

THIS
IS
SOHO
HUB

meet SOHO

a unique blend of
office, **living** and **retail** space

SOHO HUB is **office** p. 5

SOHO is **living** p. 20


SOHO is **retail** p. 25

meet SOHO


Designed according to the concept of the **15-minute city SOHO** by Yareal redefines urban living with stylish apartments, trendy retail and dynamic business spaces. **Discover Warsaw's most sought-after new neighbourhood and embrace a lifestyle where everything you need is at your doorstep.**

SOHO is **office**

 **5,339 m²**
of office space

 units starting from **500 m²**

 **B.55** – stand-alone historic building


 implementation period: **Q1 2026 – Q1 2028**

SOHO is **living**


 **10** multifamily buildings:
870 apartments | 66 PRS apartments

 **5** phases
scheduled completion: **Q4 2027 | Q1 2028**


 first housing project in Poland with
a **BREEAM Communities Certificate**

 **300-meter Linear Park**,
providing a vibrant green space for
relaxation and community activities


SOHO is **retail**

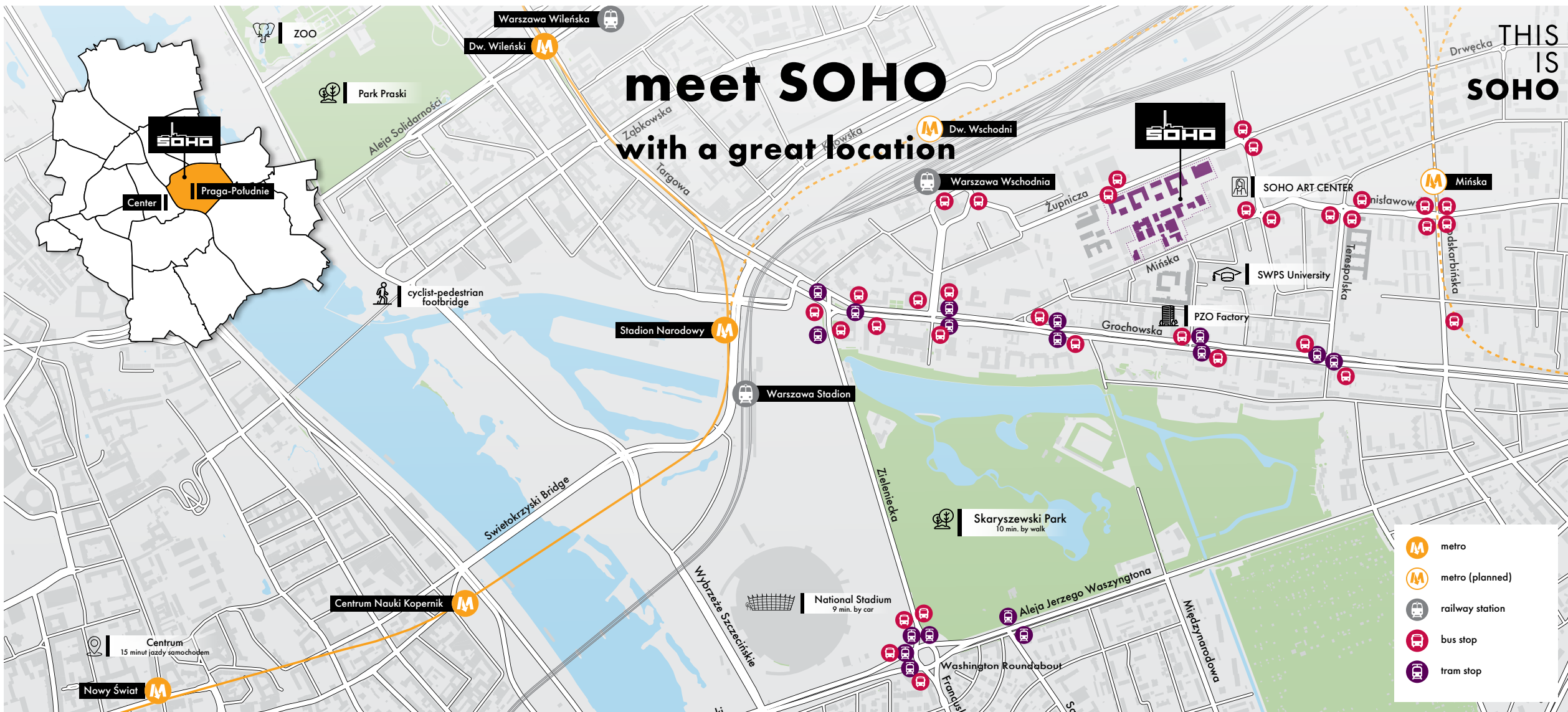
 **45** shops and services including:
creative gastronomy & cafes, health & beauty,
home & design, relax & entertainment

 units starting from **50 m²**

 **Klub fitness**
in a stand-alone building with a terrace

 **Food Hub**
in historic building

 **Guest underground parking**
as part of the office building



THIS
IS
SOHO

meet SOHO

with a great location

- metro
- metro (planned)
- railway station
- bus stop
- tram stop

| **6** tramway lines

| **250 m** to tram stop

| **3** bus lines

| **250 m** to bus stop

| **300 m** to Mińska Metro Station (planned)

| **500 m** to Warszawa Wschodnia railway station

**SOHO
HUB
is**

OFFICE



SOHO HUB is office

As an integral part of the multifunctional SOHO by Yareal project, the **stylish office** are designed to inspire productivity and creativity. These cozy and atmospheric office spaces combine **historic charm with modern comfort, making them perfect for businesses, freelancers, and anyone seeking a distinctive workspace.** The vibrant neighborhood provides a variety of amenities, upgrading work experience and promoting a healthy work-life balance.



