



INVEST IN ŁÓDŹ



ŁÓDŹ INVESTMENT OFFER

2024

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



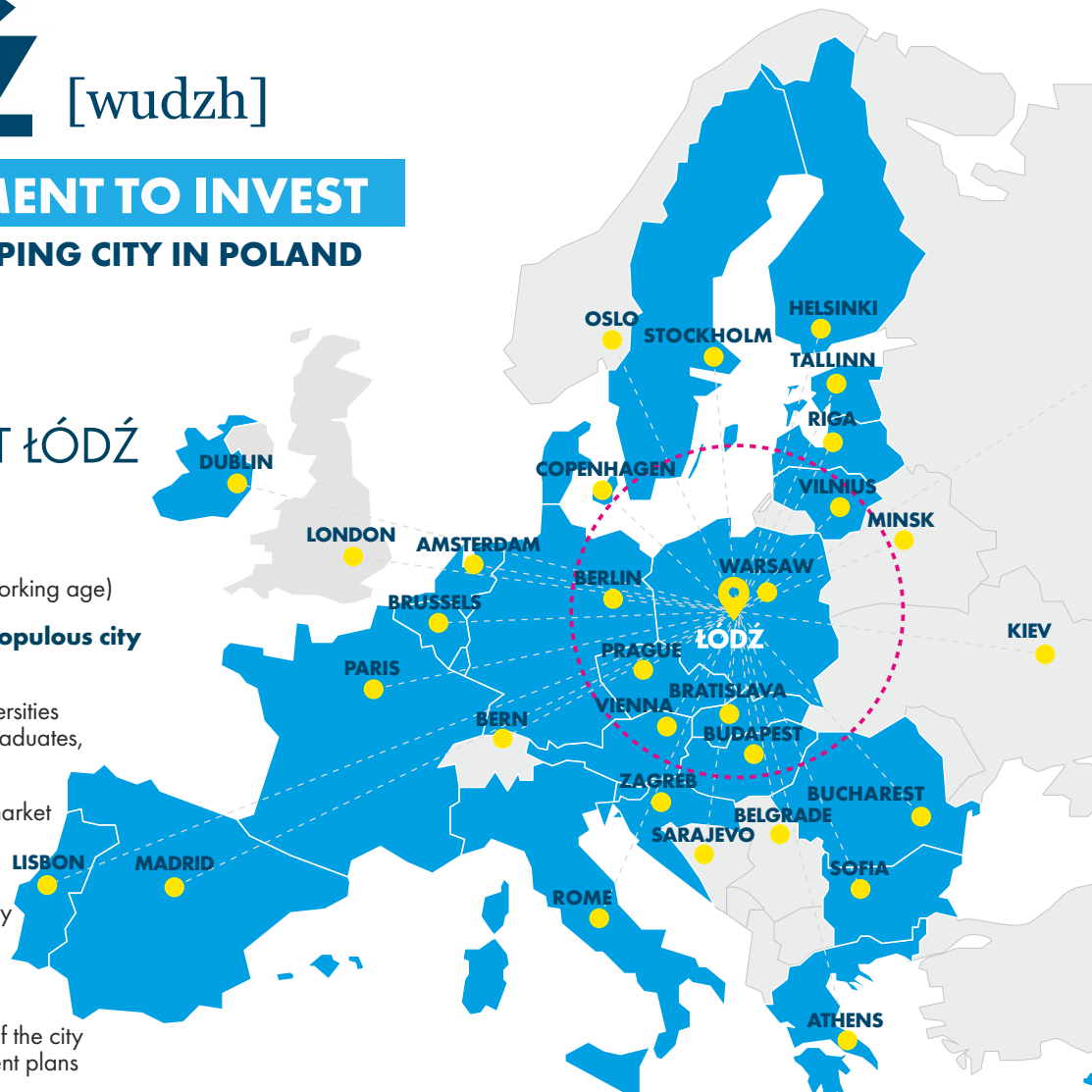
38% - Coverage the area of the city
with local spatial development plans



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



INVESTMENT POTENTIAL OF ŁÓDŹ

THE STRONGEST SECTORS OF THE CITY ECONOMY

65 000 SPECIALISTS

110 SSC/COE/GBS/BPO CENTRES

> 200 IT COMPANIES



**BUSINESS
SERVICES**



IT



MANUFACTURING



LIFE SCIENCE



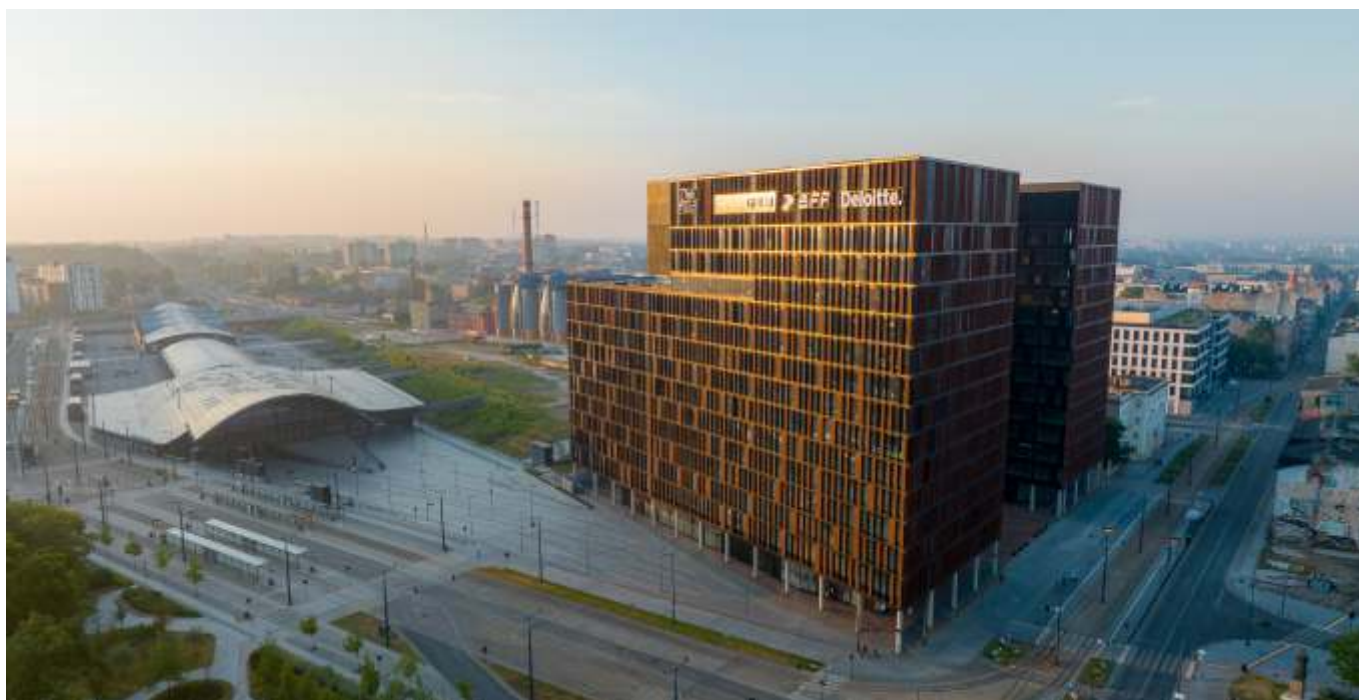
**DISTRIBUTION/
LOGISTICS**



In recent years, Łódź has been experiencing dynamic development in all major areas of modern technologies. It has become home to **110 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 - WROCLAW



