

Służewiec

There is more to life than office work

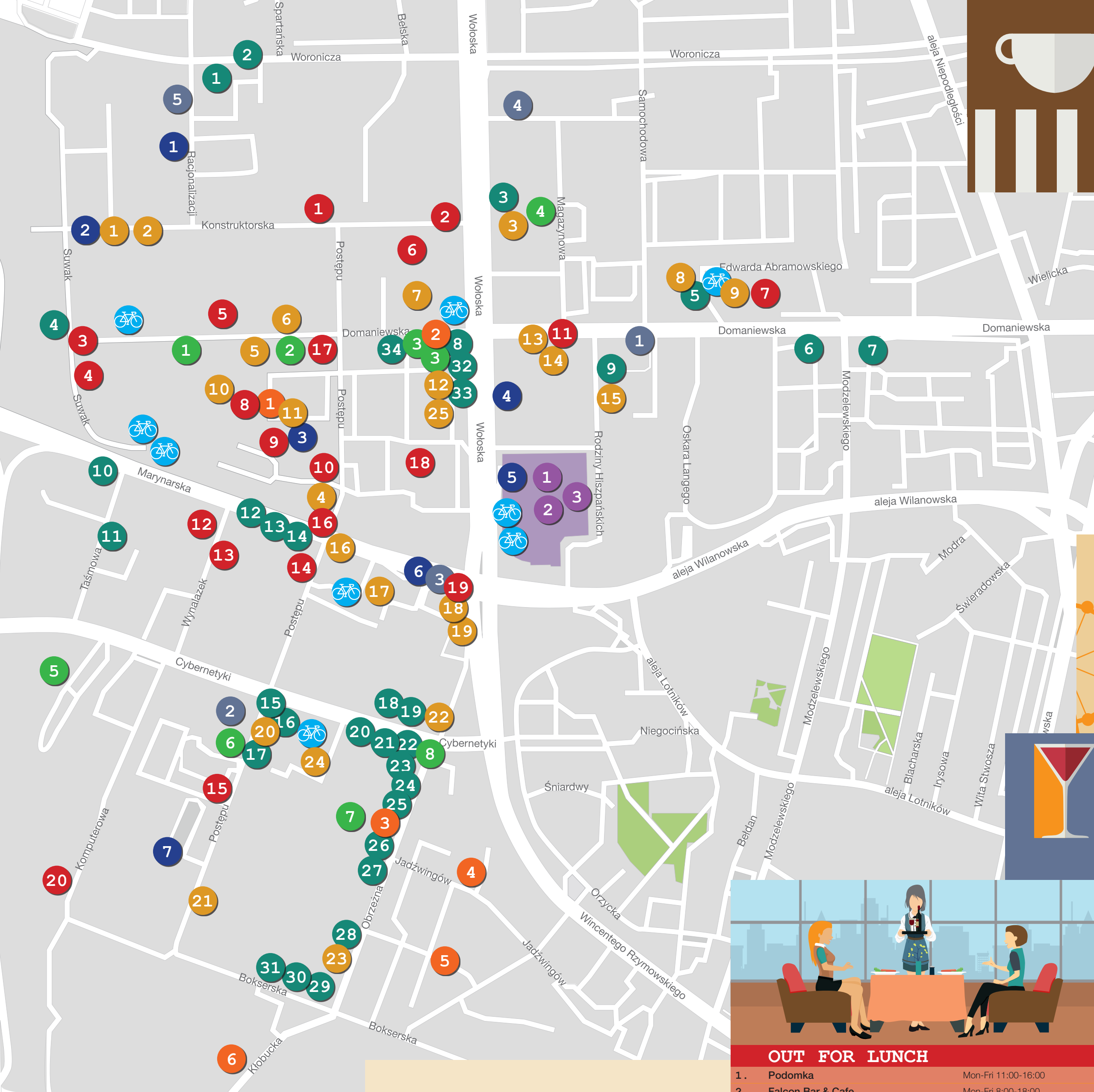
Sluzewiec Przemysłowy (Industrial Sluzewiec) is the biggest business district in Poland – there is no second location in the country so densely covered with office buildings. Second just to the centre of Warsaw, this area has the highest office stock in the country. The image of the district changed fully with the fall of factories in the 1990s. It was then, when developers started the construction of their commercial projects. Throughout the past decade, the office sector noticed a dynamic growth here. It is reflected in the fact that within that period the total space of office buildings handed over for use in Sluzewiec was comparable with the total office stock in Wrocław.