5,339 m²

of office space in various configurations



6,407 m²

retail space



2,426 m²

PRS space



500 m² and above

available office units

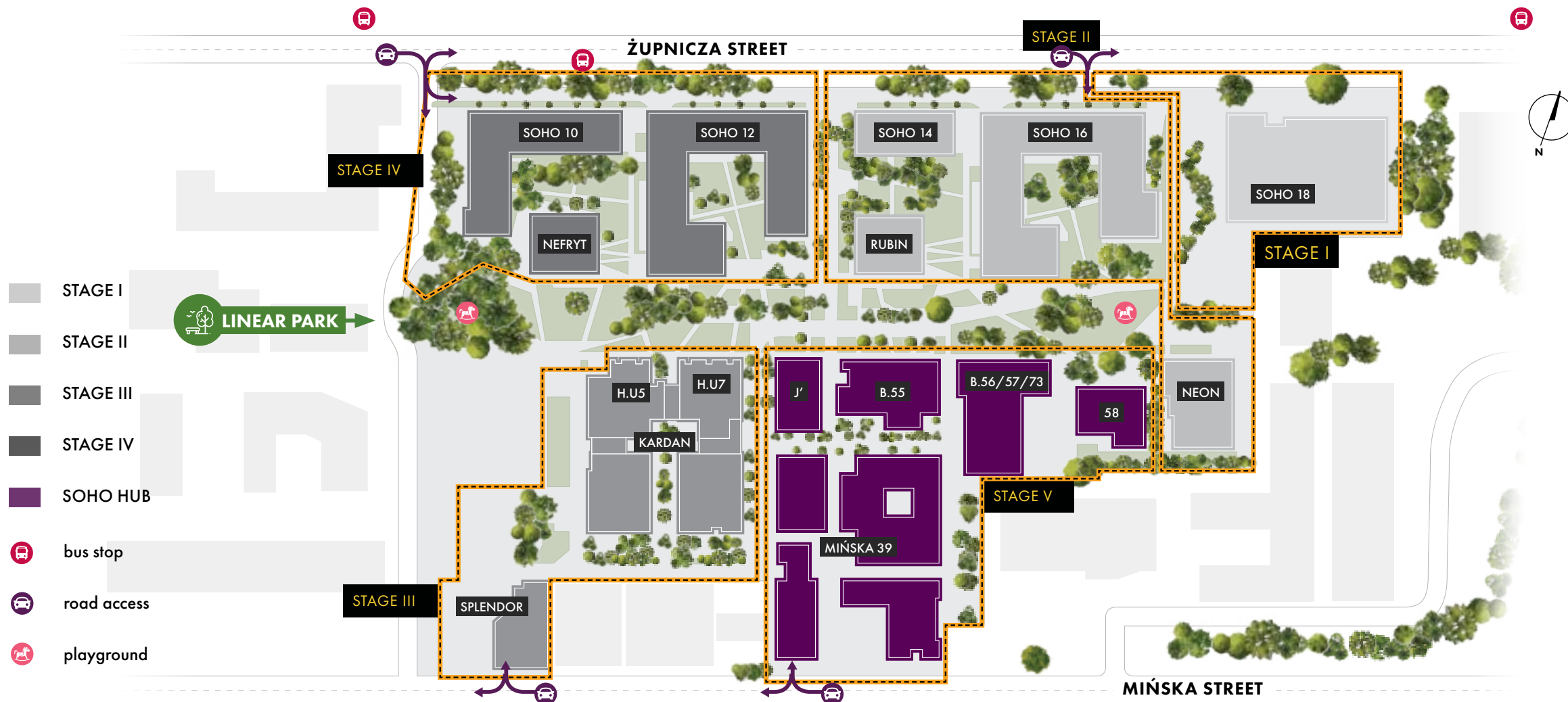


B.55 – stand-alone

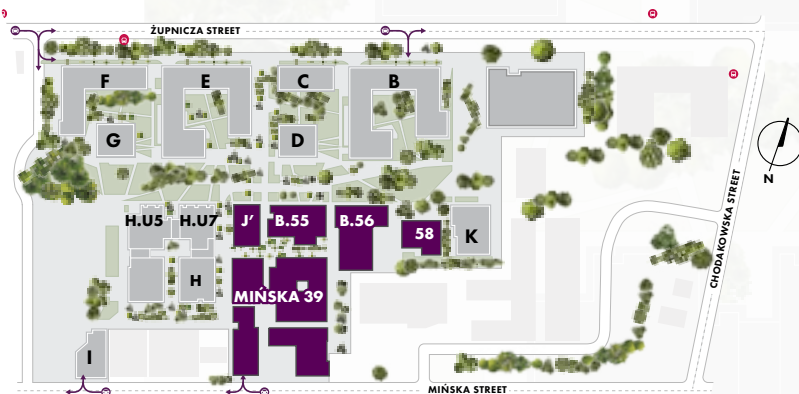
historic building
with an area of 1,300 m²

SOHO HUB is office







THIS
IS
SOHO



SOHO HUB is office



PARK LINEARNY

-  entrance to the garage
-  exit from the underground garage
-  courtyard
-  bicycle racks
-  parcel locker
-  playground





SOHO HUB is office

Mińska 39



3,100 m²
class A space



Post-industrial character
and modern technological solutions



Q1 2026 – Q1 2028
planned completion time



66 units ranging from 28 to 45 m²

one- or two-room

fully finished including built-in furniture

kitchen **equipped with appliances**

finished and functional bathrooms

2,238 m²
level 1

836 m²
level 0

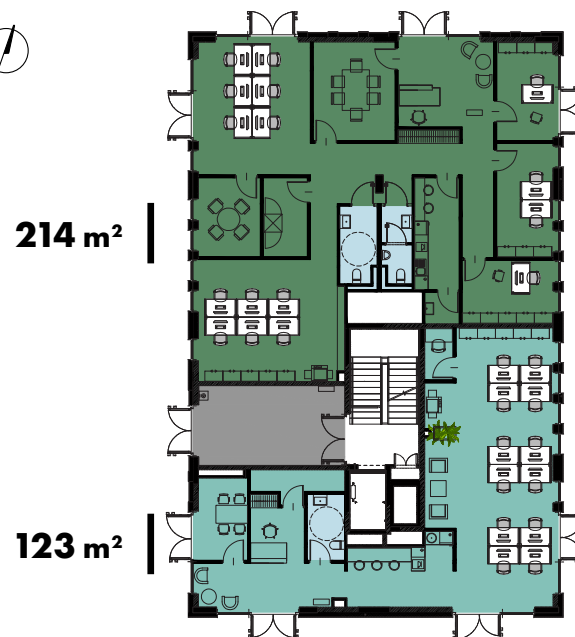
J.01 | availability: Q1 2028

146 number of parking spaces
(including 11 with electric vehicle chargers)