ŁÓDŹ METRO



REDUCE TRAVEL TIME WITHIN THE CITY



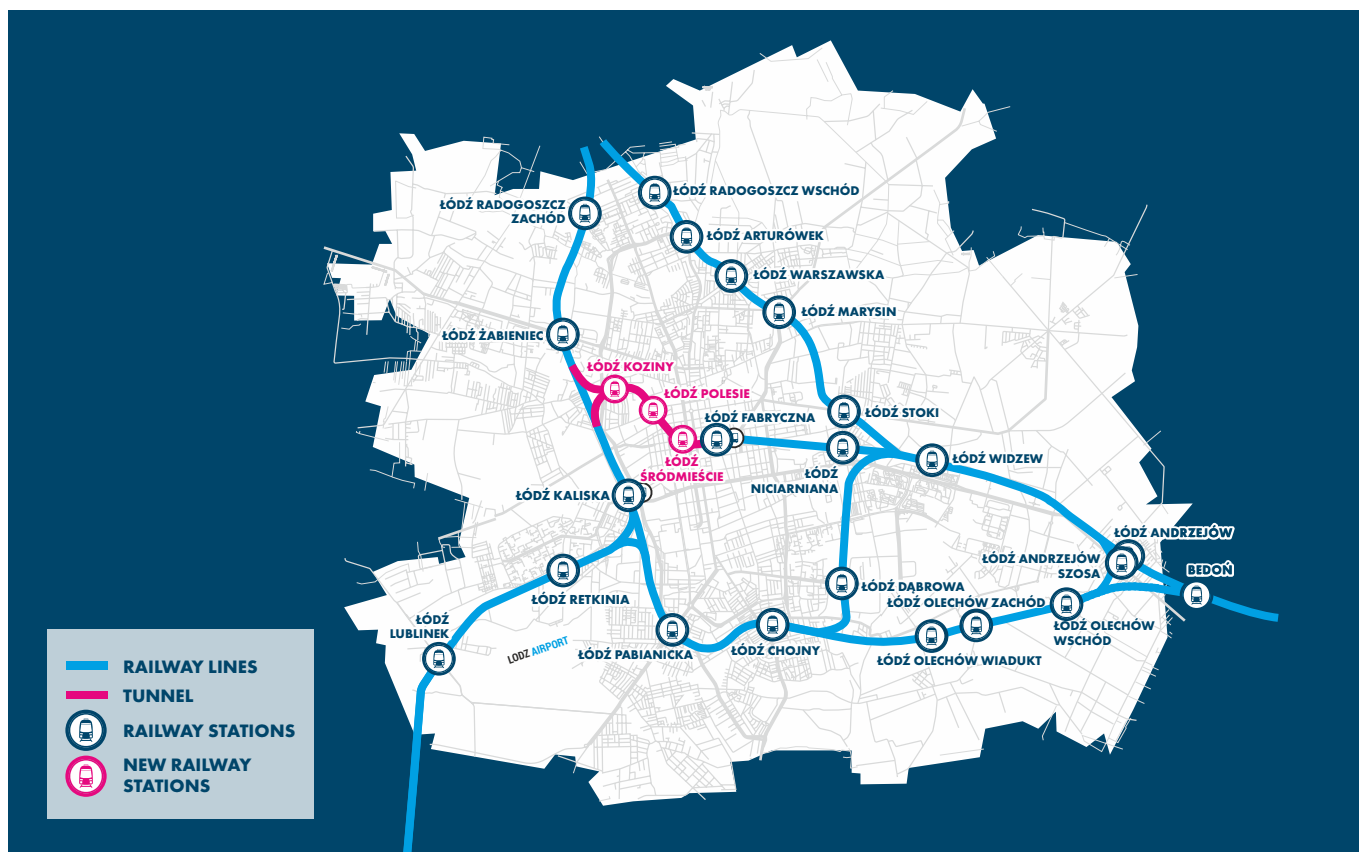
EXPANDING POTENTIAL EMPLOYEES POOL FROM THE AGGLOMERATION



INCREASING THE BUSINESS ATTRACTIVENESS FROM CITY

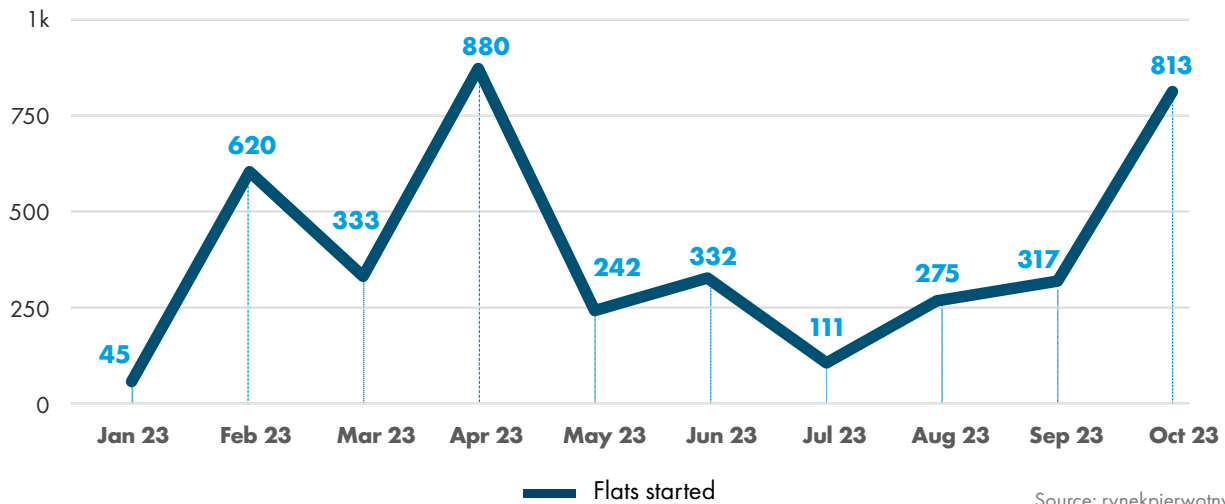


A DEVELOPMENT IMPULSE FOR THE NEW CENTER OF ŁÓDŹ



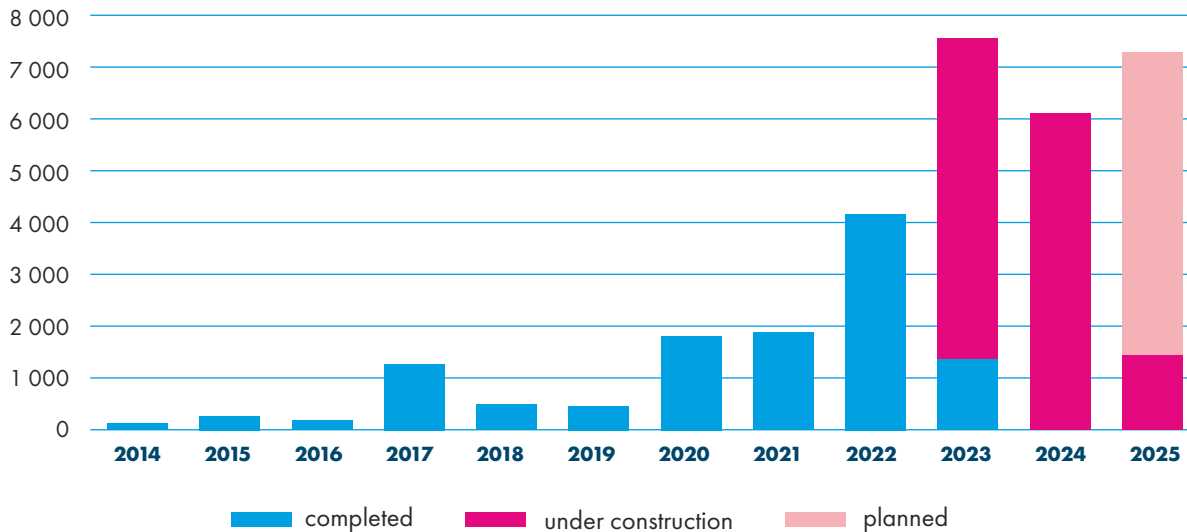
RESIDENTIAL MARKET DATA

CONSTRUCTION PROJECTS IN PROGRESS AND BUILDING PERMITS FOR PROJECTS DUE TO START



Source: rynekpiewotny.pl / BigData

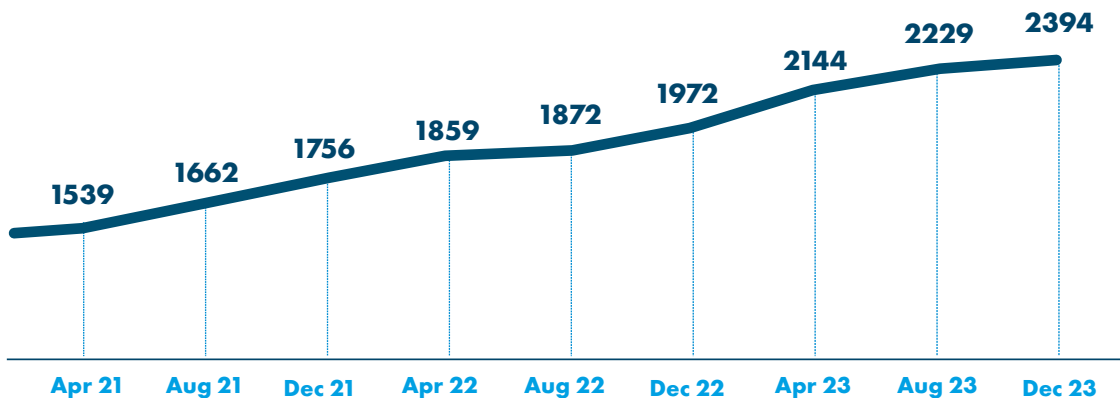
NUMBER OF INSTITUTIONAL RENTAL UNITS, OPERATING AND PIPELINE



Source: GUS



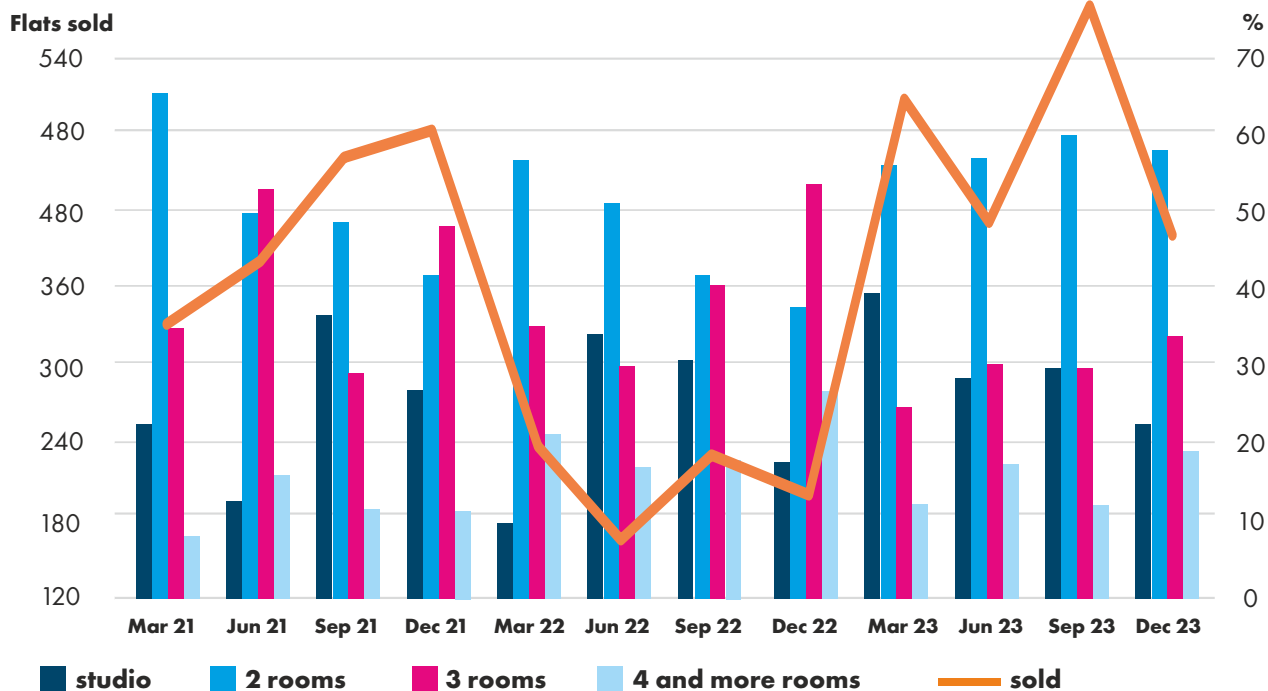
