

# News release

6 December 2021

## Rise.pl expands into Wrocław

**Rise.pl, a Polish operator of flexible space for lease chose Wrocław to be the next location in its expansion strategy. New serviced offices and co-working space will be developed on the area of 2,200 sqm in the Sagittarius Business House building. The facility is owned by HIH Invest Real Estate. JDP Drapała & Partners has provided to owner legal advice on commercialisation of Sagittarius and supported the landlord in negotiations with Rise.pl. Knight Frank advised the tenant in negotiating its lease agreement.**

**Rise.pl** is the Polish operator of flex office space present on the market since 2003. It renders its services in Kraków where it is a leading flex space provider as well as in Rzeszów and Łódź. In 2022 Wrocław is going to be its next location. The company mostly offers ready serviced office space, co-working space and virtual offices. It has been growing constantly and to meet the needs of its tenants and dynamically changing market needs it co-developed Chillispaces.com brand in 2020 that focuses on expanding serviced offices in Poland. It plans six new locations of a total area of over 20,000 sqm in four cities.

Over the past decade the world of flex office space has been adapting to the needs of the tenants who highly appreciate individual nature, safety and also mobility. That is why creating their own work space at Chillispaces.com offices, companies can flexibly adapt it, including from the perspective of their branding. As regards ensuring a secure IT environment, it should be said that all offices managed by Rise.pl offer modern redundant IT infrastructure that guarantees tenants security and reliability.

The Wrocław-based office is another facility in Rise.pl's entire chain where tenants can use club cards that ensure free access to the infrastructure of other offices available in Kraków, Łódź and Rzeszów.

*"More locations and cities in our portfolio prove that our chosen strategy is the right direction in the company's growth. Recent months have shown how important the flexibility of lease agreements and the space itself can be. Not only small organizations or start-ups have been benefitting from the flex office model but it has grown popular among big and established brands as well. Sagittarius Business*

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*House was selected because of its attractive location and numerous facilities that will meet the needs of future tenants. Given Wrocław's potential, this is not our last word in this city,"* **comments Piotr Augustyn, President of the Management Board of Rise.pl.**

With more than 25,000 sqm of office and retail space for rent, **Sagittarius Business House** is an A-class building located in Wrocław's central business district. It is close to a railway station and a popular shopping mall, Wroclavia, and offers numerous retail and service facilities.

*"We welcome our new tenant. The successful letting despite the COVID-19 Pandemic shows that the location and the state-of-the-art property meet the requirements of upcoming companies. We are very pleased that the property is now fully leased,"* **says Malte Wallschläger, Head of Asset Management International at HIH Real Estate.** The company acquired the Sagittarius Business House on behalf of an individual fund it manages for an institutional investor in 2017.

*"We are glad that once again Knight Frank was able to support Rise.pl in the process of selecting a new location and related negotiations. Wrocław has large potential and annually attracts young people admitted to Wrocław colleges and universities. Moreover, in recent years it has made dynamic investments in the development of its infrastructure and the perception of the city which in turn is a factor that contributes to the selection of Wrocław by companies looking for new opportunities. Despite the economic slowdown caused by the COVID-19 pandemic, since the early 2021 we have witnessed an increased activity among tenants on the Wrocław market. In the 3rd quarter of 2021 new leases accounted for 65% of the whole volume of transactions,"* **adds Izabela Dąbrowska, Director at Knight Frank's Tenant Representation.**

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