
ULI Poland Conference SITE TOURS

As part of your ULI Poland Conference registration, we invite you to join one of three exclusive site tours, designed to showcase Warsaw's prominent projects and urban transformations from diverse perspectives.

Please note: the number of places on each tour is limited.



ULI Poland Conference

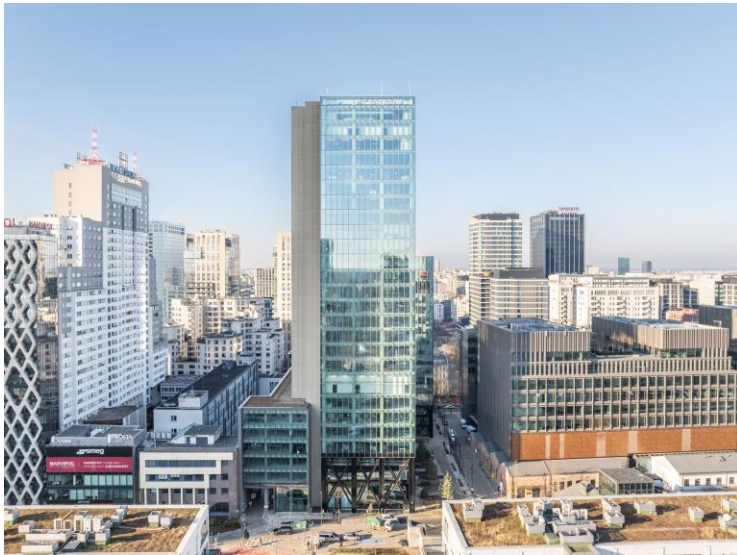
SITE TOURS

15 April 2026, 12pm – 3 pm

Development Tour	Cultural & Regeneration Tour	Conversion Tour
<p>Explore Warsaw's most prominent commercial developments shaping the city's future office and mixed-use landscape.</p> <ul style="list-style-type: none">• Studio A• Skyliner II• Towarowa 22	<p>Discover Warsaw from the seat of a classic vintage Nysa 522 vehicle, guided by a local expert who will place architecture in its historical and cultural context.</p> <ul style="list-style-type: none">• Koneser• Hala Koszyki• Fabryka Norblina• Browary Warszawskie	<p>Join a tour focused on adaptive reuse and conversion projects, showcasing how existing office building was transformed into a student housing project.</p> <ul style="list-style-type: none">• SHED Sky Living (former Lipowy Park)

Site tour 1 - Development tour

Explore Warsaw's most prominent commercial developments shaping the city's future office and mixed-use landscape.



Studio A

Towarowa 22



Skyliner II

Site tour 1 - Development tour

Studio A is a Skanska office building and the second phase of the company's flagship development, located in Warsaw's business district between Prosta and Łucka Streets. The building provides approx. 27,000 sqm of GLA and is over 100 metres high. Studio A was designed by Grupa5 Architekci and Arrow Architects. The project meets the standards of the most demanding certification systems, including LEED, WELL Core & Shell, Wired/Smart Score, and the Building without Barriers.



Site tour 1 - Development tour

Towarowa22 is a new superblock developed by AFI, Echo Investment and Archicom in the business centre of Warsaw. 6.5-hectare mixed-use development features office, residential, ground floor retail, food & beverage as well as leisure areas. It goes beyond typical real estate investments, contributing not only architecture but, above all, accessible public space between the buildings. The diverse spaces has been designed by award-winning JEMS Architekci. The centrepiece of the former printing house site will be a new multi-layer public garden around the restored Dom Słowa Polskiego pavilion. The human-centred project respects the history and context of its location while introducing current trends in inclusive urban planning. The superblock concept, popularized in Barcelona, is a neighborhood transformation strategy that organizes the urban space to improve the quality of life. Towarowa Gardens - a sequence of linked green areas - will contribute to improving the surrounding microclimate and reduce the urban heat island effect.



Site tour 1 - Development tour

Skyliner II - construction of the second stage of Skyliner office complex at Rondo Daszyńskiego from Karimpol Group portfolio has been underway since February 2024 and is scheduled for completion at the end of 2026. The second tower will be 130 metres high, with 28 floors and 24,000 sq m of leasable space. Most of the usable space – 23,000 sq m – will be allocated to offices. Retail and service premises on the ground floor of the building will occupy nearly 1,000 sq m. The standard office floor area will be approximately 1,100 sq m. Terrace gardens will be created on the top floors of the building. Karimpol Polska has already received a BREEAM New Construction certificate at the Outstanding level for the building and, as in the case of the first stage, plans to power the building from renewable energy sources. The main contractor for the investment is WARBUD S.A., and APA Wojciechowski Architekci is responsible for the architectural design.