AVERAGE PRICE PER 1 SQM IN ŁÓDŹ (EUR)



AVERAGE PRICE PER 1 SQM IN POLAND (EUR) - 2199 (Q2 2023)

Source: rynekpierwotny.pl / BIG DATA

DISTRIBUTION OF PROPERTIES SOLD



Source: rynekpierwotny.pl / BIG DATA



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 – JÓZEFIAKA AVENUE/ NERY STREET

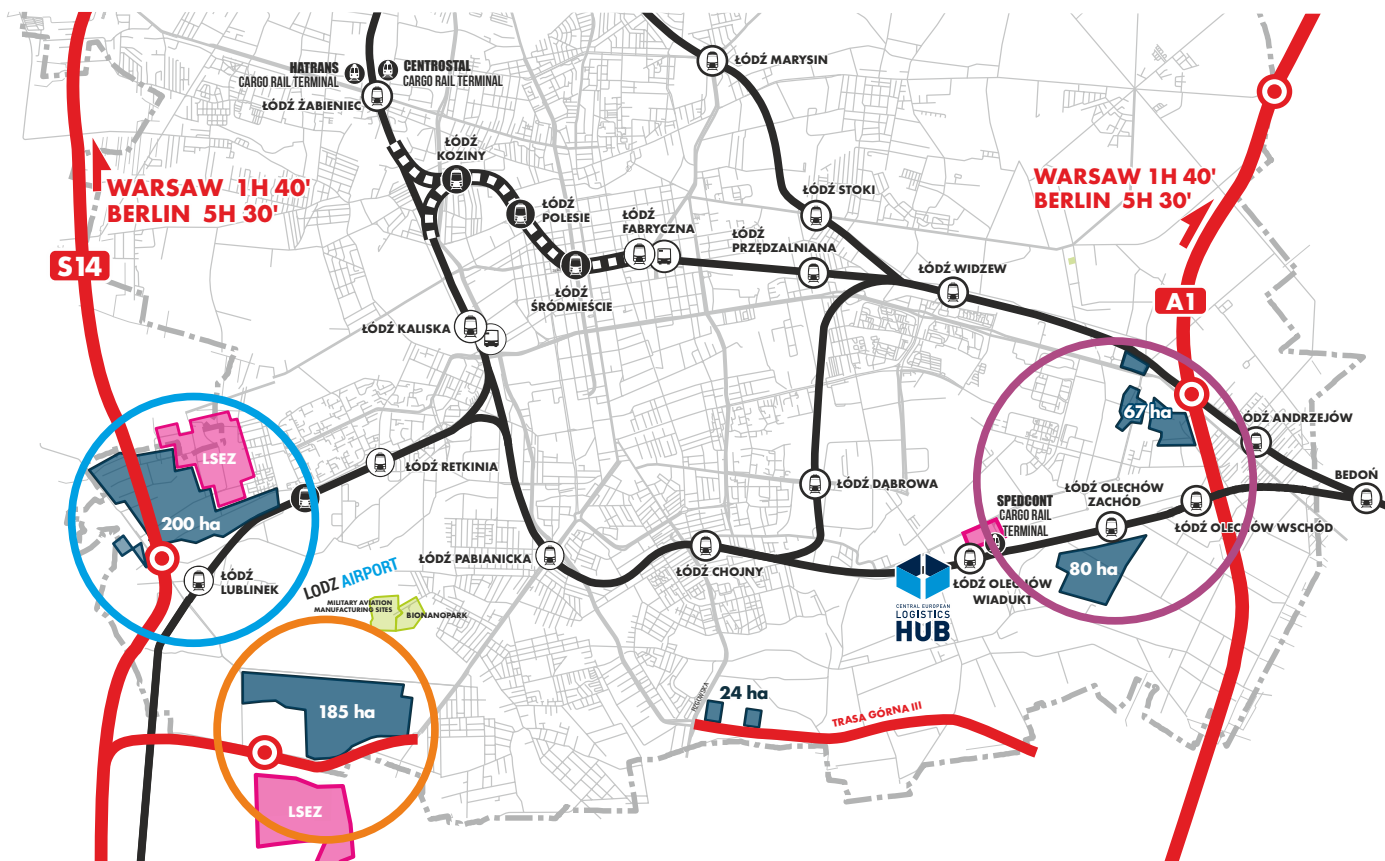
City is in the process of preparing the Local Development Plan for the area of approx. 67 ha, comprising land located along Cezary Józefiak Avenue, in the direct vicinity of the Łódź-Wschód junction on the A1 motorway. Only 20 minutes drive from the city centre.