Two decades of unprecedented growth later, Sluzewiec is the workplace of more than 80,000 people. Finding solutions to counteract the district becoming an empty space after 6 pm and on weekends is vital. The first signs of action can already be seen. Our publication shows that the current image of Sluzewiec perceived as a typical office district is beginning to change thanks to many initiatives and projects taking place in the area. We want to show the human aspect of this part of the city and draw attention to the changes which positively affect its image. Positive changes:

- a growing service infrastructure to satisfy the everyday needs of employees
- new investments in transport infrastructure
- a growing residential, hotel and cultural offer which contributes to diversifying the character of the district

Services infrastructure

With Sluzewiec becoming an office hub, a gradual growth of accompanying service and gastronomy infrastructure took place. Numerous canteens in office buildings are open during working hours, that is from 8 am till 5 pm. Sluzewiec is also well-known for its wide food-truck offer. The more demanding clients will find restaurants perfect for business lunch as well as less formal venues ideal to visit for an evening beer with friends. The services offer has grown tremendously in Sluzewiec. It is much more than just Galeria Mokotów with its plentiful restaurants, services and cinema. The need for entertainment and sports can now be satisfied in many gyms and less obvious locations such as a trampoline park, a virtual reality centre or a cooking school with culinary workshops and an oriental deli. Not to mention the numerous basic amenities like modern medical facilities, kindergartens or nurseries.



GRAB A COFFEE AND A BITE		
1.	Gorąco Polecam Nowakowski	Mon-Fri 7:00-18:00
2.	Costa Coffee	Mon-Fri 7:00-18:00
3.	Costa Coffee	Mon-Fri 7:00-18:00
4.	Generali Cafe	Mon-Fri 7:00-16:00
5.	Gorąco Polecam Nowakowski	Mon-Fri 7:00-19:00
6.	Costa Coffee	Mon-Fri 7:00-18:00
7.	Green Cafe Nero	Mon-Fri 7:00-20:00
8.	Daft Cafe	Mon-Sun 8:00-19:00
9.	Nespresso Boutique	Mon-Fri 11:00-18:00
10.	Costa Coffee	Mon-Fri 7:30-18:00
11.	Green Cafe Nero	Mon-Fri 6:30-20:00 Sat 8:00-18:00 Sun 10:00-18:00
12.	Costa Coffee	Mon-Fri 7:00-17:00
13.	Costa Coffee	Mon-Fri 7:00-18:00
14.	Co nie co	Mon-Fri 7:00-16:00
15.	Gorąco Polecam Nowakowski	Mon-Fri 7:00-18:00
16.	Gorąco Polecam Nowakowski	Mon-Fri 7:00-18:00
17.	So Coffee	Mon-Fri 7:00-18:00
18.	Gorąco Polecam Nowakowski	Mon-Fri 7:00-18:00
19.	Green Cafe Nero	Mon-Fri 7:00-20:00 Sat 8:00-16:00 Sun 8:00-18:00
20.	Coffee	Mon-Fri 7:00-18:00
21.	William's Nature Product	Mon-Fri 8:00-16:00
22.	U piekarza cafe	Mon-Fri 6:00-20:00 Sat 7:00-15:00
23.	La cafeteria	Mon-Fri 7:30-21:00 Sat-Sun 9:00-21:00
24.	Gloria Cafe Catering	Mon-Fri 8:00-16:00
25.	Gorąco Polecam Nowakowski	Mon-Fri 7:00-17:00



AFTER HOURS		
1.	Hangar 646 37A Domaniewska St.	Mon-Fri 9:00-22:00
2.	Instytut Sztuki Kulinarnej 5 Postępu St.	Mon-Fri 11:00-20:00
3.	House of Pool Billiards Bar & Restaurant, 13 Marynarska St.	Mon-Fri 14:00-2:00
4.	DiscoVR 4 Garażowa St.	Mon-Fri 14:00-22:00
5.	Food Lab studio	Every day until 22:00