Site tour 2 - Cultural & Regeneration Tour

Discover Warsaw from the seat of a classic vintage Nysa 522 vehicle, guided by a local expert who will place architecture in its historical and cultural context.

We will visit:

- **Koneser**
- **Hala Koszyki**
- **Fabryka Norblina**
- **Browary Warszawskie**





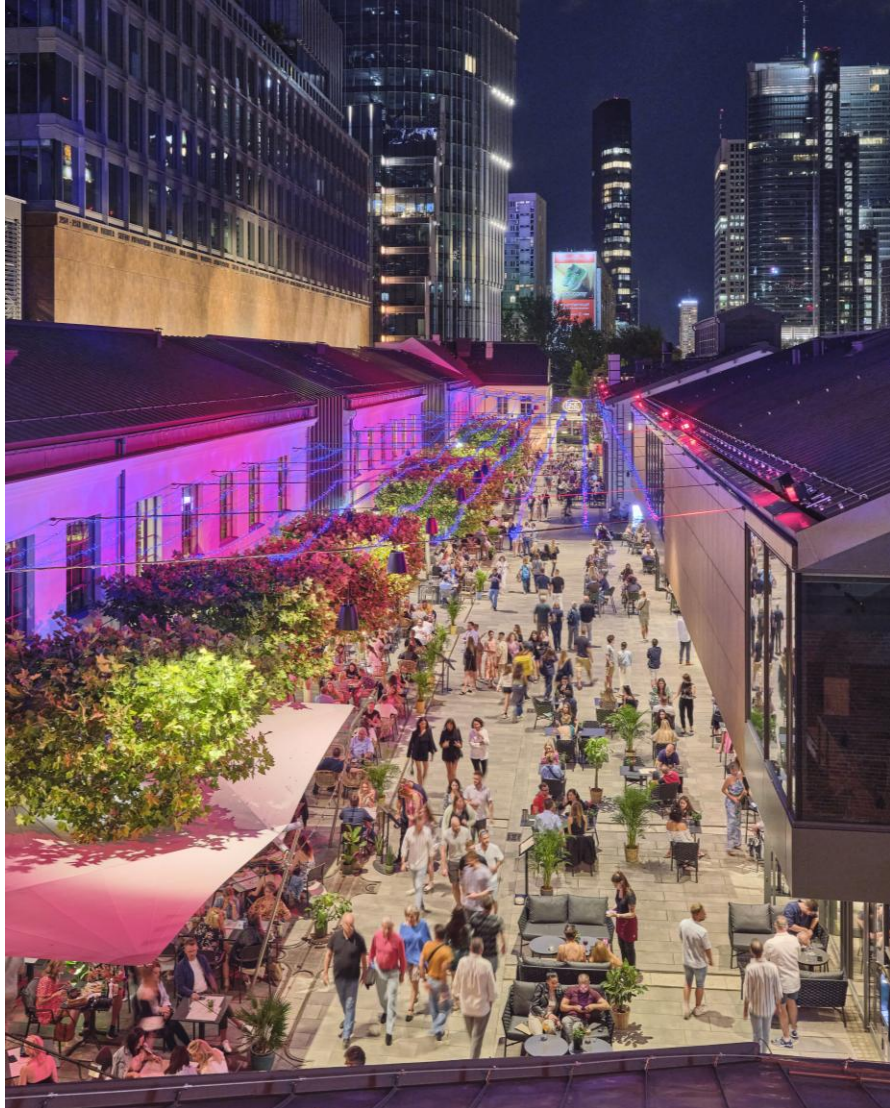
Centrum Praskie Koneser

- Developer: BBI Development / Liebrecht & wood
- mixed-use, urban regeneration in Praga District
- Opening: 2018
- Total area: 74,600 sqm
- Main functions: office, retail, living, hotel, food & beverage, entertainment
- Project chosen as one of the 10 Europe's coolest neighbourhoods (The Independent, 2018)



Koszyki Hall

- Developer: Griffin Capital Partners
- Owner: Globalworth
- mixed-use, urban regeneration project at the Warsaw's city centre.
- Opening: 2016
- Main functions: food & beverage, entertainment, services, culture, retail, office
- Total area: 22,000 sqm.
- CEEQA Awards 2017, Retail Development of the Year