Stock (sqm)	1 545 000	
New Supply (sqm)	210 000	
Space under construction (sqm)	96 000	
Vacancy Rate	10,7%	
Take-up (sqm)	114 000	
Take-up-structure	New deals	38%
	Renewals	58%
	Expansions	4%
	3PL	31%
	Automotive	19%
Main tenant sectors in take-up structure	Automotive	19%
	Packaging	10%
Headline Rents (EUR/sqm/months)	3.40 - 4.50	

- 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

Source: Colliers

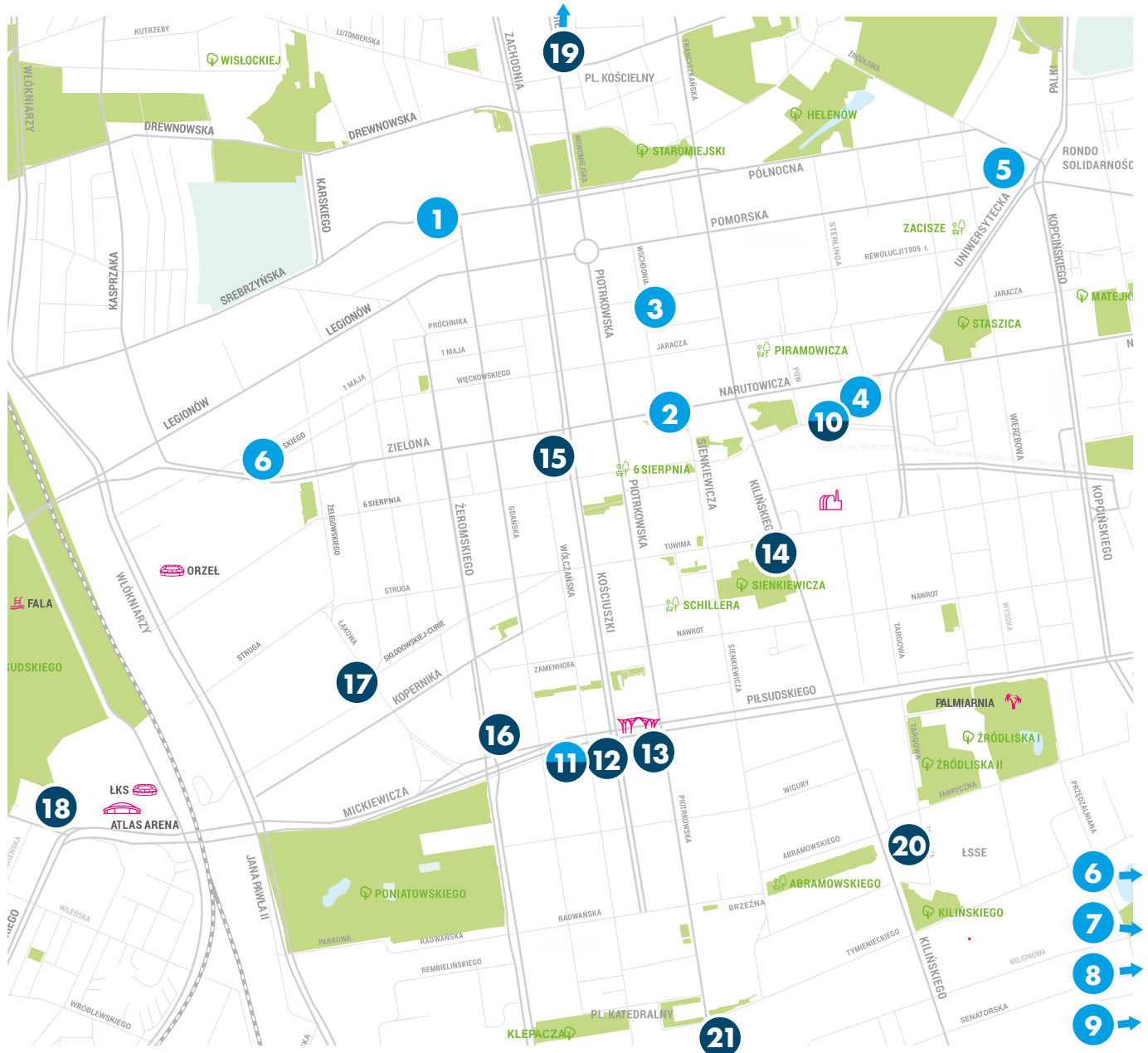


INVESTMENT OFFER

- 1 26, 28 OGRODOWA STREET/FAMUŁY POZNAŃSKIEGO
- 2 NARUTOWICZA STREET
- 3 48/50 WSCHODNIA STREET
- 4 32 SKŁADOWA STREET
- 5 100 POMORSKA STREET
- 6 NICIARNIANA STREET
- 7 6 DOSTAWCZA STREET
- 8 KAŹNA/NERY STREET (AREA A)
- 9 KAŹNA/NERY STREET (AREA B)
- 10 KNYCHALSKIEGO/RODZINY POZNAŃSKICH STREET
- 11 MICKIEWICZA AVENUE/GDAŃSKA STREET
- 12 13 MICKIEWICZA STREET
- 13 165/169 PIOTRKOWSKA STREET
- 14 93 KILIŃSKIEGO STREET
- 15 5/7 KOŹCIUSZKI STREET
- 16 94C ŹEROMSKIEGO STREET
- 17 11 ŁĄKOWA STREET
- 18 5 KRZEMIENIECKA STREET
- 19 36 ŁAGIEWNICKA STREET/15-17 CEGLANA STREET
- 20 69 TARGOWA STREET
- 21 26/28 RZGOWSKA STREET



INVESTMENT OFFER



- 6 →
- 7 →
- 8 →
- 9 →



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 m²** 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.



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

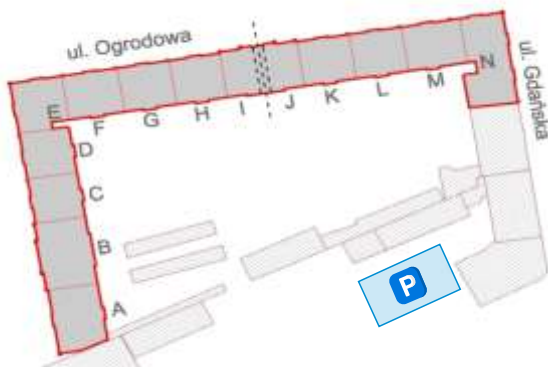


CITY OF ŁÓDŹ INVESTMENT OFFER

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.