SOHO HUB is office

Office spaces
Mińska 39 | building J | level 0



123 m²



1,179 m²

level 0 | total area
availability: Q1 2028



460 m²



SOHO HUB is office

Office spaces
Mińska 39 | building J | level 1

280 m²

876 m²

504 m²

655 m²

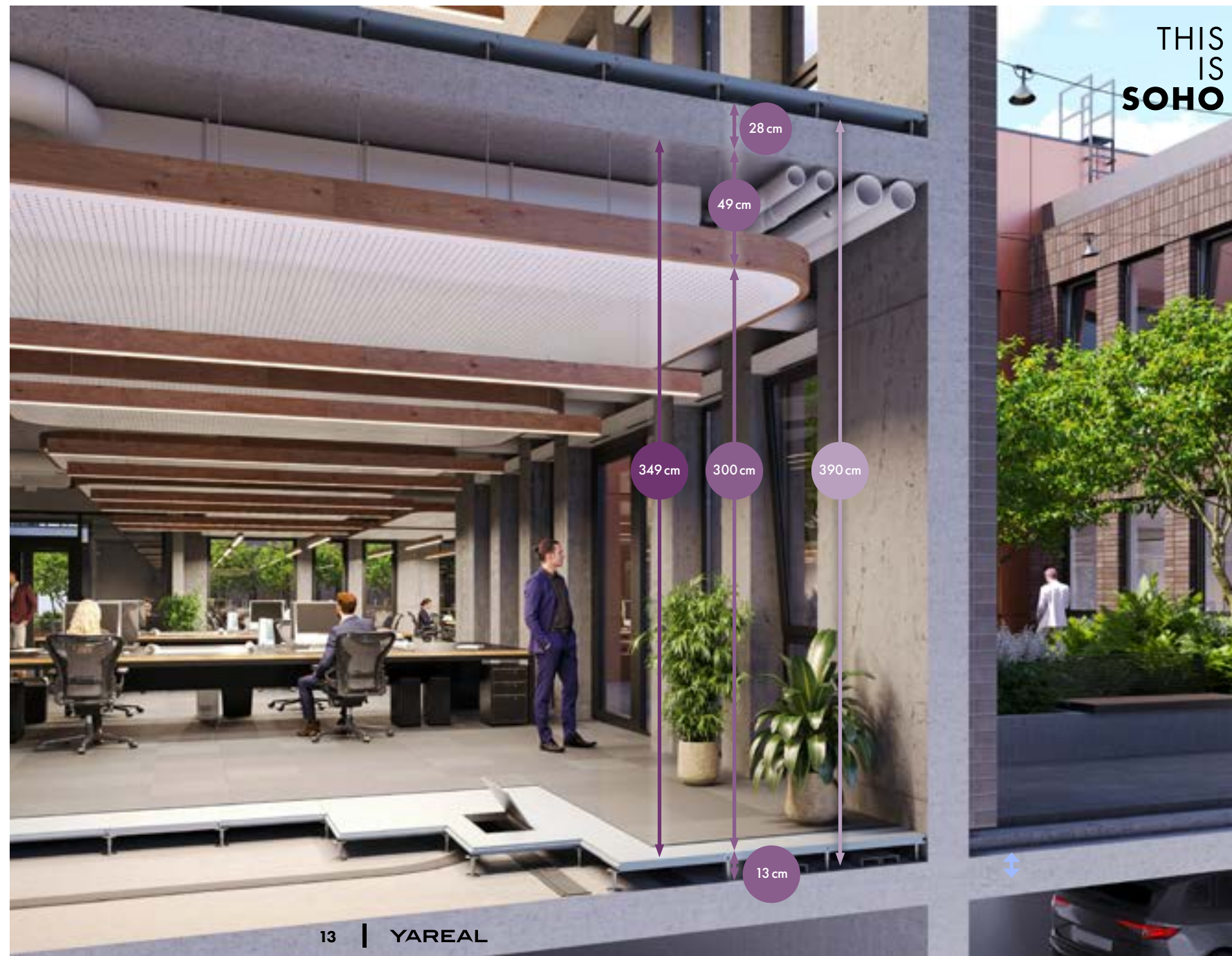


2,315 m²
level 1 | total area
availability: Q1 2028



SOHO HUB is office

Cross-section of office
space | Mińska 39 |
building J



SOHO HUB is office

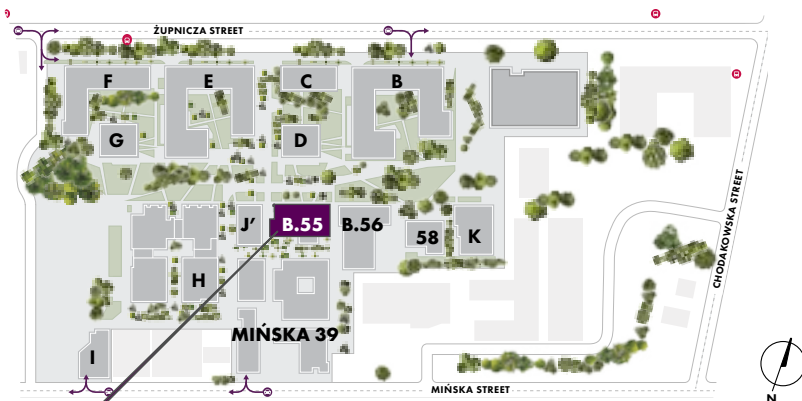
Office space | B.55 – historic building

The three-level **Building B.55**, listed as a **historic monument** in 2010, is part of the original factory complex of the Linen and Jute Manufacturing Company, which began operations in 1899. Over the years, the building has undergone several transformations, including the production of ammunition during the interwar period as the “Pocisk” Ammunition Plant. After World War II, it became the headquarters of the Polish Automotive Works and, from 1965, the Polish Optical Works. The planned revitalization will preserve the building’s unique post-industrial character.