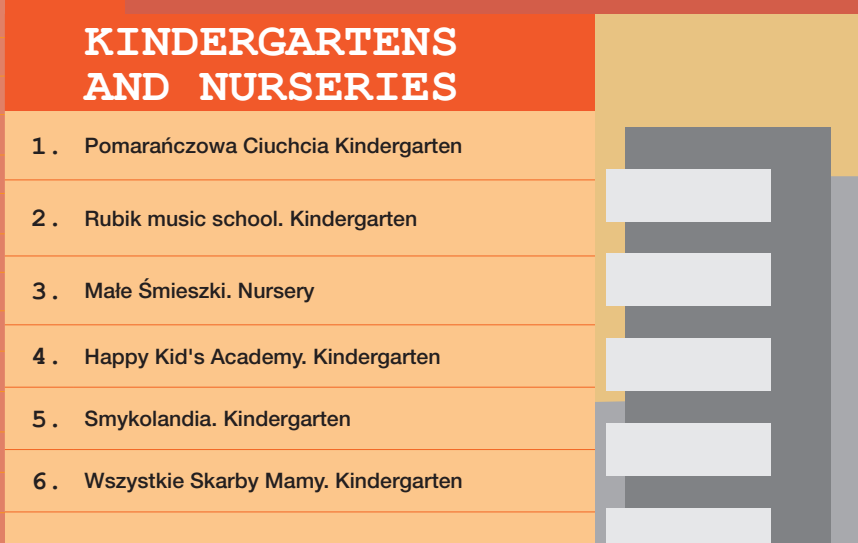


KINDERGARTENS AND NURSERIES		
1.	Pomarańczowa Ciuchcia Kindergarten	
2.	Rubik music school. Kindergarten	
3.	Male Śmieszki. Nursery	
4.	Happy Kid's Academy. Kindergarten	
5.	Smykolandia. Kindergarten	
6.	Wszystkie Skarby Mamy. Kindergarten	

GALERIA MOKOTÓW 260 shops, Cinema City - 14 screening rooms, gym - Calypso Fitness Club, some 30 restaurants and cafes, including:	
1. Izumi Sushi Japanese Grill & Street Food	Mon-Sat 10:00-22:00 Sun 10:00-21:00
2. Lifemotiv	Mon-Sat 9:00-23:00 Sun 10:00-22:00
3. Jeff's	Mon-Sat 9:00-24:00 Sun 10:00-13:00

TO THE DOCTOR	
1. EnelMed	
2. LUX MED	
3. LUX MED	
4. Medcover	
5. Centrum Medyczny Pracy	
6. EnelMed	
7. Damian Medical Centre	
8. MediPark	
VETURILO	

OUT FOR LUNCH		
1. Podomka	Mon-Fri 11:00-16:00	
2. Falcon Bar & Cafe	Mon-Fri 8:00-18:00	
3. Restauracja Lamperia 4 Suwak St.	Mon-Fri 8:00-18:00	
4. Kebab Ramzes	Mon-Fri 8:00- 17:00	
5. Posmakuj 50 b Domaniewska St.	Mon-Fri 7:30- 15:00	
6. Perfect Day Catering	Mon-Fri 8:30- 16:00	
7. Break aSun Lunch	Mon-Fri 8:00-17:00	
8. Huawei Canteen Warsaw	Mon-Fri 8:00-18:00	
9. Bar Feta	Mon-Fri 9:00-16:00	
10. Lunch Bar Tavola	Mon-Fri 8:30-16:00	
11. Bistro u Przyjaciół	Mon-Fri 8:00-16:00	
12. The break bistro & cafe	Mon-Fri 10:00-17:00	
13. Dobry Obiad	Mon-Fri 10:00-17:00	
14. Domowe Obiadki	Mon-Fri 10:00-17:00	
15. Podomka	Mon-Fri 11:00-16:00	
16. Prima Catering	Mon-Fri 8:00-16:00	
17. Niezły Kocioł	Mon-Fri 8:00-16:00	
18. Restauracja Olimp	Mon-Fri 8:30-17:00	
19. Antares Bistro	Mon-Fri 8:00-17:00	
20. Connect Catering	Mon-Fri 8:00-16:00	