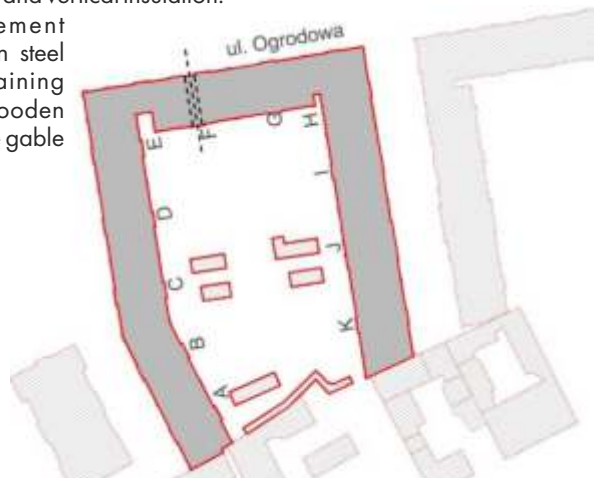
28 OGRODOWA STREET

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	-

TENDER SCHEDULED FOR:

06.2024

PRICE: 54 500 000 PLN

CONTACT:

znii@uml.lodz.pl

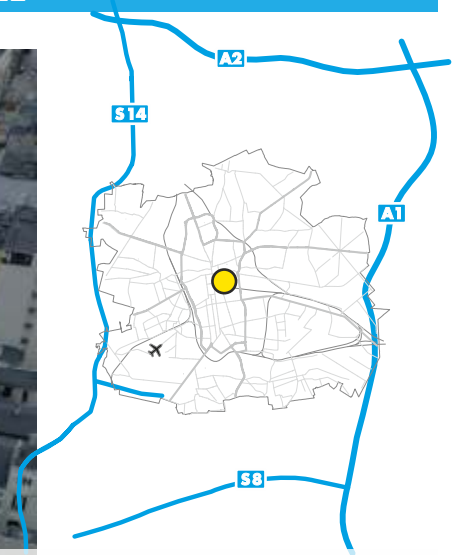


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CITY OF ŁÓDŹ INVESTMENT OFFER

2 NARUTOWICZA STREET / 4TH JUNE 1989 SQUARE



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

LOCATION	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.
PERMITTED LAND USE	RESIDENTIAL / SERVICES
PLOT AREA	1 796 SQM
TENDER SCHEDULED FOR	2025
GUIDE PRICE (ESTIMATED ASKING PRICE)	3 350 000 PLN

VALID SPATIAL DEVELOPMENT PLAN

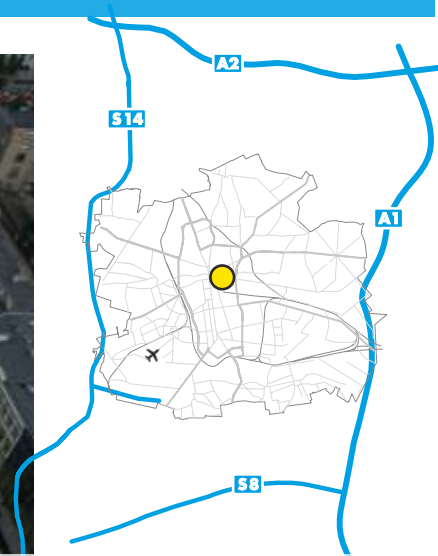
PERMISSIBLE HEIGHT	MAX 20 M
DEVELOPMENT INTENSITY	MAX 7
BUILT-UP AREA	MAX 100%
BIOLOGICALLY ACTIVE AREA	MIN 5%
USABLE AREA	8 799 SQM

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CITY OF ŁÓDŹ INVESTMENT OFFER

3 48/50 WSCHODNIA STREET



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INFORMATION

LOCATION	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.
PERMITTED LAND USE	RESIDENTIAL / SERVICES
PLOT AREA	2 892 SQM
TENDER SCHEDULED FOR	2024
GUIDE PRICE (ESTIMATED ASKING PRICE)	5 000 000 PLN

VALID SPATIAL DEVELOPMENT PLAN

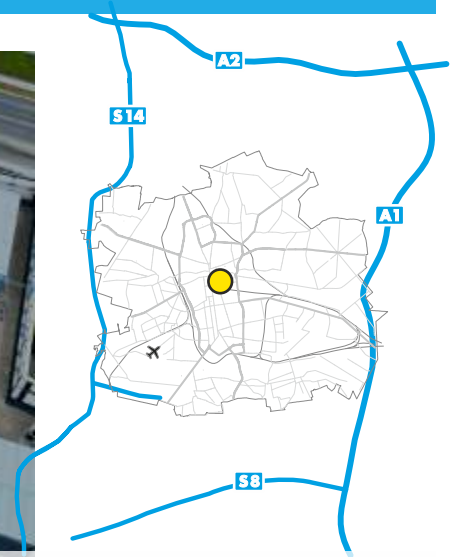
PERMISSIBLE HEIGHT	MAX 22 M
DEVELOPMENT INTENSITY	MAX 3,5
BUILT-UP AREA	MAX 75%
BIOLOGICALLY ACTIVE AREA	MIN 15%
USABLE AREA	7 085 SQM

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CITY OF ŁÓDŹ INVESTMENT OFFER


4 32 SKŁADOWA STREET



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INFORMATION	
LOCATION	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
PERMITTED LAND USE	RESIDENTIAL/SERVICES
PLOT AREA	705 SQM
TENDER SCHEDULED FOR	06.2024
GUIDE PRICE (ESTIMATED ASKING PRICE)	1 400 000 PLN

VALID SPATIAL DEVELOPMENT PLAN	
PERMISSIBLE HEIGHT	IN THE HIGHEST POINT 21M
DEVELOPMENT INTENSITY	MAX 7
BUILT-UP AREA	MAX 100%
BIOLOGICALLY ACTIVE AREA	MIN 0%
USABLE AREA	3 454 SQM

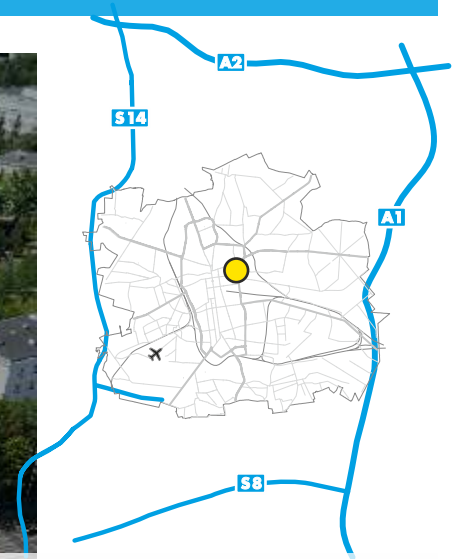
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CITY OF ŁÓDŹ INVESTMENT OFFER

5

100 POMORSKA STREET



ATTENTION: ILLUSTRATIVE MATERIAL

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INFORMATION

LOCATION	THE PROPERTY IS LOCATED IN THE PROXIMITY OF THE UNIVERSITY OF ŁÓDŹ CAMPUS AND THE GREEN HORIZON OFFICE BUILDING
PERMITTED LAND USE	RESIDENTIAL
PLOT AREA	4 500 SQM
TENDER SCHEDULED FOR	2025
GUIDE PRICE (ESTIMATED ASKING PRICE)	DURING VALUATION

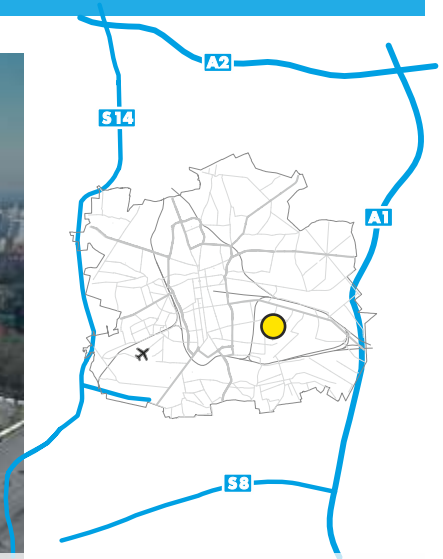


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CITY OF ŁÓDŹ INVESTMENT OFFER