SOHO HUB is office

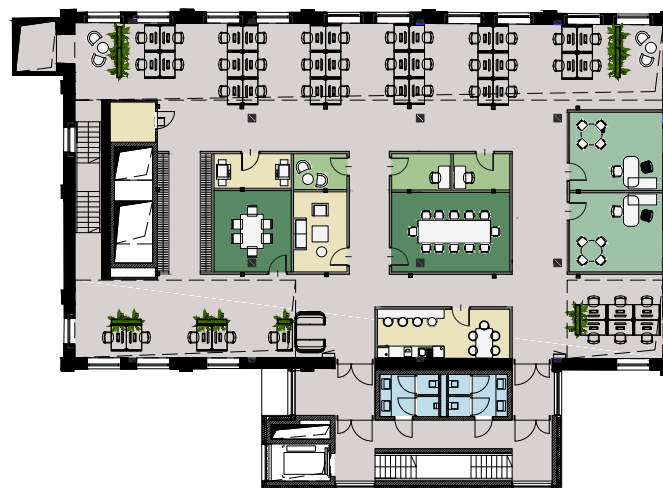
Office space
B.55 – historic building



B.55



480 m²
level 0
example test-fit



507 m²
level 1
example test-fit



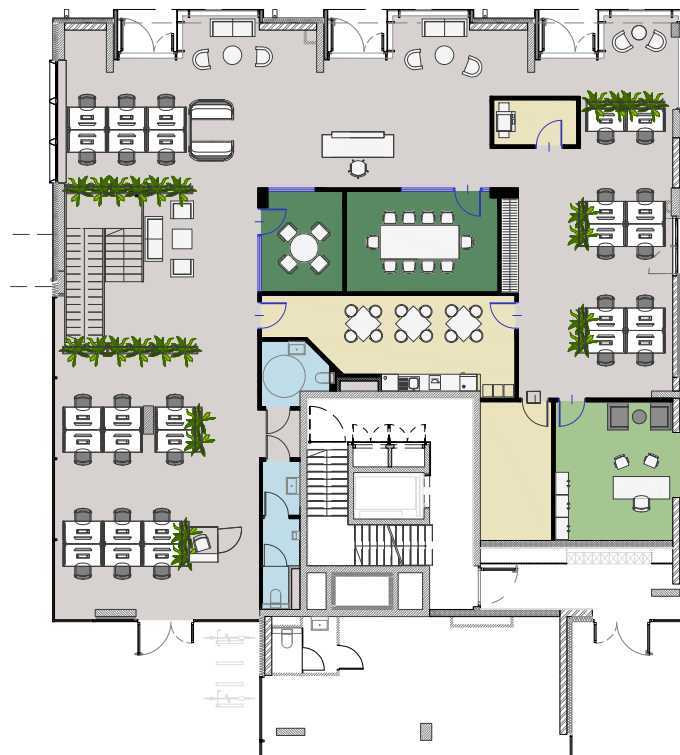
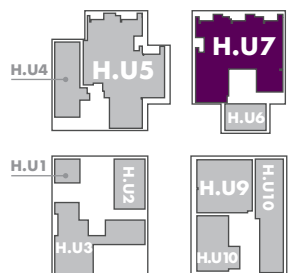
314 m²
mezzanine
example test-fit

SOHO HUB is office

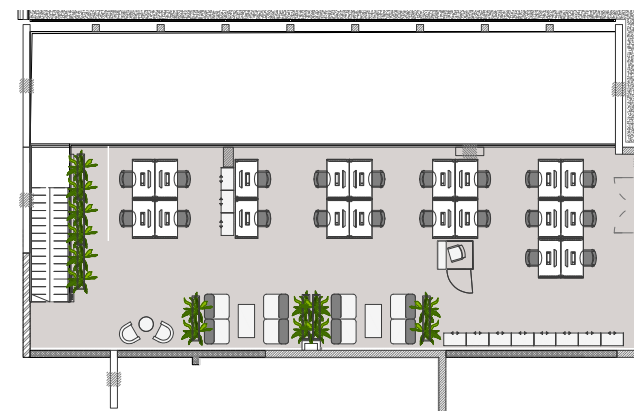
Office space | Kardan



KARDAN



The presented unit is one of many available office units within the SOHO project



259 m²

level 0

H.U.7 | availability: Q4 2024



215 m²

mezzanine

SOHO HUB is office

Advanced technologies



access control



suspended ceilings



CCTV monitoring



building **BMS**



raised floors



terraces on the 1st floor
accessible from the office space



energy-recovery **elevators**



technological heat to the central unit



intimate building scale,
2 above-ground floors in the office section



energy-efficient LED lighting fixtures



cooling installations | chilled water



floor height:
ground floor – 349 cm plus 13 cm
for raised flooring,
1st floor – from 343 cm to 420 cm
plus 13 cm for raised flooring



elevator access to every floor



fiber optic installation
connected to the building



central air conditioning with air humidification



full-height **openable windows**



BREEAM certification



glass-brick **façade** elements with an industrial
character

SOHO HUB is office

Amenities in the complex

Location and transportation

- 700 m from the planned **"Mińska"** metro station
- convenient transport from **"Stadion Narodowy"** station - less than 10 minutes
- 300 m from the **tram line**
- 500 m from **Warszawa Wschodnia** railway station – 1 bus stop away
- **underground parking** with 113 spaces, parking system, and short-term/ticketed guest spots
- **electric vehicle charging stations** in the garage
- covered **bicycle racks**
- **scooter zone** (parking)
- **cycling infrastructure** around the area, including new bike paths

Employee comfort

- numerous **restaurants** and **cafés** offering lunch options within Soho and the surrounding area
- **shops, a drugstore, a kindergarten,** and a **nursery** located in or near the Soho complex
- a 500 m² building designated for **fitness/gym** use
- **linear park** and **green courtyards** with seating areas (benches, tables)
- openable windows
- space allocated for a **parcel locker**
- **showers for cyclists**
- areas accessible for people with disabilities

Greenery and surroundings

- direct access to the **linear park**
- over **4,000 shrubs** and **69 trees** as part of Phase V alone
- public spaces
- **no vehicular traffic**
- the building will be an integral part of Soho by Yareal, aligned with the 15-minute city concept
- diverse greenery using native plant species
- **internal green courtyard**
- **relaxation area** (pergolas in the courtyard)
- neon signs on façades (light wall)
- **bicycle repair station**

ESG

- **Breeam Communities** certification
- low-emission concrete will be used for construction
- recycled aluminum (aluminum joinery)
- **rainwater retention** in an underground tank
- **waste segregation** and cooled containers for food waste
- **lighting** with motion and dusk sensors, astronomical timer

SOHO HUB is office

Why SOHO for your office destination?

SOHO by Yareal offers:

- a unique mix of office environments to suit various business needs
 - flexible co-working space
- two loft-style offices with mezzanines
- a stand-alone historic building that offers a unique and prestigious setting



SOHO by Yareal is more than office space:

- a blend of modern design with historic charm to inspire creativity and productivity
 - holistic environment with a variety of dining options, retail units for convenient shopping, fitness facilities
- beautifully landscaped gardens for relaxation



SOHO by Yareal drives innovative real estate solutions:

- reflecting idea of a 15-minute city
 - ensuring everything you need is within a short walk or bike ride
- providing perfect balance of work, life and leisure



SOHO
is

LIVING



SOHO is living

Nestled in the vibrant and most sought-after neighborhood of Warsaw, SOHO by Yareal stands out as **a premier residential investment**. Residents benefit from best-in-class amenities, including an **incredible green Linear Park**, as well as a **variety of gastronomic, retail, and service** units. SOHO by Yareal is set to become a distinguished landmark in Praga Południe, embodying a harmonious blend of tradition and modernity while fostering a vibrant community spirit.



