOPMENT INTENSITY** MAX 0,9

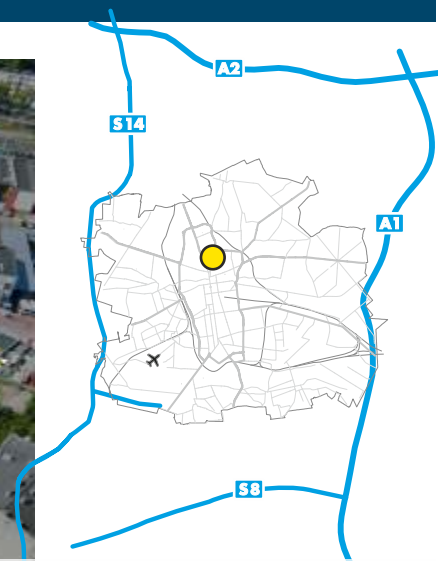
**BUILT-UP AREA** MAX 35%

**BIOLOGICALLY ACTIVE AREA** MIN 30%

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# PRIVATE INVESTMENT OFFER

**19** 36 ŁAGIEWNICKA, 15/17 CEGLANA STREET




#### ATTENTION: ILLUSTRATIVE MATERIAL

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## INFORMATION

<b>LOCATION</b>	THE PROPERTY IS LOCATED IN THE BAŁUTY DISTRICT NEAR THE BAŁUCKI MARKET, ONE OF THE LARGEST MARKETS IN ŁÓDŹ
<b>PERMITTED LAND USE</b>	RESIDENTIAL
<b>PLOT AREA</b>	1,2 HA
<b>PRICE</b>	TO NEGOTIATE
<b>CONTACT E-MAIL</b>	E-MAIL: JULIA@VUVALUE.PL

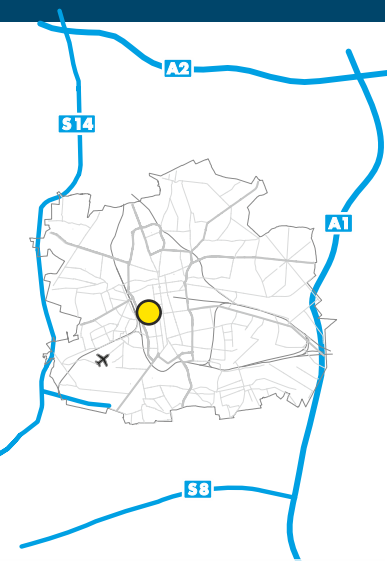
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**600**  
YEARS OF ŁÓDŹ



# PRIVATE INVESTMENT OFFER

**20** 60/62 LIPOWA STREET



#### ATTENTION: ILLUSTRATIVE MATERIAL


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## INFORMATION

<b>LOCATION</b>	THE PROPERTY IS LOCATED IN THE POLESIE DISTRICT
<b>PERMITTED LAND USE</b>	RESIDENTIAL
<b>PLOT AREA</b>	1 521 SQM
<b>PRICE</b>	TO NEGOTIATE
<b>CONTACT E-MAIL</b>	E-MAIL: ZUZANNA.NOWIK@DPLUSD.PL

## VALID SPATIAL DEVELOPMENT PLAN

<b>PERMISSIBLE HEIGHT</b>	MAX 23 M
<b>DEVELOPMENT INTENSITY</b>	UP TO 3,5
<b>BUILT-UP AREA</b>	UP TO 100%
<b>BIOLOGICALLY ACTIVE AREA</b>	MIN 15%

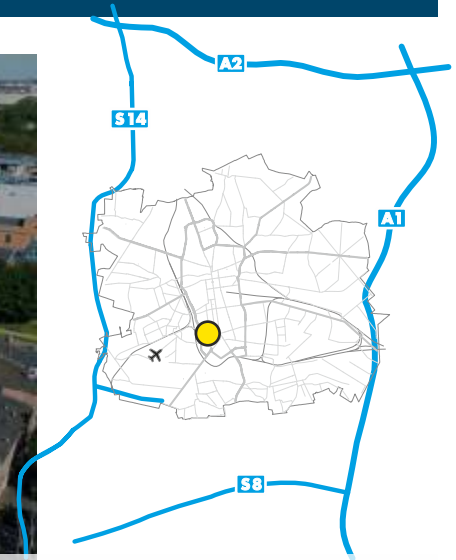
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**600**  
YEARS OF ŁÓDŹ



# PRIVATE INVESTMENT OFFER

## 21 3/5 WRÓBLEWSKIEGO STREET



### ATTENTION: ILLUSTRATIVE MATERIAL

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### INFORMATION

<b>LOCATION</b>	THE PROPERTY IS LOCATED IN THE POLESIE DISTRICT
<b>PERMITTED LAND USE</b>	SERVICES
<b>PLOT AREA</b>	3 257 SQM
<b>PRICE</b>	TO NEGOTIATE
<b>CONTACT E-MAIL</b>	E-MAIL: ZUZANNA.NOWIK@DPLUSD.PL

