



**WISE**  
P O I N T

Big ideas, smart choices

# THE POINT WHERE EVERYTHING CONNECTS

**Welcome to Wise Point** – where technology meets intuition, and workplace comfort aligns with social responsibility.

Designed to think ahead, it intelligently regulates energy consumption, optimizes indoor climate, delivers more fresh air, and reduces operating costs. With wise architecture, flexible spaces, and a strategic location, just off the Rondo ONZ in the business center of Warsaw, Wise Point doesn't just keep up with change – it anticipates it.

**Wise design stands the test of time.**

**18 198 m<sup>2</sup>**

Rental area netto

**1200 m<sup>2</sup>**

Typical floor area

**14**

Floors

**149**

Parking spaces



## Smart choice, smart Solutions

Every element of Wise Point is designed not just to look good but to perform flawlessly. Smart systems, conscious energy use, and comfort-driven solutions that you feel – but never notice.

## Fresh air comes first

The building's ventilation system delivers 30% more fresh air, enhancing focus, comfort, and overall well-being. A new standard for better breathing.

## Water that works twice

With a greywater system in place, the building conserves resources and reduces its water footprint. Here, every drop has a purpose.

## Energy that doesn't escape

A ground heat exchanger maintains stable indoor temperatures year-round – warming the air in winter, cooling it in summer, and reducing the need for traditional air conditioning. Heat and cooling are regulated automatically and by zone, with 500 kW of natural cooling power working for office users.

## Comfort hidden in the ceiling

Fan coils and chilled beams, discreetly integrated above, provide stable temperatures without drafts or noise. Comfort you don't see – but feel at every step.

## Smart energy consumption control

The BMS monitoring system tracks energy consumption parameters for each tenant and individual power distribution boards, ensuring effective data management.

# LOCATION





## **The hub of important events**

Wise Point is where business, mobility, and city life come together. No compromises – just seamless access to everything you need. With its prime location, your clients, partners, and team can make the most of everything Warsaw has to offer.

## **An address that speaks for itself**

Rondo ONZ, Jana Pawła II Street. One of Warsaw's most recognizable business addresses.

## **Perfectly connected**

A metro station right next to the building, plus trams, buses, and bike paths. No matter how you travel – getting here is always easy.

## **The capital's business hub**

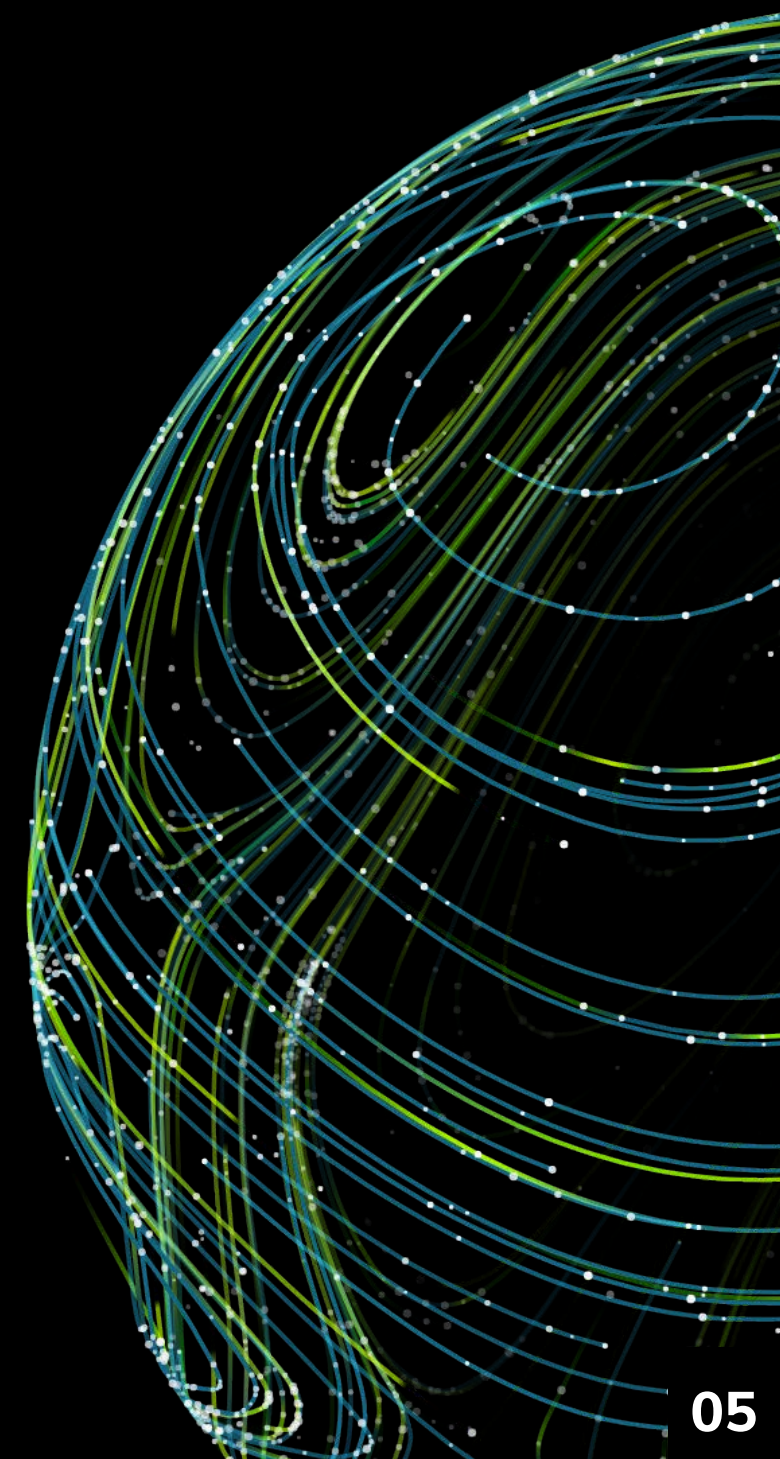
Surrounded by global corporations, banks, modern office buildings, and decision-makers shaping the future.