5 phases
scheduled completion:
Q4 2025



10 multifamily buildings:
870 apartments
66 PRS apartments
2,500 residents



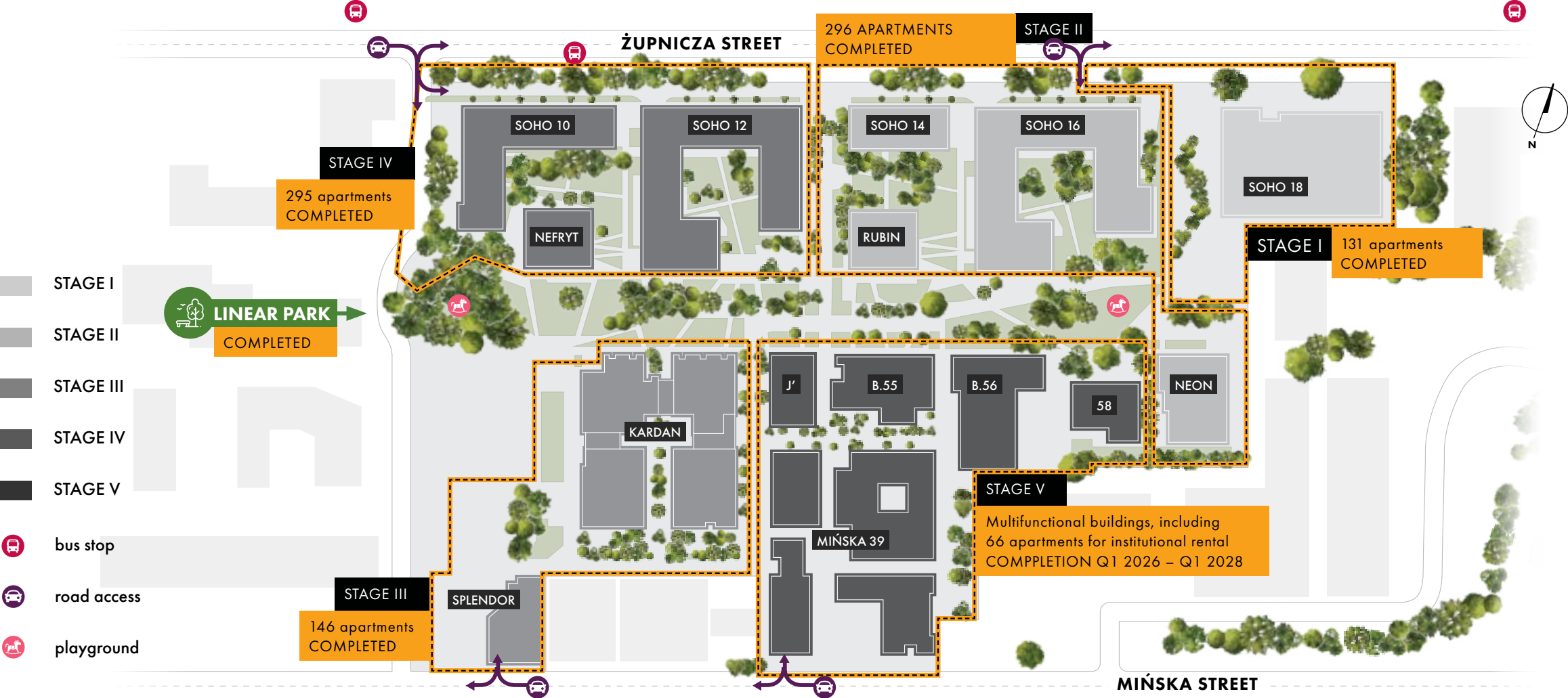
Linear Park
central green area



first housing project
in Poland with
a **BREEAM**
Communities Certificate

SOHO is living

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SOHO is living

Discover Linear Park – the green heart of the project

The publicly accessible **Linear Park** is a green axis of the multifunctional SOHO by Yareal project. The park featuring a playground, recreational areas, thousands of plants and a rich gastronomic and service offer located on the ground floor levels, will become a new centre for the residents and local community. Enjoy picnics with family and friends, take a relaxing stroll, or simply sit and enjoy the surroundings. This is a destination that has it all.



1 hectare of new
green and social space
in the project



300-meter
Linear Park



17,000+
plants and trees



**children's
playgrounds**
with plenty of fun
and engaging options
to keep kids entertained

SOHO
is

RETAIL



SOHO is retail

An essential feature of SOHO by Yareal, service and retail areas seamlessly **combine lifestyle, shopping, leisure and dining** within the unique ambiance of the project.

These spaces offer a diverse range of experiences, ensuring that every visit becomes a memorable experience. Enjoy a vibrant mix of activities, from boutique shopping and dining to simply relaxing and unwinding, all within the distinctive atmosphere of SOHO by Yareal.



45 shops and services including:

creative gastronomy
& cafes
health & beauty
home & design
relax & entertainment



units starting from
50 m²



Fitness unit

in a stand-alone building
with a terrace



Food Hub

in historic building



B.58

Local culture, design
and exhibition center

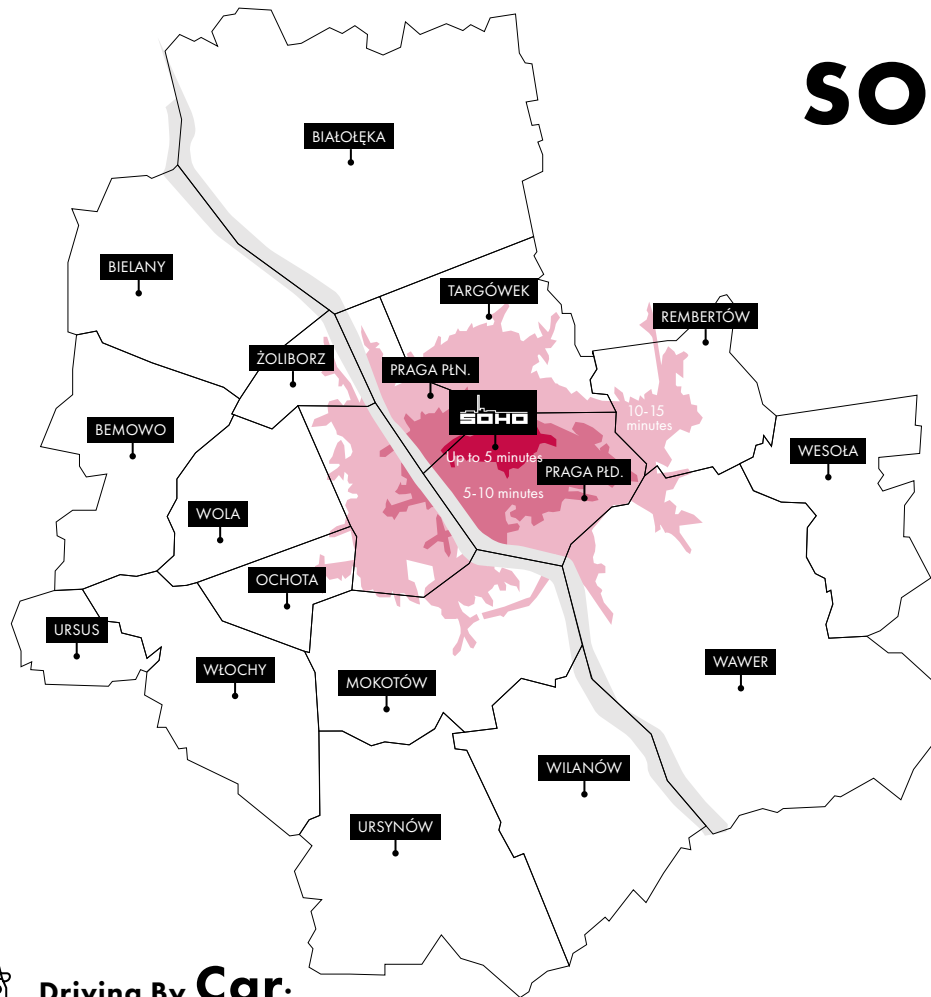


Underground parking

for guests within
the office building

SOHO is retail

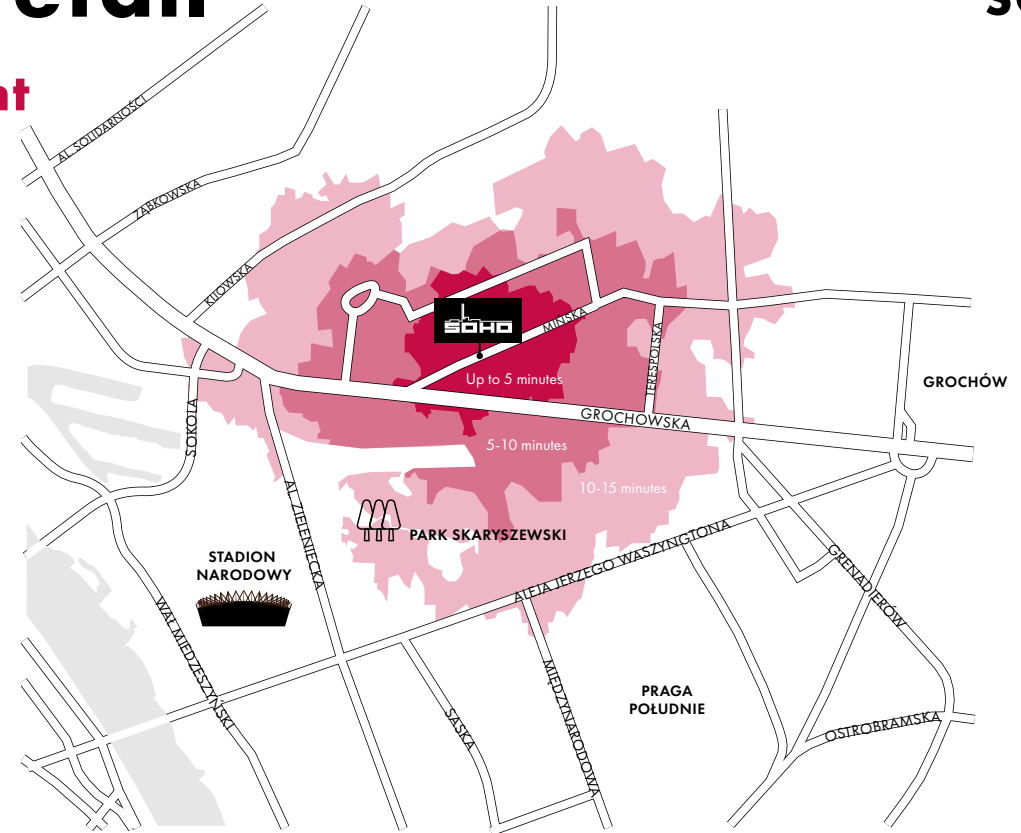
Catchment



Driving By Car:

| | POPULATION | HOUSEHOLDS | PURCHASING POWER INDEX (POLAND = 100) |
|-----------------|------------|------------|--|
| Up to 5 minutes | 36,396 | 20,114 | 182.6 |
| 5-10 minutes | 149,409 | 78,307 | 179.2 |
| 10-15 minutes | 233,136 | 118,338 | 185.2 |
| Total | 418,941 | 216,759 | 182.8 |