EVERY DAY AND HOLIDAY		
1. Ristorante Semolino 31 Woronicza St.	Mon-Sun 10:00-22:00	
2. Viski Whisky House	Mon-Fri 11:00-21:00	
3. Prima Pasta by Robert Sowa 24 Woloska St.	Mon-Fri 8:00-16:00	
4. Restauracja Blender 1 Suwak St.	Mon-Fri 7:30-16:30 Mon-Fri after 17:00 weekend - group reservation	
5. Artkitchen Music & Wine 34a Domaniewska St.	Mon-Fri 8:30-22:00	
6. La mia Italia	Mon-Sun 12:00-22:00	
7. Ou sushi	Mon-Sun 12:00-21:30	
8. Mekong Kuchnia Orientalna	Mon-Fri 8:00-20:00 Sat 10:00-20:00	
9. Ambia	Mon-Sat 10:00-21:00 Sun 10:00-18:00	
10. Vapiano 7 Taśmowa St.	Mon-Fri 8:30-22:00 Sat-Sun 12:00-22:00	
11. Club Fair Play	Mon-Thu 12:00-23:00 Fri-Sat 12:00-24:00	
12. Hammurabi	Mon-Sun 11:00-21:00	
13. Bombaj Masala 21 Marynarska St.	Mon-Fri 8:30-22:00	
14. Asian Lan Anh	Mon-Fri 9:00-20:00 Sat-Sun 11:00-18:00	
15. Flamm	Mon-Fri 8:00-21:00 Sat 9:00-21:00 Sun 9:00-20:00	
16. Zaścianek - Kuchnia za ścianą	Mon-Fri 11:00-19:00 Sat-Sun 12:00-18:00	
17. Kim Son	Mon-Fri 10:00-21:00 Sat-Sun 11:00-21:00	
18. Ankar Kebab	Mon-Sun 10:00-23:00	
19. Czas na Wino	Mon-Fri 10:00-22:00 Sat 12:00-22:00	
20. Real Burger No 1	Mon-Fri 11:00-21:00 Sat 12:00-21:00 Sun 12:00-20:00	
21. La Bottega Toscana	Mon-Fri 9:00-22:00 Sat-Sun 12:00-22:00	
22. Shanghai Garden	Mon-Sun 12:00-21:00	
23. Mili Moi	Mon-Fri 08:00-20:00 Sat-Sun 11:00-20:00	
24. Thanh Hong	Mon-Sun 10:00-22:00	
25. Fabryka Pizzy	Mon-Fri 11:00-22:00 Sat 12:00-23:00 Sun 12:00-22:00	
26. The Chef House	Mon-Fri 11:00-22:00 Sat 12:00-23:00 Sun 12:00-22:00	
27. To i Tamto	Mon-Sun 9:00-21:00	
28. Punta Prima 1b Obrzeźna St.	Mon-Sun 11:00-22:00	
29. Tobiko Sushi	Mon-Fri 11:00-22:00 Sat-Sun 13:00-22:00	
30. Minh Minh	Mon-Sun 9:30-21:30	
31. Green Pepper	Mon-Fri 11:00-22:00 Sat-Sun 13:00-22:00	
32. Makarun Spaghetti & Salad	Mon-Fri 10:00-17:00	
33. RollStory Sushi & Breakfast	Mon-Fri 8:00-18:00	
34. Ngan Ha	Mon-Fri 8:00-19:00	

The history of Służewiec

15th to 21st century – from village through industry to offices

The beginnings of Służewiec date back to the 15th century. It was then, when a village under the same name was founded. Throughout the next few centuries the village remained outside of the capital city until the year 1938, when it officially became part of Warsaw. A year later the Polish Horse Breeding Society managed to move the National Horse Racing Track from Pole Mokotowskie to Służewiec.

During the II World War Służewiec was burnt to the ground. A period of intensive development of this part of Warsaw followed in the post-war years. In 1951 the first industrial complex was opened in Służewiec, including several dozens of projects and residential buildings. The district was further expanded in the following years and was dubbed Industrial Służewiec thanks to production halls built there. The industry included i.a. the electronic production plant Unitra Unima, the semiconductor factory Tewa or the crane production site Zremb, all of which created the industrial character of the district until the end of the communist era in Poland.

After the collapse of the production sites in the 1990s, developers began the construction of office buildings in their place. The new architecture dominated the post-industrial area in short time, changing the character of the entire district. After several years of investments Służewiec Przemysłowy became the largest business district in Poland.

Today Służewiec Przemysłowy is more than 1m sq m of modern office stock in almost 80 properties. The residential market and services infrastructure are growing rapidly next to the offices.