## **The city at your fingertips**

Restaurants, cafés, hotels, and essential services—all within a few minutes' walk. Whether it's a business meeting or a quick coffee, everything is right here.

## **Work-life balance**

Explore nearby theaters, art galleries, gyms, and some of Warsaw's best rooftop bars – because balance is just as important as productivity.





DISTANCE TO THE SECOND METRO LINE STATION - RONDO ONZ: 100 M



NUMBER OF TRAM LINES: 5



DISTANCE TO THE INTERNATIONAL AIRPORT: 8 KM



NUMBER OF BUS LINES: 3 DAYTIME, 13 NIGHTTIME



DISTANCE TO THE CENTRAL RAILWAY STATION: 850 m (12 min walk)



BICYCLE PATH WITHIN A FEW METERS OF THE BUILDING



CITY BIKE RENTAL STATIONS WITHIN A 250 M RADIUS: 3



RESTAURANTS AND CAFES



GYM



HOTELS



SWIMMING POOLS



ENTERTAINMENT



PARKS AND SQUARES



SHOPPING

# AMENITIES



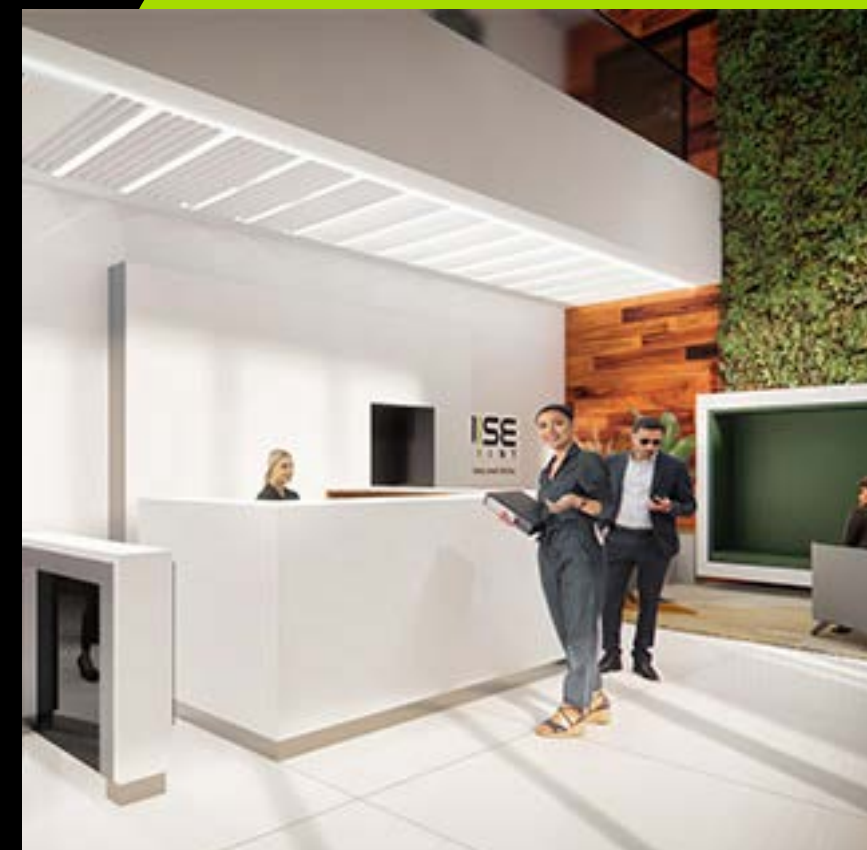
# A NEW STANDARD OF SPACE

Wise Point is transforming before our eyes. The planned façade modernization will give it a lighter, more contemporary look, seamlessly blending it into the city's dynamic landscape.

But it's more than just aesthetics – thoughtful improvements to the surrounding area will enhance both comfort and functionality. New green spaces will provide a place to unwind, improve the microclimate, and enrich the local ecosystem, creating a welcoming environment for both building tenants and the wider community.



# AMENITIES AROUND THE BUILDING:



01. A modern, renovated façade with a light and elegant design
02. Thoughtfully designed green spaces with vegetation that improves the microclimate
03. Relaxation zones with comfortable seating areas
04. A designated outdoor smoking area
05. An InPost parcel locker for employees' convenience
06. A friendly environment that promotes both work and relaxation

# AMENITIES INSIDE THE BUILDING

A well-designed office is more than just thoughtfully planned workspaces – it's also about the conveniences that enhance your day. Wise Point offers a smart, user-friendly infrastructure, including a secure bike room, showers and lockers, relaxation areas, and essential services at your fingertips.

## Cyclist-friendly facilities

A dedicated bike repair station, secure parking (with **44 outdoor spaces** and **77 spaces inside** the garage), as well as showers and lockers for active commuters.

## Planned lobby revitalization

The elegant, modern, and light-filled lobby at Wise Point seamlessly blends aesthetics with functionality, creating a distinguished and comfortable meeting space.