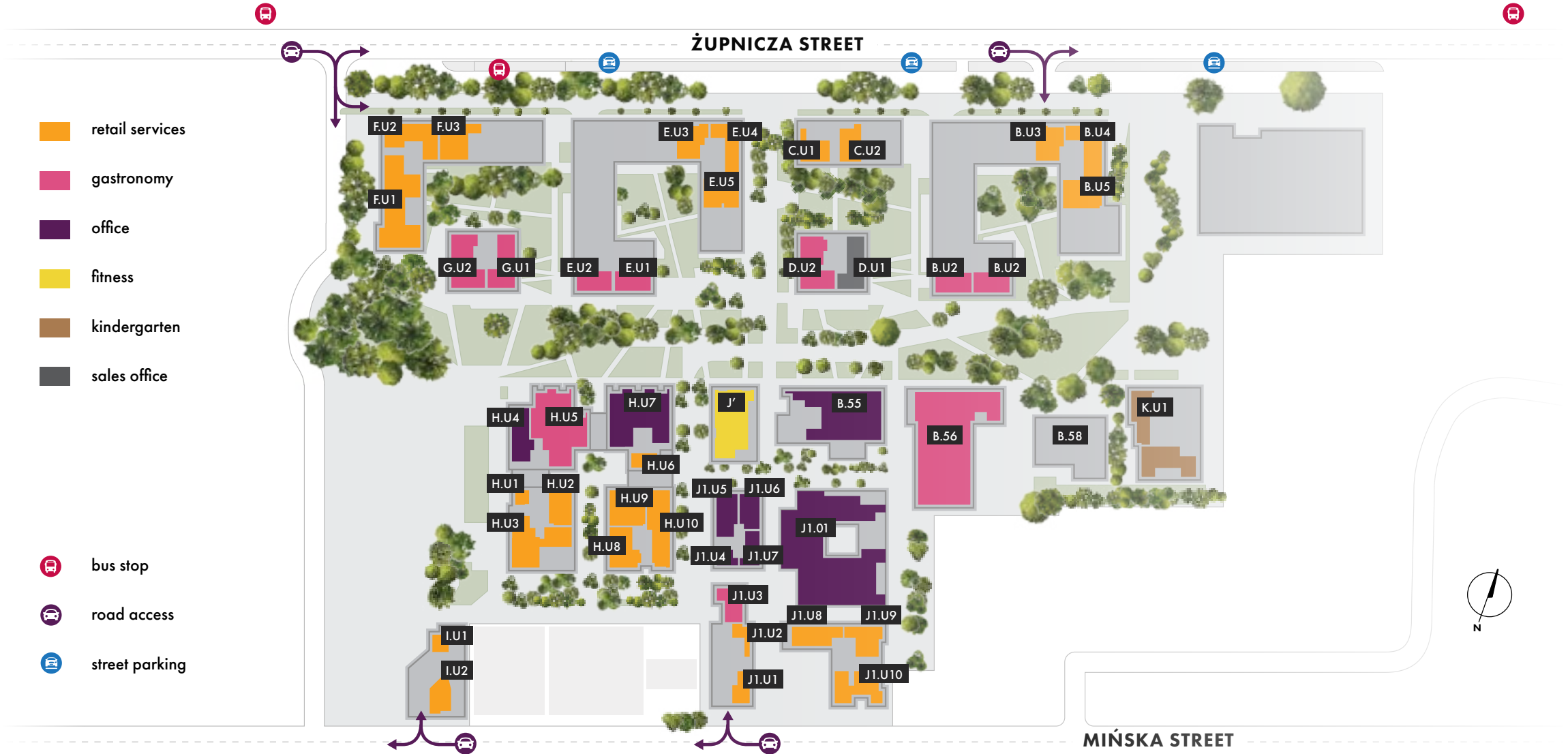
Source: JLL Research August 2024



Walking-time:

| | POPULATION | HOUSEHOLDS | PURCHASING POWER INDEX (POLAND = 100) |
|-----------------|------------|------------|--|
| Up to 5 minutes | 3,177 | 1,757 | 177.6 |
| 5-10 minutes | 5,758 | 3,075 | 181.5 |
| 10-15 minutes | 8,154 | 4,398 | 180.6 |
| Total | 17,089 | 9,230 | 180.4 |

SOHO is retail



SOHO is retail







Available retail & service units

| SOHO 16 | NET AREA / m ² |
|---------|---------------------------|
| B.U1 | 129 |
| B.U2 | 98 |
| B.U3 | 112 |
| B.U4 | 158 |
| B.U5 | 132 |
| | |
| SOHO 14 | NET AREA / m ² |
| C.U1 | 84 |
| C.U2 | 86 |
| | |
| RUBIN | NET AREA / m ² |
| D.U1 | 156 |
| D.U2 | 194 |
| | |
| NEON | NET AREA / m ² |
| K.U1 | 313 |

| KARDAN | NET AREA / m ² |
|---------------|---------------------------|
| H.U1 | 31 |
| H.U2 | 100 |
| H.U3 | 227 |
| H.U4 | 130 |
| H.U5 | 374 |
| H.U5 poziom 1 | 142 |
| H.U6 | 61 |
| H.U7 | 360 |
| H.U7 poziom 1 | 144 |
| H.U8 | 135 |
| H.U9 | 151 |
| H.U10 | 199 |
| | |
| SPLENDOR | NET AREA / m ² |
| I.U1 | 48 |
| I.U2 | 75 |
| | |
| SOHO 12 | NET AREA / m ² |
| E.U1 | 123 |
| E.U2 | 91 |
| E.U3 | 116 |
| E.U4 | 114 |
| E.U5 | 123 |

| SOHO 10 | NET AREA / m ² |
|--------------------|---------------------------|
| F.U1 | 321 |
| F.U2 | 151 |
| F.U3 | 127 |
| | |
| NEFRYT | NET AREA / m ² |
| G.U1 | 154 |
| G.U2 | 188 |
| | |
| MIŃSKA 39 / RETAIL | NET AREA / m ² |
| J1.U1 | 66 |
| J1.U2 | 46 |
| J1.U3 | 99 |
| J1.U4 | 43 |
| J1.U5 | 112 |
| J1.U6 | 91 |
| J1.U7 | 74 |
| J1.U8 | 112 |
| J1.U9 | 109 |
| J1.U10 | 180 |

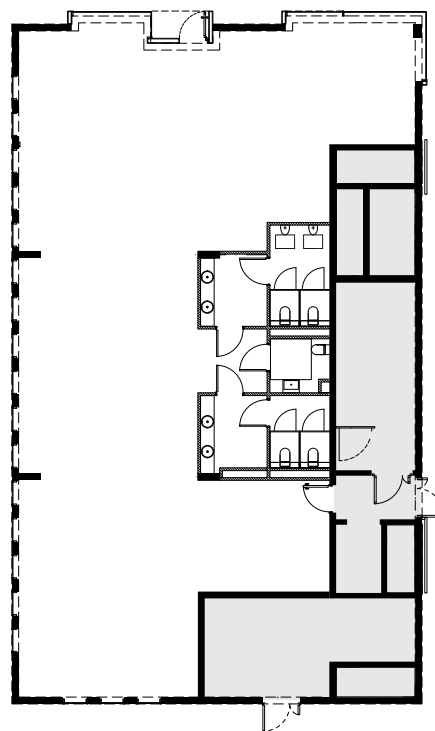
| MINSKA 39 | NET AREA / m ² |
|---------------|---------------------------|
| J.01 POZIOM 0 | 836 |
| J.01 POZIOM 1 | 2238 |
| | |
| BUDYNEK B.55 | NET AREA / m ² |
| B.55 POZIOM 0 | 480 |
| B.55 POZIOM 1 | 507 |
| B.55 POZIOM 2 | 314 |
| | |
| BUDYNEK B.56 | NET AREA / m ² |
| B.56 | 878 |
| | |
| BUDYNEK J' | NET AREA / m ² |
| POZIOM 0 | 264 |
| POZIOM 1 | 214 |

| | |
|---|--|
|  retail services |  fitness |
|  gastronomy |  kindergarten |
|  office |  sales office |