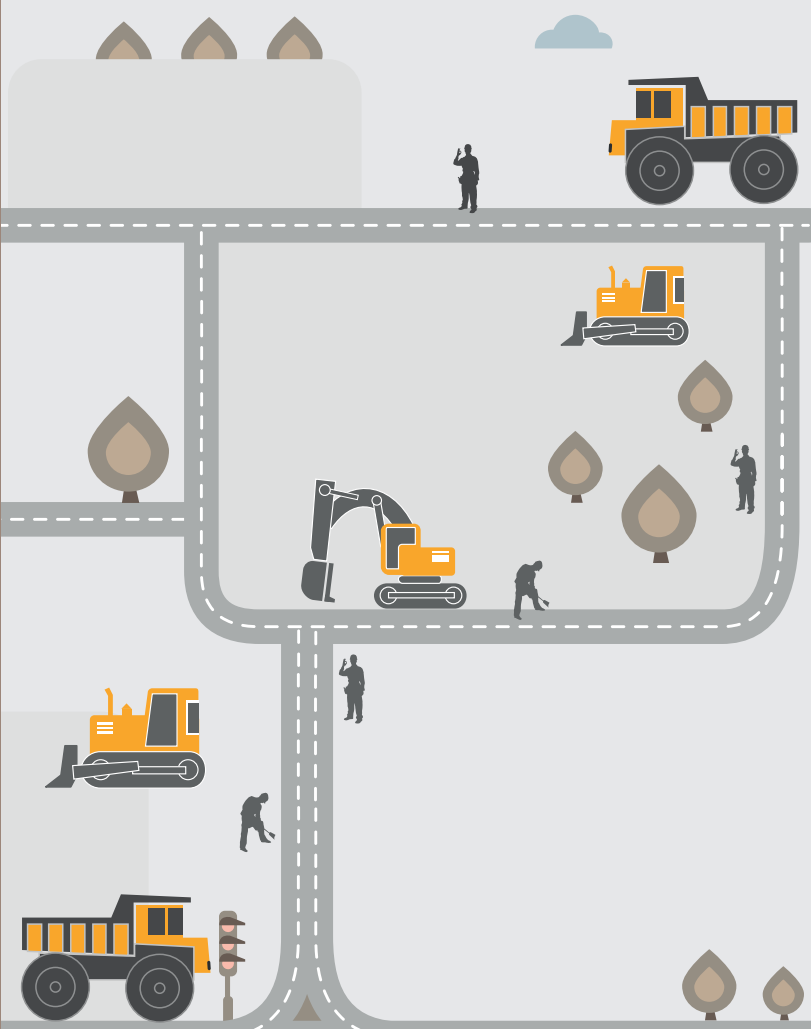


WHERE TO MOVE IN?				
	Project	No. of apartments	Completion date	Developer
1.	Vista	275	2017	Okam Capitals
2.	Nowy Mokotów, stage III i IV	284	2017-2019	Echo Investment
3.	Living Point	338	2017	Vantage Development
4.	Mokka	306	2017	Okam Capitals
5.	Studio Mokotów	319	2016	Dom Development
6.	Wizja Mokotów	156	2016	Wawel Service
7.	Moko	169	2016	Ronson Development
8.	Mokotów City	97	2017	Budner Development
9.	Holm House	147	2019	Skanska
10.	Moduo, stage I i II	245	2017	ECI Residential
11.	Krzemowe, stage I i II	403	2017-2018	LC Corp
12.	Miami Place, apartment house, tba	bd	2018	Avenue Holding
13.	Mozaika, stage IV	147	2017	Layetana Real Estate

Transport infrastructure

Improvements under way

The current and planned infrastructure investments will gradually improve the district's connection to the rest of the city. Among them are first and foremost public transport, road infrastructure and public parking.



Source: Narodowe Archiwum Cyfrowe



Diverse functions in urban fabric

There are not only office buildings in Służewiec!