## On-site services

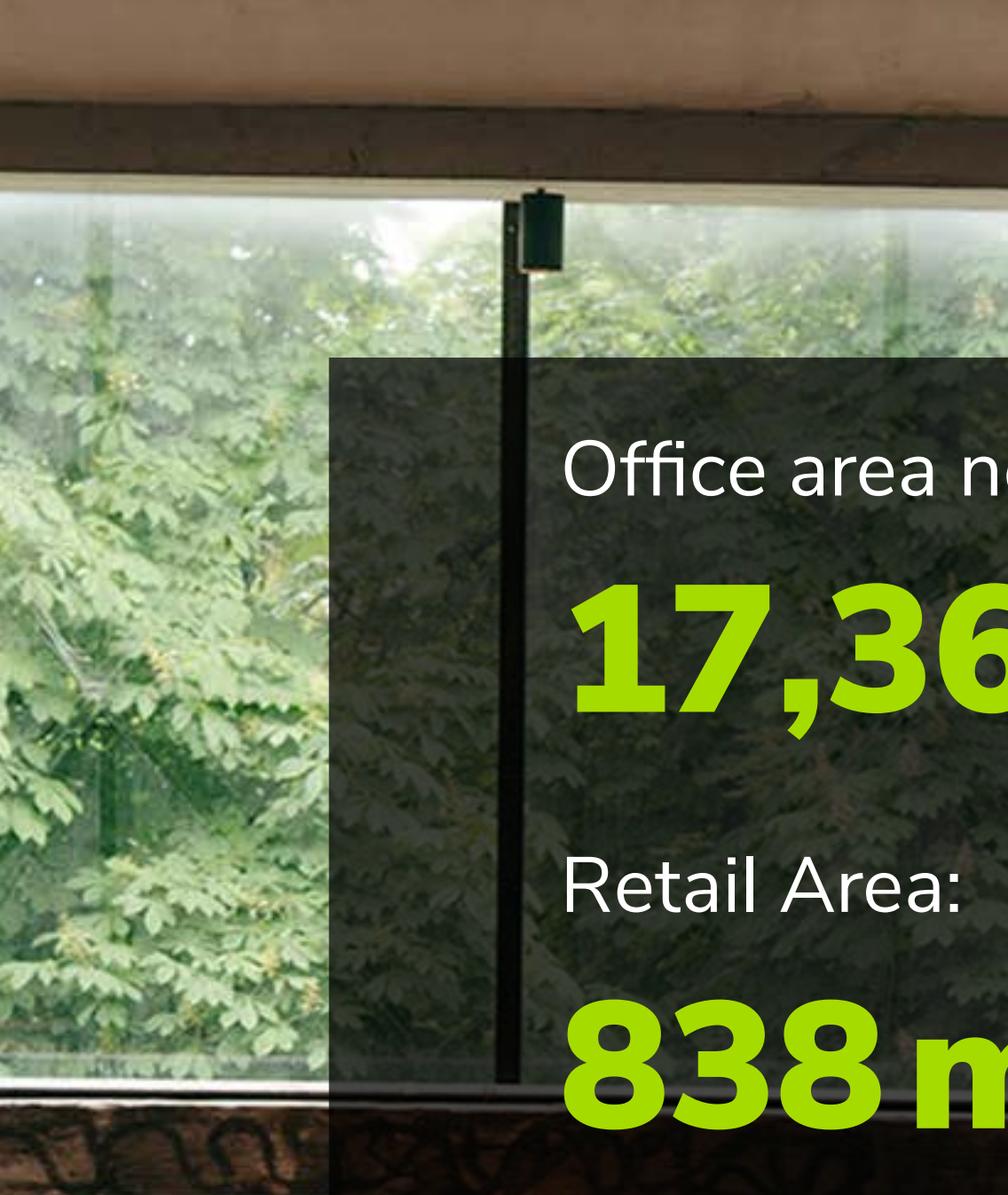
**838 m<sup>2</sup>** of retail space inside the building, making daily errands quick and convenient.

## Underground parking

Comfortable parking spaces with license plate recognition and EV charging stations.