6 50/52 NICIARNIANA STREET



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INFORMATION

LOCATION	PROPERTY IS LOCATED IN THE WIDZEW DISTRICT
PERMITTED LAND USE	INDUSTRIAL
PLOT AREA	88 856 SQM
TENDER SCHEDULED FOR	2024
GUIDE PRICE (ESTIMATED ASKING PRICE)	40 000 000 PLN

VALID SPATIAL DEVELOPMENT PLAN

PERMISSIBLE HEIGHT	MAX 20 M
DEVELOPMENT INTENSITY	MIN 0,3 MAX 2
BUILT-UP AREA	MAX 50%
BIOLOGICALLY ACTIVE AREA	MIN 10%

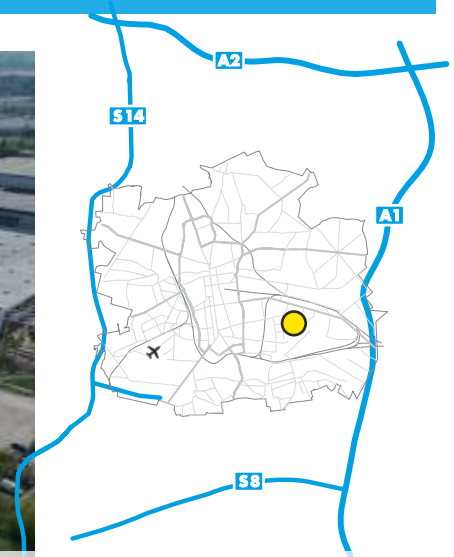


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CITY OF ŁÓDŹ INVESTMENT OFFER

7 6 DOSTAWCZA STREET




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INFORMATION

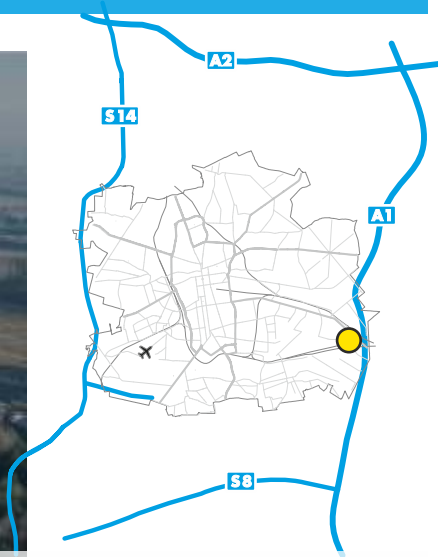
LOCATION	THE AREA IS LOCATED IN AN INDUSTRIAL DISTRICT, PERFECTLY CONNECTED TO THE MOTORWAY RING AND IN CLOSE PROXIMITY TO THE RAILWAY SIDING
PERMITTED LAND USE	INDUSTRY
PLOT AREA	83 720 SQM
TENDER SCHEDULED FOR	2024
GUIDE PRICE (ESTIMATED ASKING PRICE)	20 000 000 PLN

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CITY OF ŁÓDŹ INVESTMENT OFFER

8 KĄTNA/NERY STREET (AREA A)




ATTENTION: ILLUSTRATIVE MATERIAL
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INFORMATION

LOCATION	PROPERTY IS LOCATED IN AN INDUSTRIAL AREA, PERFECTLY CONNECTED TO THE MOTORWAY RING
PERMITTED LAND USE	INDUSTRIAL/SERVICES
PLOT AREA	95 123 SQM
GUIDE PRICE (ESTIMATED ASKING PRICE)	DURING VALUATION

VALID SPATIAL DEVELOPMENT PLAN

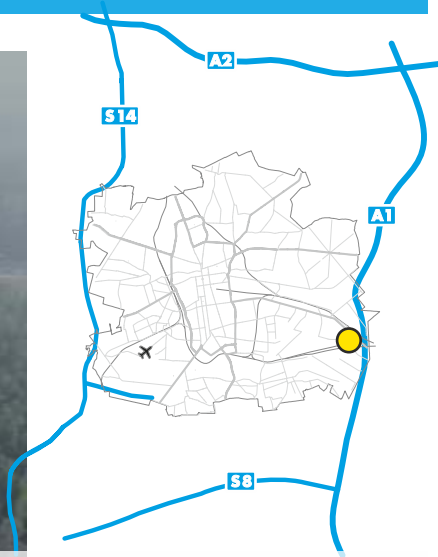
PERMISSIBLE HEIGHT	UP TO 25 M
DEVELOPMENT INTENSITY	MIN 0,05 MAX 1,2
BUILT-UP AREA	MAX 60%
BIOLOGICALLY ACTIVE AREA	MIN 10%

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CITY OF ŁÓDŹ INVESTMENT OFFER

9 KĄTNA/NERY STREET (AREA B)



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

LOCATION	PROPERTY IS LOCATED IN AN INDUSTRIAL AREA, PERFECTLY CONNECTED TO THE MOTORWAY RING
PERMITTED LAND USE	INDUSTRIAL/SERVICES
PLOT AREA	34 906 SQM
GUIDE PRICE (ESTIMATED ASKING PRICE)	DURING VALUATION

VALID SPATIAL DEVELOPMENT PLAN

PERMISSIBLE HEIGHT	UP TO 25 M
DEVELOPMENT INTENSITY	MIN 0,05 MAX 1,2
BUILT-UP AREA	MAX 60%
BIOLOGICALLY ACTIVE AREA	MIN 10%

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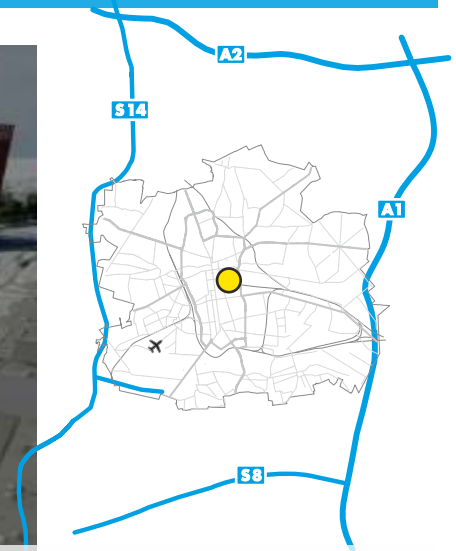
JOINT MUNICIPAL AND PRIVATE OFFERS

PRIVATE OFFERS



INVESTMENT OFFER

10 KNYCHALSKIEGO/RODZINY POZNAŃSKICH STREET



ATTENTION: ILLUSTRATIVE MATERIAL

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INFORMATION

LOCATION	THE PROPERTY IS LOCATED IN THE NEW CENTRE OF ŁÓDŹ, IN CLOSE PROXIMITY TO THE FABRYCZNA RAILWAY STATION, IN THE VICINITY OF MODERN RESIDENTIAL AND SERVICE BUILDINGS
PERMITTED LAND USE	RESIDENTIAL
PLOT AREA	1568 SQM
GUIDE PRICE (ESTIMATED ASKING PRICE)	DURING VALUATION

VALID SPATIAL DEVELOPMENT PLAN

PERMISSIBLE HEIGHT	MAX 25 M
DEVELOPMENT INTENSITY	MIN 1 MAX 7,6
BUILT-UP AREA	UP TO 100%
BIOLOGICALLY ACTIVE AREA	MIN 5%
USABLE AREA	UP TO 7745 SQM