### VALID SPATIAL DEVELOPMENT PLAN

<b>PERMISSIBLE HEIGHT</b>	MAX 18 M
<b>DEVELOPMENT INTENSITY</b>	MAX 3
<b>BUILT-UP AREA</b>	MAX 60%
<b>BIOLOGICALLY ACTIVE AREA</b>	MIN 15%

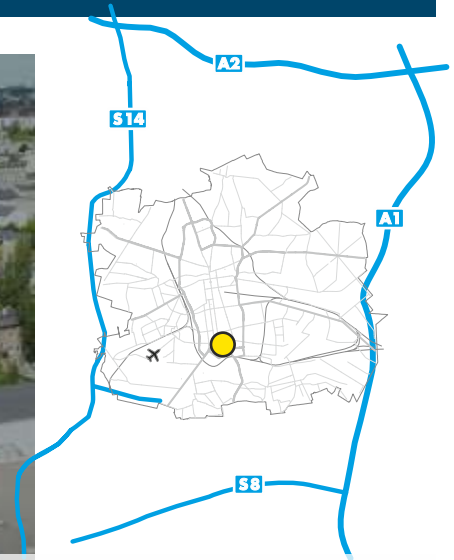


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# PRIVATE INVESTMENT OFFER

**22** 26/28 RZGOWSKA STREET



#### ATTENTION: ILLUSTRATIVE MATERIAL

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## INFORMATION

**LOCATION** PROPERTY IS LOCATED CLOSE TO THE CITY CENTER, IN A HISTORIC POST-INDUSTRIAL ENVIRONMENT

**PERMITTED LAND USE** RESIDENTIAL

**PLOT AREA** 12 280 SQM

**PRICE** TO NEGOTIATE

**CONTACT E-MAIL** E-MAIL: OGRODY@CONSORTES.COM.PL

**NUMBER OF FLATS** 135 - 405

**NUMBER OF SERVICE PREMISES** 1 x 150,41 SQM

**NUMBER OF REQUIRED PARKING SPACES** 95 - 284

**USABLE AREA** 14 000 – 22 000 SQM



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**600**  
YEARS OF ŁÓDŹ



# CITY OF ŁÓDŹ THE NEW CENTRE OF ŁÓDŹ

## THE NEW CENTRE OF ŁÓDŹ IS AN AREA COVERING 100 HECTARES IN THE HEART OF THE CITY:

Within the area of the NCL there are, among others: revitalized building of the first EC1 power plant in Łódź. The unique character of the place refers to the industrial past of the city. Currently, EC1 performs cultural, artistic and educational functions. Inside, there are the largest Science and Technology Center in Poland and the most modern planetarium. The EC1 complex is also the seat of institutions associating artists and filmmakers - the Łódź Film Commission and the Center for Comics and Interactive Narration.

An important point in the area of the New Centre of Łódź is the new underground Łódź Fabryczna station, which has become part of a multimodal transport hub, combining rail, long-distance bus, car and public transport.

The Kobro Market Square, a unique place for meetings and cultural events, will be a part of the New Centre of Łódź. It will be surrounded by typical post – industrial architecture of our city.

An important point on the map of the New Centre of Łódź will also be the modern town hall building, where all municipal units will be located.

## THE NEW CENTRE OF ŁÓDŹ AREA





# CITY OF ŁÓDŹ THE NEW CENTRE OF ŁÓDŹ



**2** RESIDENTIAL / BGK

**3** NOWA FABRYCZNA OFFICES / SKANSKA



**8** PUBLIC SQUARE

**9** RESIDENTIAL / PROFBUD

**10** RESIDENTIAL / SAMSON DOM

**11** RESIDENTIAL / JJ INVEST

**12** RESIDENTIAL / NEOINVEST

**13** RESIDENTIAL / MURAPOL



**20** GRAND HOTEL HOTEL

**21** RESIDENTIAL CAVATINA

**22** UNIVERSITY OF ŁÓDŹ

**23** FABRYKA PRZEDSIĘBIORCZOŚCI OFFICES / MARIANŃSKI GROUP

**600**  
YEARS OF ŁÓDŹ



# CITY OF ŁÓDŹ



## WHAT WE DO: SUPPORT THE INVESTMENT AT EVERY STAGE AND IN THE KEY AREAS



**PRE-INVESTMENT  
RESEARCH**



**SITE SELECTION**



**RECRUITMENT  
EMPLOYER BRANDING**



**POST-INVESTMENT  
SUPPORT**

**CONTACT** Business Development and International Relations Bureau  
City Office of Łódź  
104a Piotrkowska St., 90-926 Łódź

e-mail: [boi@uml.lodz.pl](mailto:boi@uml.lodz.pl)

tel. 42 638 59 39

fax 42 638 59 40



[invest.lodz.pl/en/](https://invest.lodz.pl/en/)



[linkedin.com/company/invest-in-lodz/](https://linkedin.com/company/invest-in-lodz/)

**600**  
YEARS OF ŁÓDŹ







**600**  
YEARS OF ŁÓDŹ