# SPECIFICATIONS



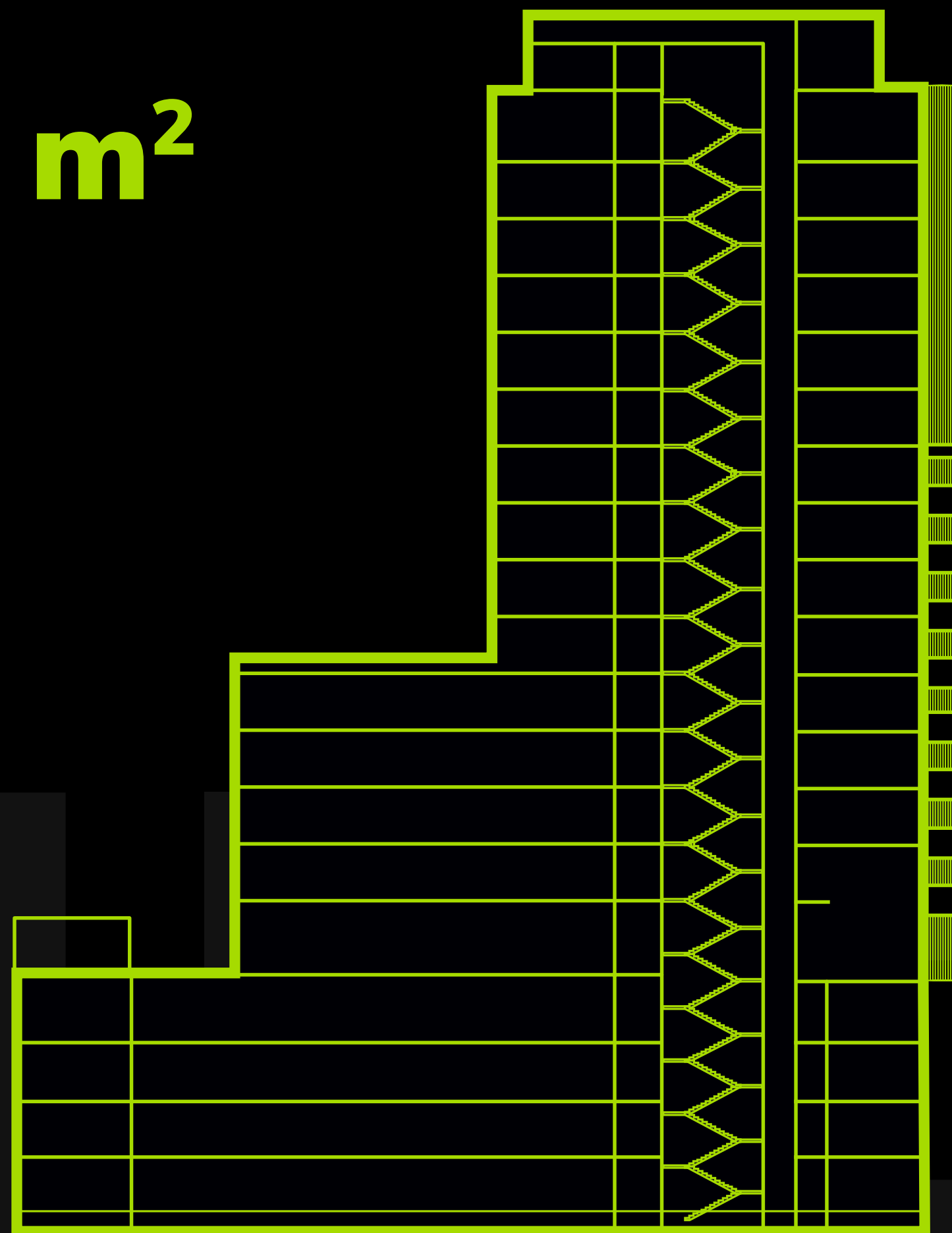


Office area netto:

**17,360 m<sup>2</sup>**

Retail Area:

**838 m<sup>2</sup>**



**15**

Above-Ground Floors

**4**

Underground Floors

**54,5<sub>m</sub>**

Height

**7**

Elevators

**2,7<sub>m</sub>**

Office Room Height

**149**

Parking Spaces

**77**

Outdoor Bike Parking

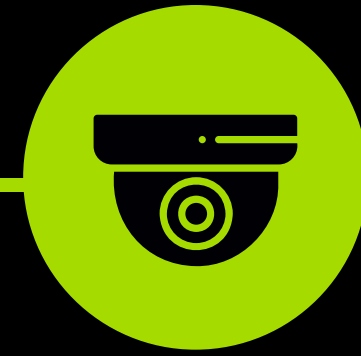
**44**

Indoor Bike Parking (Garage)

# OFFICE STANDARDS



24/7 security  