CONTACT: znii@uml.lodz.pl



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INVESTMENT OFFER

11 MICKIEWICZA AVENUE/ GDAŃSKA STREET



INVESTMENT OFFER

11 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

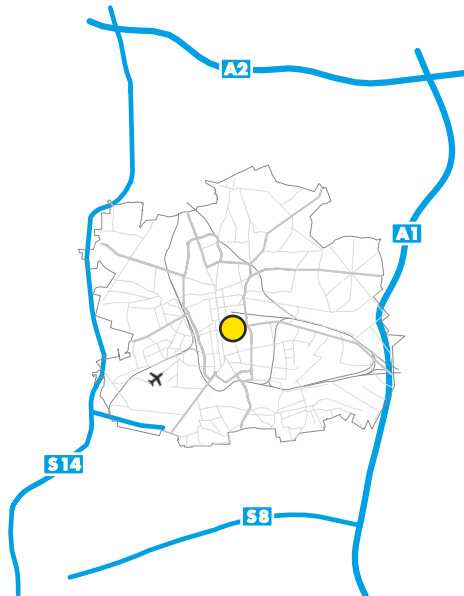
INCREASED PERMISSIBLE HEIGHT OF THE DESIGNED BUILDINGS IN THE FRONTAGE OF MICKIEWICZA AVENUE IN RELATION TO THE REMAINING AREA - UP TO 25M / 35M

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

PLOT AREA

1. 3670 SQM
2. 5531 SQM
3. 891 SQM



CONTACT: znii@uml.lodz.pl

ATTENTION: ILLUSTRATIVE MATERIAL

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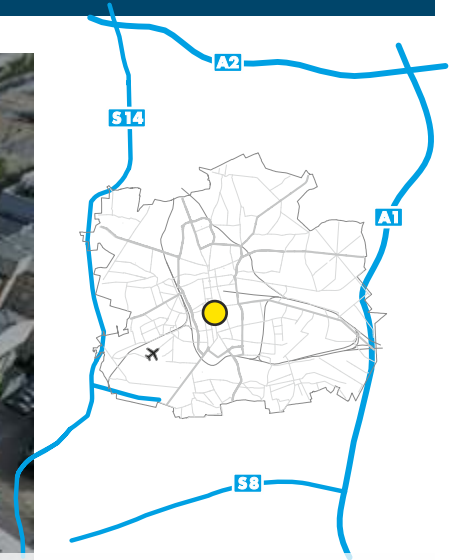


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PRIVATE INVESTMENT OFFER

12 13 MICKIEWICZA AVENUE




ATTENTION: ILLUSTRATIVE MATERIAL

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INFORMATION

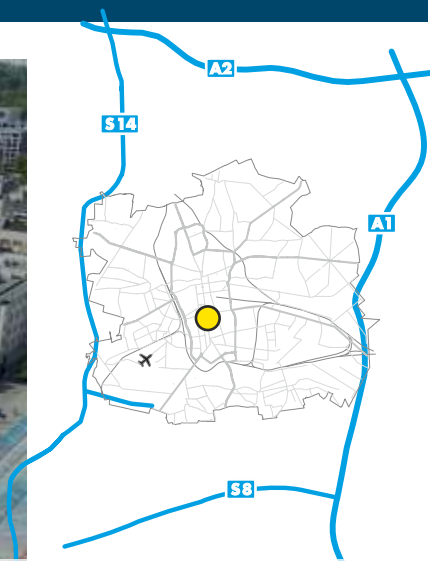
LOCATION	THE PROPERTY IS LOCATED IN THE HEART OF THE CITY, NEAR THE MAIN PUBLIC TRANSPORT INTERCHANGE STOP
PERMITTED LAND USE	RESIDENTIAL/SERVICES
PLOT AREA	1 309 SQM
PRICE	5 000 000 EUR
CONTACT	E-MAIL: BADAMCZYK@PRO.ONET.PL

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PRIVATE INVESTMENT OFFER

13 165/169 PIOTRKOWSKA STREET



ATTENTION: ILLUSTRATIVE MATERIAL

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INFORMATION

LOCATION THE PROPERTY IS LOCATED IN THE ŁÓDŹ CITY CENTRE, IN THE HEART OF THE CITY

PERMITTED LAND USE RESIDENTIAL/SERVICES

PLOT AREA 621 SQM

PRICE TO NEGOTIATE

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

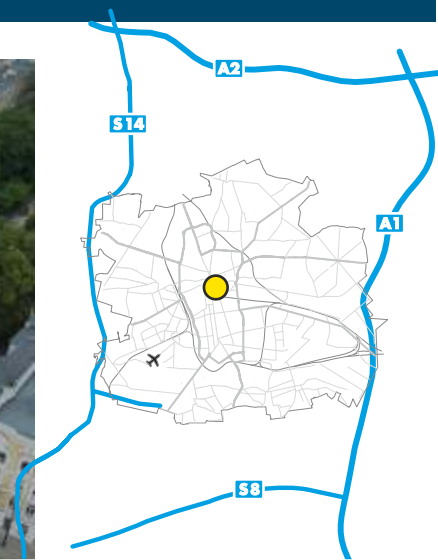


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PRIVATE INVESTMENT OFFER

14 93 KILIŃSKIEGO STREET



ATTENTION: ILLUSTRATIVE MATERIAL

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INFORMATION

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

VALID SPATIAL DEVELOPMENT PLAN

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

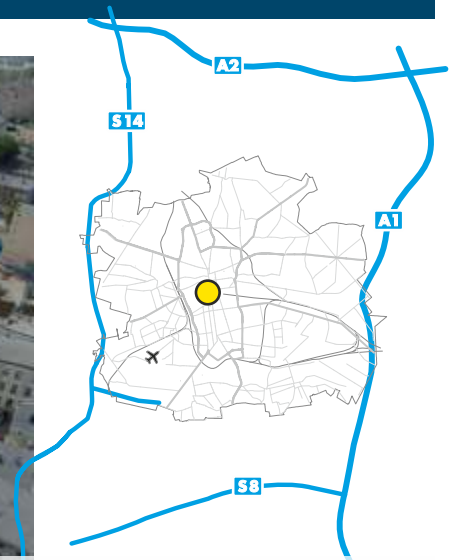


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PRIVATE INVESTMENT OFFER

15 5/7 KOŚCIUSZKI AVENUE



ATTENTION: ILLUSTRATIVE MATERIAL

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INFORMATION

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

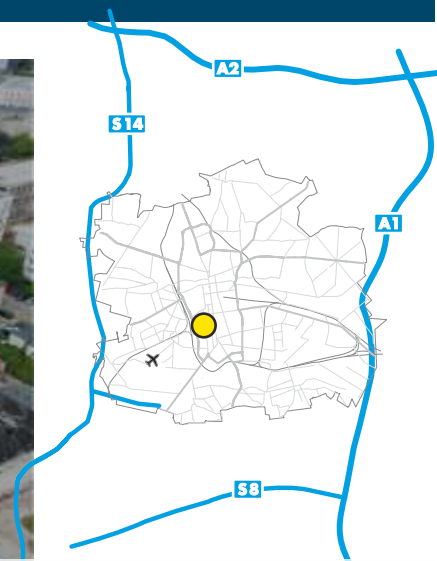


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PRIVATE INVESTMENT OFFER

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: ZBIGNIEW_GORECKI@AGRAF.COM.PL

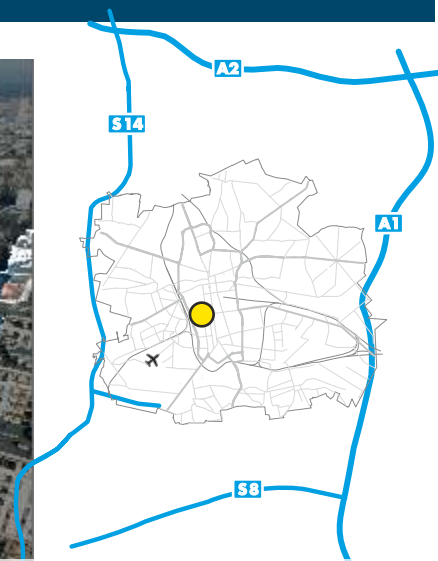


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PRIVATE INVESTMENT OFFER

17 11 ŁAKOWA STREET



ATTENTION: ILLUSTRATIVE MATERIAL

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INFORMATION

LOCATION	PROPERTY IS LOCATED IN THE POLESIE DISTRICT
PERMITTED LAND USE	RESIDENTIAL/SERVICES
PLOT AREA	38 090 SQM
PRICE	TO NEGOTIATE
CONTACT	STAJUDA@LAKOWA11.PL