SOHO is retail

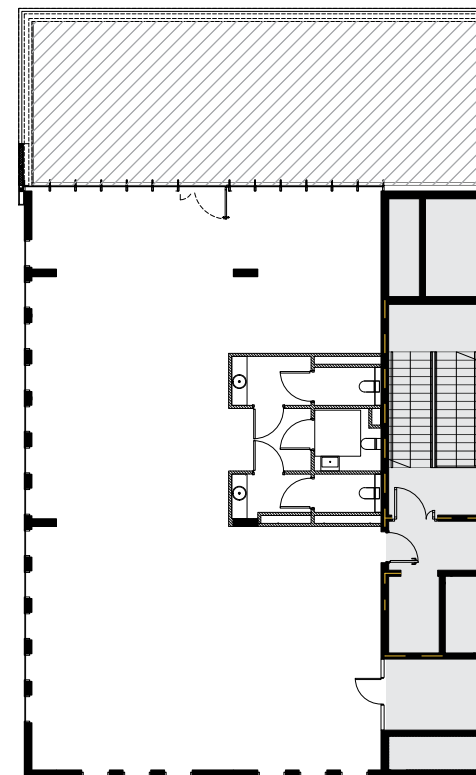
Fitness unit | J'



264 m²

level 0

J' | availability: 2027/2028



214 m²

level 1

J'



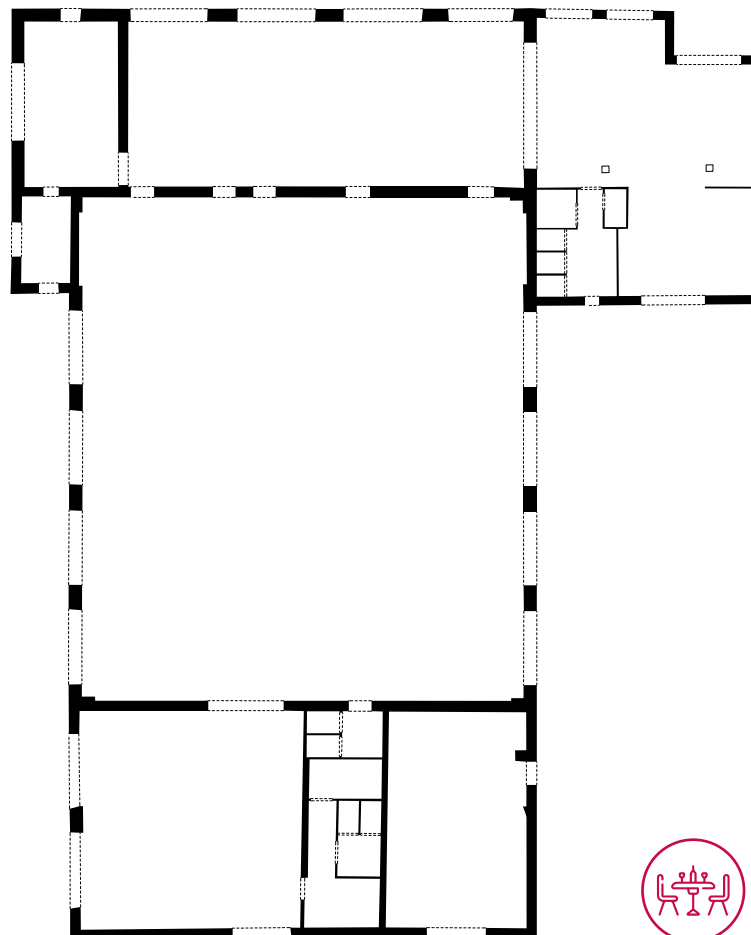
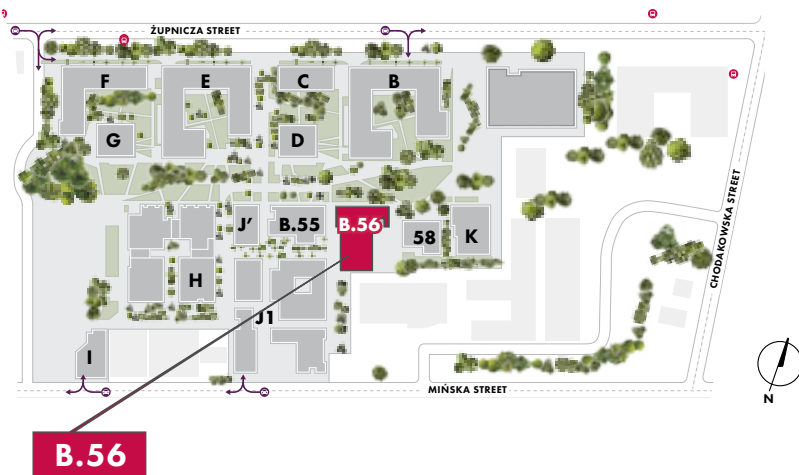
76 m²
terrace

common areas



SOHO is retail

Food Hub | B.56



The building B.56 constructed around 1945 on the site of an old boiler house that served the pre-war "Pocisk" factories, is about to get a new life thanks to the Soho by Yareal project. Over the years, it's been rebuilt and expanded several times, with its mixed brick walls telling a story of its past. After the war, it became part of the Polish Optical Works around 1965.

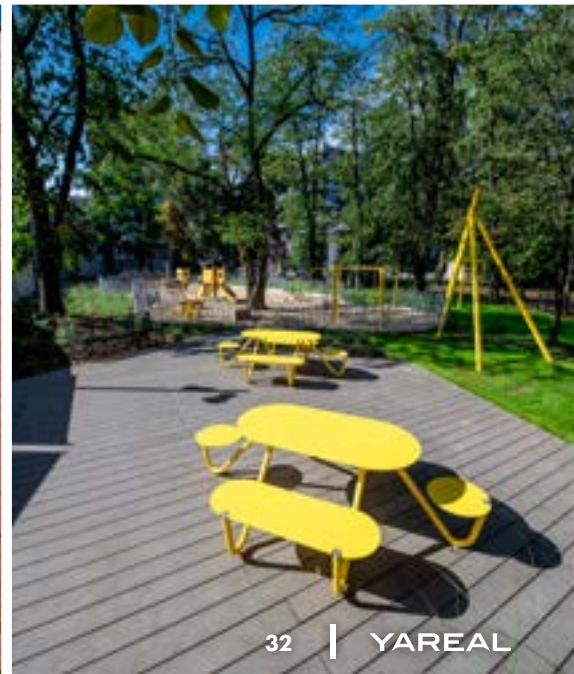
Soon, this historic spot will transform into a lively Food Hub where you can eat, drink, and enjoy good company. It will be the perfect place for meetings, celebrations and an exciting lifestyle experience.



| **936 m²**

gastronomy

B.56 | availability: 2026



Let's get in touch

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blend of
office
retail
and
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