and monitoring



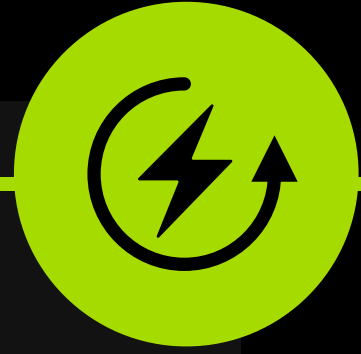
Monitored access  
control system



Suspended **ceilings**



Workstation lighting  
with **500 lx intensity**



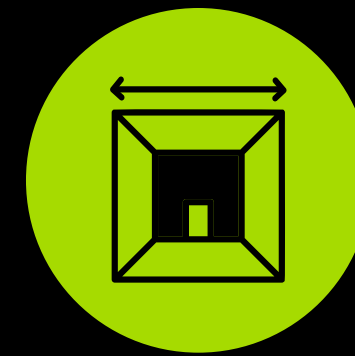
Emergency  
power supply



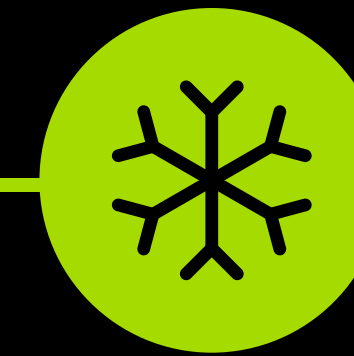
Fire alarm system  
with **smoke detectors**



# OFFICE STANDARDS



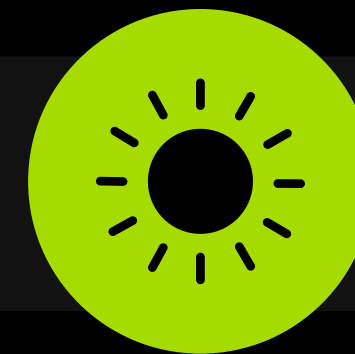
**Flexible spaces tailored**  
to tenants' needs