VALID SPATIAL DEVELOPMENT PLAN

PERMISSIBLE HEIGHT	MAX 16,5 M
DEVELOPMENT INTENSITY	MAX 2,5
BUILT-UP AREA	MAX 65%
BIOLOGICALLY ACTIVE AREA	MIN 5%
USABLE AREA	UP TO 32 000 SQM

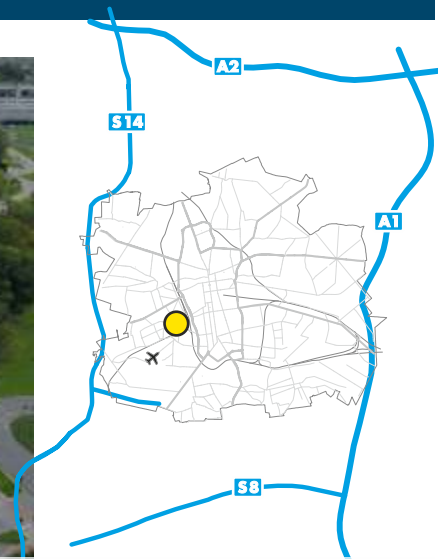


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PRIVATE INVESTMENT OFFER

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: PIOTR.LESNIK@BONAFIDEDEVELOPMENT.PL


VALID SPATIAL DEVELOPMENT PLAN

PERMISSIBLE HEIGHT MAX 12 M

DEVELOPMENT INTENSITY MAX 0,9

BUILT-UP AREA MAX 35%

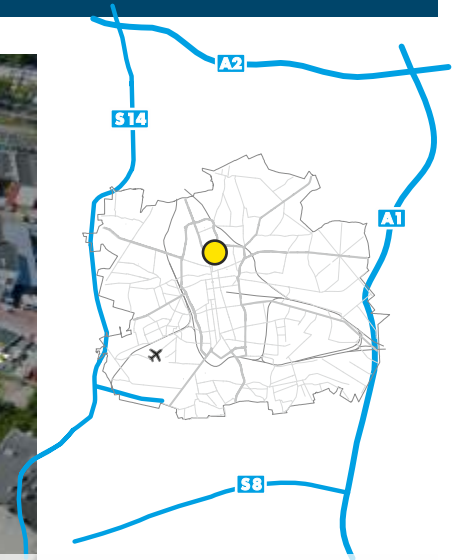
BIOLOGICALLY ACTIVE AREA MIN 30%

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PRIVATE INVESTMENT OFFER

19 36 ŁAGIEWNICKA/ 15-17 CEGLANA STREET



ATTENTION: ILLUSTRATIVE MATERIAL

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INFORMATION

LOCATION	THE PROPERTY IS LOCATED IN THE BAŁUTY DISTRICT NEAR THE BAŁUCKI MARKET, ONE OF THE LARGEST MARKETS IN ŁÓDŹ
PERMITTED LAND USE	RESIDENTIAL
PLOT AREA	12 000 SQM
PRICE	TO NEGOTIATE
CONTACT	E-MAIL: JULIA@VUVALUE.PL

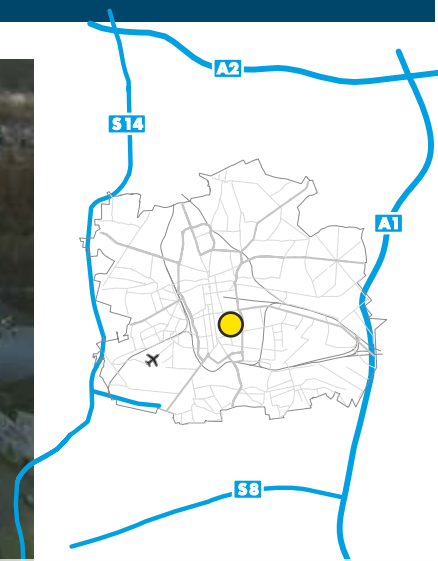


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PRIVATE INVESTMENT OFFER

20 69 TARGOWA STREET



ATTENTION: ILLUSTRATIVE MATERIAL

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INFORMATION

LOCATION THE PROPERTY IS LOCATED CLOSE TO CITY CENTRE, NEAR TO ŹRÓDLISKA PARK

PERMITTED LAND USE RESIDENTIAL AND SERVICES

PLOT AREA 8 000 SQM

PRICE TO NEGOTIATE

CONTACT J.TROJANOWSKI@RSIG.COM.PL
M.OWCZAREK@RSIG.COM.PL


VALID BUILDING PERMIT

USABLE AREA 8 040 SQM

NUMBER OF FLATS 178

SERVICE PREMISES USABLE AREA 552 SQM

NUMBER OF PARKING SPACES 181

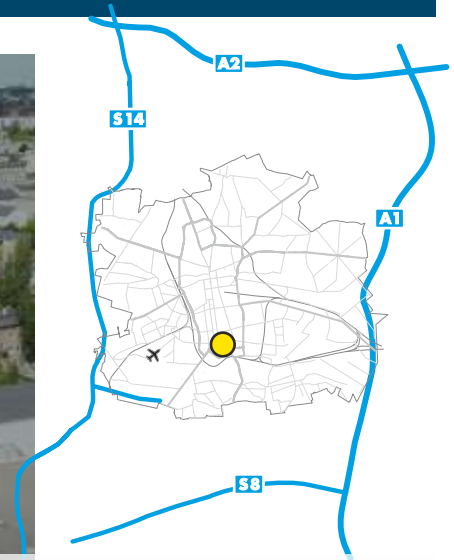
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RSIG

PRIVATE INVESTMENT OFFER

21 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: 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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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



- 1** EC1 / CITY OF ŁÓDŹ
- 2** RESIDENTIAL / BGK
- 3** NOWA FABRYCZNA OFFICES / SKAŃSKA
- 4** PRZYSTANEK MBANK OFFICES / GHELAMCO
- 5** CITY HALL & KOBRO SQ. / CITY OF ŁÓDŹ
- 6** RESIDENTIAL / ARCHICOM
- 7** BRAMA MIASTA OFFICES / SKAŃSKA
- 8** FABRYKA PRZEDSIĘBIORCZOŚCI OFFICES / MARIANŃSKI GROUP
- 9** RESIDENTIAL / PROFBUD
- 10** RESIDENTIAL / SAMSON DOM
- 11** RESIDENTIAL / JJ INVEST
- 12** RESIDENTIAL / NEOINVEST
- 13** RESIDENTIAL / MURAPOL
- 14** RESIDENTIAL, OFFICES / QUANTUM
- 15** RESIDENTIAL / VANTAGE RENT
- 16** WISZĄCE OGRODY / REVISIT HOME
- 17** MEDIATEKA / CITY OF ŁÓDŹ
- 18** RESIDENTIAL / HOCAN ESTATE
- 19** KAMIENICA PRZY OPERZE / REVISIT HOME
- 20** GRAND HOTEL / HOTEL
- 21** RESIDENTIAL / RESICAPITAL
- 22** UNIVERSITY OF ŁÓDŹ
- 23** PUBLIC AREA
- 24** RESIDENTIAL / DUDA DEVELOPMENT



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

tel. 42 638 59 39
fax 42 638 59 40



invest.lodz.pl/en/



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INVEST IN ŁÓDŹ