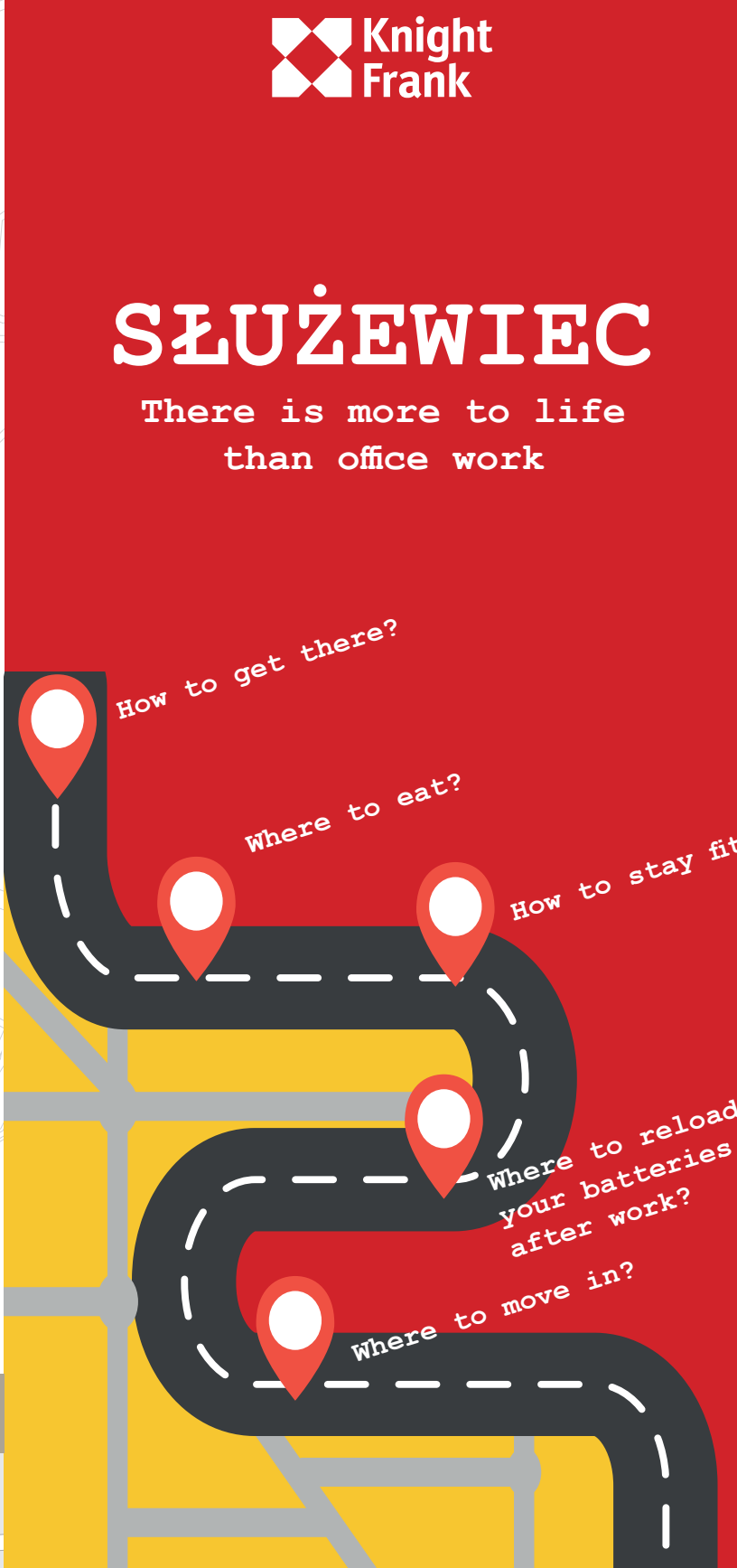
This part of Mokotów is gradually changing its image from an office hub to a multifunctional part of the city which caters to residential, leisure and service needs of both dwellers and employees. Such diversification is necessary for Służewiec to become integrated with the rest of Warsaw and burst with life.

Even though there is no sight of office projects slowing down, Służewiec cannot be called a mono-district anymore. 6 projects are currently under construction. Upon completion they will offer a total office space of 100,000 sq m to let.

More and more residential properties are being built right next to the office complexes. Many modern settlements with a wide and attractive offer are already under construction. According to the developers 2,500 apartments will be completed in Służewiec within the next 2-3 years.

International hotel networks have recognized the potential of this area as well. Until 2020 investors are planning to build more than 650 hotel rooms in the district. The list of current and planned hotels will include the 3-star Hampton by Hilton, the 4-star FourPoints by Sheraton or the two-brand concept of the Marriott International network – the 3-star Moxy and 4-star Residence Inn. An important place on the map which enriches the cultural and educational offer of Służewiec is the KADR Culture Centre.

According to the plan its new location will open in 2017. The city hall is also planning to open a new kindergarten in the area and create a 5 hectare park.



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