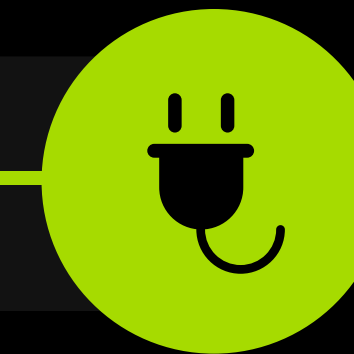
**Fully air-conditioned**  
building



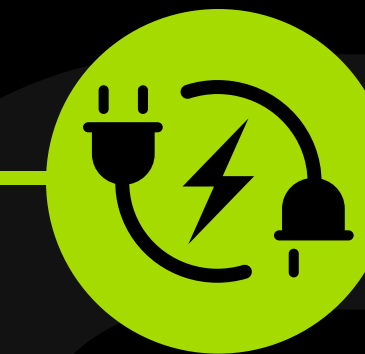
**Intelligent building**  
management system



**Excellent access**  
to **natural light**



**Structured**  
**cabling**



**Two independent**  
power sources  
**+ space for**  
**a generator**

# WISE POINT

## LEVEL 2



# WISE POINT

## LEVEL 4



## LEVEL 9



The background features a low-angle, upward-looking view of several modern skyscrapers with glass facades, creating a sense of height and urban density. A large, semi-transparent, light blue 'U' logo is centered on the page. A horizontal dark blue band crosses the middle of the image, containing the text 'ESG' in bright yellow. A solid yellow square is on the left edge, and a large yellow circle is on the right edge.

**ESG**



# GREEN INNOVATION IN THE HEART OF THE CITY

**Wise Point** sets a new standard for responsible construction, combining innovative technologies with environmental consciousness and user comfort. Every aspect of the building is designed to minimize its impact on the planet while maximizing support for businesses. This commitment is reflected in international certifications and practical solutions that work every day to enhance efficiency, reduce costs, and improve the overall work experience.

- **LEED Core & Shell Platinum**  
The highest standard of energy efficiency and sustainable building design.
- **WELL Health & Safety**  
Prioritizing the health and well-being of tenants.
- **Ground heat exchanger**  
Natural heating and cooling that reduces the need for air conditioning and lowers CO<sub>2</sub> emissions.
- **Greywater & rainwater system**  
Sustainable water management utilizing rainwater for reuse.
- **Photovoltaic panels**  
A renewable energy source supporting the building's power needs.
- **EV Charging Stations**  
Encouraging eco-friendly mobility.



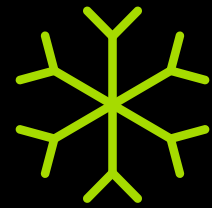
## Technology that works for You

At Wise Point, technology operates seamlessly in the background – efficient yet unobtrusive. Every solution is designed to optimize processes, enhance user comfort, and minimize environmental impact. Here, innovation and sustainability go hand in hand.



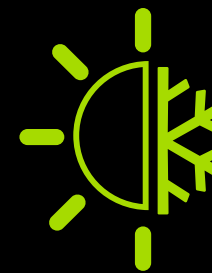
## BMS – Building Management System

Automated control of lighting, temperature, ventilation, and security, adapting in real time to users' needs.



## Free - cooling

Energy-efficient cooling utilizing natural outdoor temperatures.



