

## Mennica Legacy Tower – tailor-made solutions

**A recent study conducted among employees of office complexes indicate the growing importance of quality and comfort in the process of selecting a new office. With this in mind, Golub GetHouse technical team is working on solutions that will ensure better working conditions for future tenants of Mennica Legacy Tower, and thus improve their competitive advantage. The amenities implemented by Golub GetHouse company will certainly set a new standard for office space.**

The third edition of "What Workers Want," conducted by the British organization for tenants and developers British Council for Offices (BCO) and Savills company showed that the most important factors influencing satisfaction and well-being of worker include: the appropriately low noise level, the ratio of light and the air temperature inside the building. When selecting the location of the new office, employers have to reckon with the fact, that providing employees with a comfortable environment is a strategic business decision that will affect the subsequent recruitment processes and will help maintain talented team members.

While working on the arrangement of office space for the future tenants of Mennica Legacy Tower, aspects that affect the comfort of employees were a priority. The use of modern building materials and the latest technological achievements allowed introduction of amenities that meet the needs of the most demanding tenants. The building project will be provided with a new generation of acoustic ceilings, as well as energy-saving LED lighting with color similar to natural light. Thermal comfort will be provided by full-height (2.9 m) of 3-pane panels equipped with automatic blinds managed by BMS system. Much attention was paid to the technical characteristics of glass used on the façade of the building, which will provide adequate sound and heat insulation, and at the same time a high transparent factor of daylight. The design of façade was completed with openable, safe panels, which provide tenants with fresh air. Efficiency of air conditioning and ventilation systems was also essential in terms of ensuring clean indoor air above standards.

*– An innovative approach to the use of modern technology in the Mennica Legacy Tower building is what makes this project stand out. Beside modern office space future employees will also get the complete solution of an advanced management system. It will enable the control of the working environment by changing the settings of air conditioning, blinds and light intensity from, eg. a mobile phone – says Paweł Kłosiński, Leasing Director at Golub GetHouse. From the perspective of management companies, our work focused on solutions that in the long run will have a real impact on the savings arising directly from the total cost of lease. Mennica Legacy Tower systems will be able to notice the absence of employees in the office space and, if necessary reduce power consumption in unused spaces – adds Paweł Kłosiński.*

When conducting talks with potential tenants during the construction phase of Mennica Legacy Tower complex, Golub GetHouse is able to offer solutions that go beyond the standard arrangements of office space.

*In recent times, we have prepared a special project of office space for one of the companies. At the request of the tenant we have combined two selected floors of the building with a glass staircase. This solution will not only improve circulation for employees, but above all,*

*will become a showcase of the new headquarters. Such tailor-made solutions are possible thanks to the efficient and effective office space of Mennica Legacy Tower building – comments Paweł Kłosiński. We are committed to ensuring our project remains timeless and always tapping into innovative solutions determining new trends on the market – he adds.*

When deciding on the change of the headquarters, tenants also look at amenities that modern offices offer to employees. Canteens, cafes, fitness clubs are already a standard, but hardly any of the current projects can offer communal roof terraces – a space for informal meetings, discussions, or simply relaxation. Future employees of Mennica Legacy Tower complex will be able to benefit from as many as five terraces. Two lower ones will be located on the fifth floor of the tower and the seventh floor of the Western building. The other three will be dedicated to tenant's offices located on the last three floors of the 140-meter high tower. Another solution distinctive for Mennica Legacy Tower, will be a large conference center for approx. 400 persons. In the below grade part of the building beside of a four-story parking lot with stations for charging electric vehicles, there will also be an independent parking with 300 bicycle stands, equipped with full facilities for cyclists: locker rooms, showers and toilets. Bicycle parking will be accessible independently from the car entrance with two dedicated elevators and specially adapted carry stairs. Additional short-term bicycle rental will be possible in a dedicated city bike station.

Mennica Legacy Tower office complex is being erected at the junction of Prosta and Żelazna Streets, a mere 200 meters from the subway station 'Rondo ONZ'. In total, it will offer 65,630 sq m of lease space. The 140-meter high tower will house 50,752 sq m and the Western building will provide another 14,880 sq m. Thanks to the large area of a typical floor - 2,000 sq m gross - and to the outstanding arrangement flexibility of offices, Mennica Legacy Tower will meet the highest standards of ergonomics.

– the end –

**For more information please contact:**

Monika Czerska, Marketing Director at Golub GetHouse tel: +48 22 460 57 00  
Marcin Steinborn, Account Manager at Advanced PR tel: +48 604 758 879

**Golub GetHouse** is a real estate, investment and development company with over 55 years' experience in real estate market in the United States and Europe. In Poland, apart from Prime Corporate Center, Golub GetHouse has so far developed such office buildings as: Warsaw Financial Center, International Business Center and Warsaw Corporate Center. Currently, in joint-venture with Mennica Polska, Golub GetHouse is developing the Mennica Legacy Tower which will be located on the junction of Prosta and Żelazna streets in Warsaw.