Norblin Factory

- Developer: Capital Park
- Norblin Factory a landmark, mixed-use, urban regeneration project at the heart of Warsaw's CBD
- Opening: September 2021
- Main functions: office, food & beverage, entertainment, services, culture, health & beauty, retail
- Total area of over 65,000 sqm. GLA
- Multiple award-winning project, i.e. ULI Awards for Excellence for Europe and Global edition

Warsaw Brewery

- Developer: Echo Investment
- Landmark, mixed-use, urban regeneration project at the heart of Warsaw's CBD in the Wola district
- Opening: 2021
- Main functions: office, food & beverage, entertainment, services, culture, retail, PRS (private rented system)
- Total area app. 100,000 sqm
- Warsaw Brewery was named the best urban regeneration in the world at MAPIC Awards 2022 in the Best Urban Regeneration category.



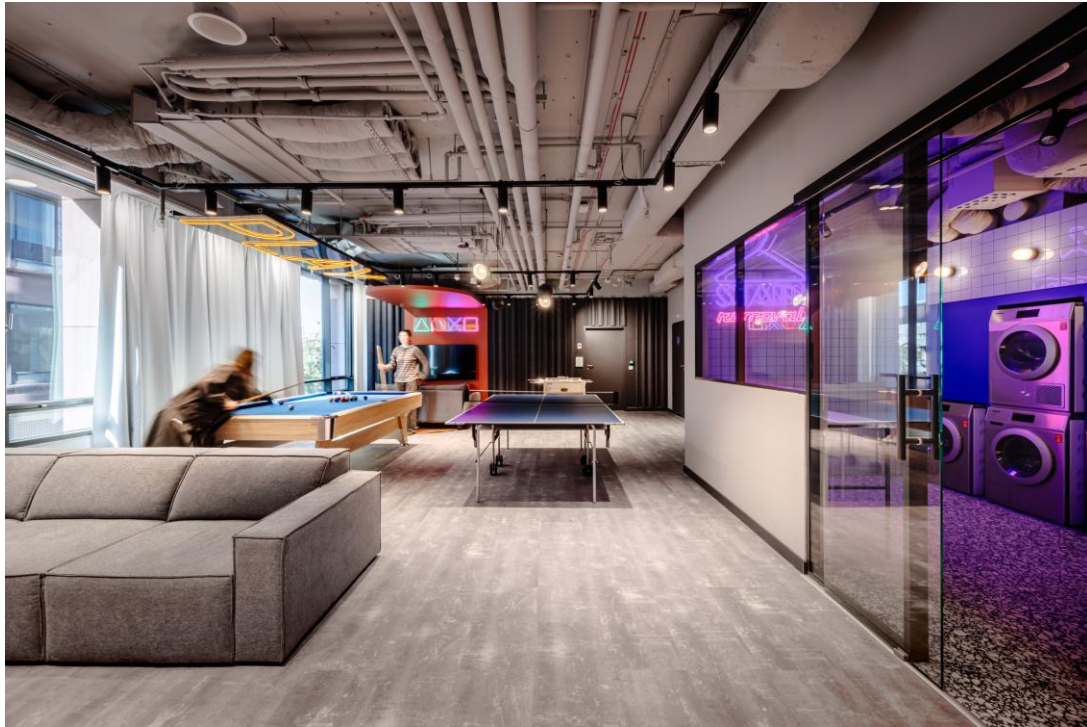
Site tour 3 – Conversion tour

SHED Warsaw – Sky Living (former Lipowy Park)

Join a tour focused on adaptive reuse and conversion projects, showcasing how two existing office buildings were transformed into a student housing project.



SHED Warsaw – Sky Living



Conversion of 2 office buildings into student accommodation.

It took Colliers experts just 11 months to transform two office buildings, part of the Lipowy Office Park complex in Warsaw, into comfortable accommodation for students, young professionals, and short-term guests.

The newly created SHED Sky Living project, owned by Lithuanian investor 1 Asset Management, is the first case in Poland where such a relatively young office building has changed its function.

As a result of the conversion 582 rooms were created on 19,000 square meters (in two buildings belonging to Lipowy Office Park at 31 Żwirki i Wigury Street) for over 730 students and young professionals. They also have access to shared spaces, from shared kitchens and coworking spaces, through a gym and gaming rooms, to a cinema and podcast studio.

How to register for a tour?

- **Log in** to your ULI account → MY ULI my.uli.org
- Your login is your e-mail address. You can reset your password if you don't remember it.
- While at your account go to **ACTIVITY**
- Choose **ULI Poland Conference registration**
- **Add Session** -> Select one of the three available site tours.

In case of any problems please contact Weronika.Kasprzak@uli.org