## Chilled beams

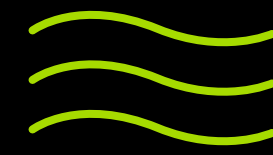
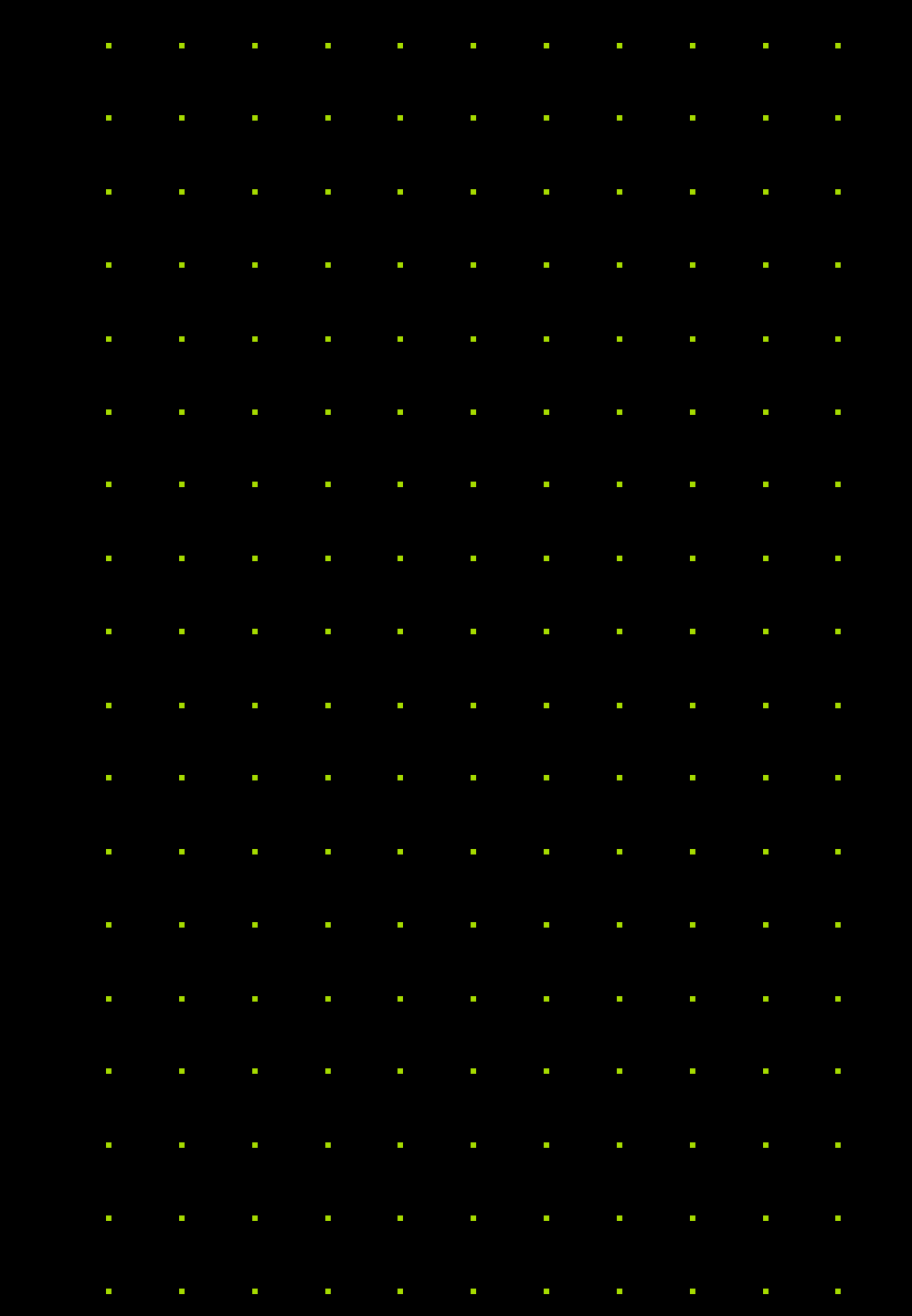
A modern climate control system ensuring stable thermal comfort without drafts or energy waste.



## Intelligent energy-saving LED lighting

Adaptive lighting system that adjusts indoor brightness based on outdoor conditions.





## Air quality & humidity

### sensors

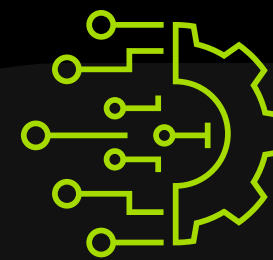
Adiabatic humidification and 30% more fresh air than standard, continuously monitoring office conditions for tenants health and well-being.



## Advanced security

### systems

Monitoring, access control, fire protection, and an AED defibrillator for comprehensive safety.



## Modern digital infrastructure

Ultra-fast fiber-optic internet, future-ready technology, and smart office support.



## MeteoViva

Predictive optimization of heating and cooling based on weather forecasts and building usage patterns (planned implementation).



**..Deka**



**WISE**  
P O I N T

**STRONG**