

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 m<sup>2</sup>**  
of office space

 units starting from **500 m<sup>2</sup>**

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

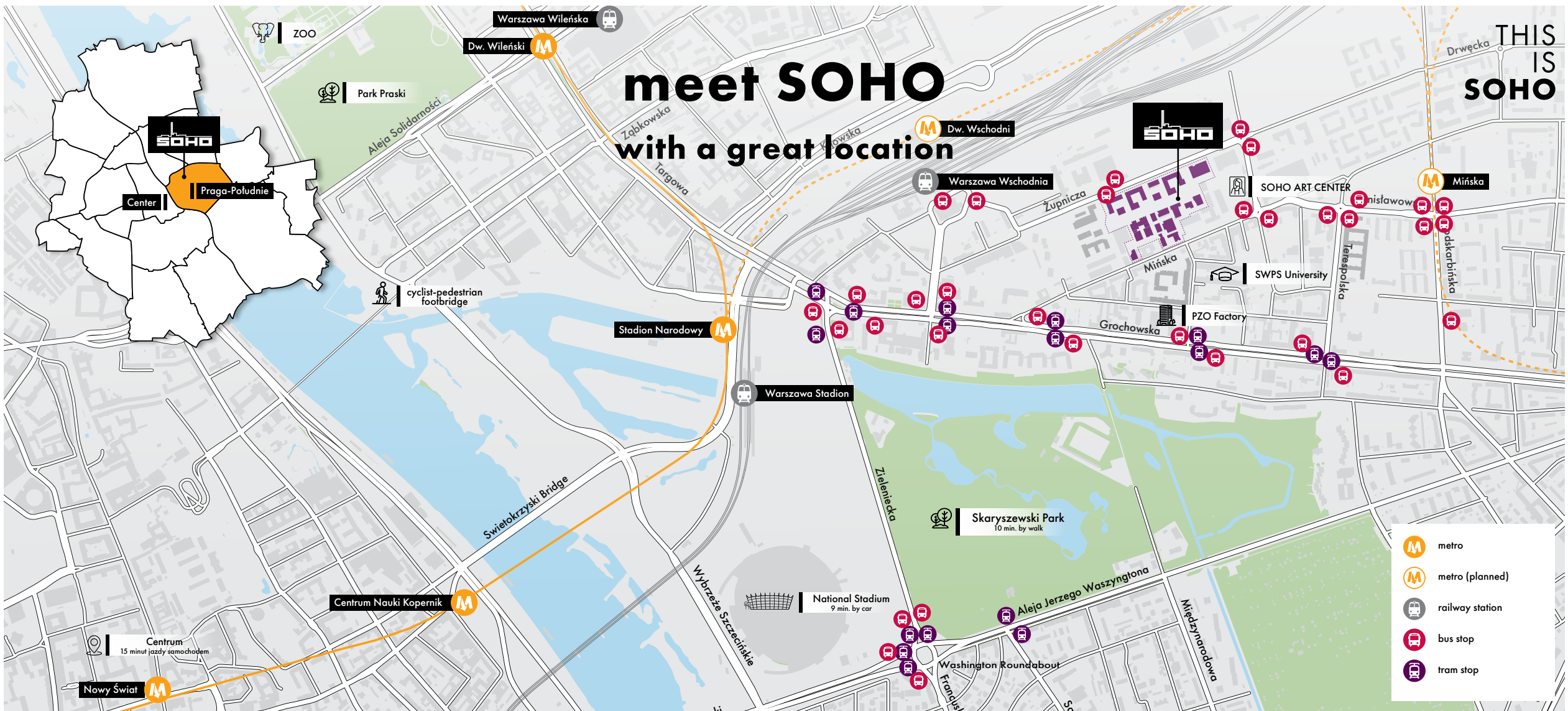
 **Klub fitness**  
in a stand-alone building with a terrace

 **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 m<sup>2</sup>**  
of office space in various configurations



**6,407 m<sup>2</sup>**  
retail space



**2,426 m<sup>2</sup>**  
PRS space

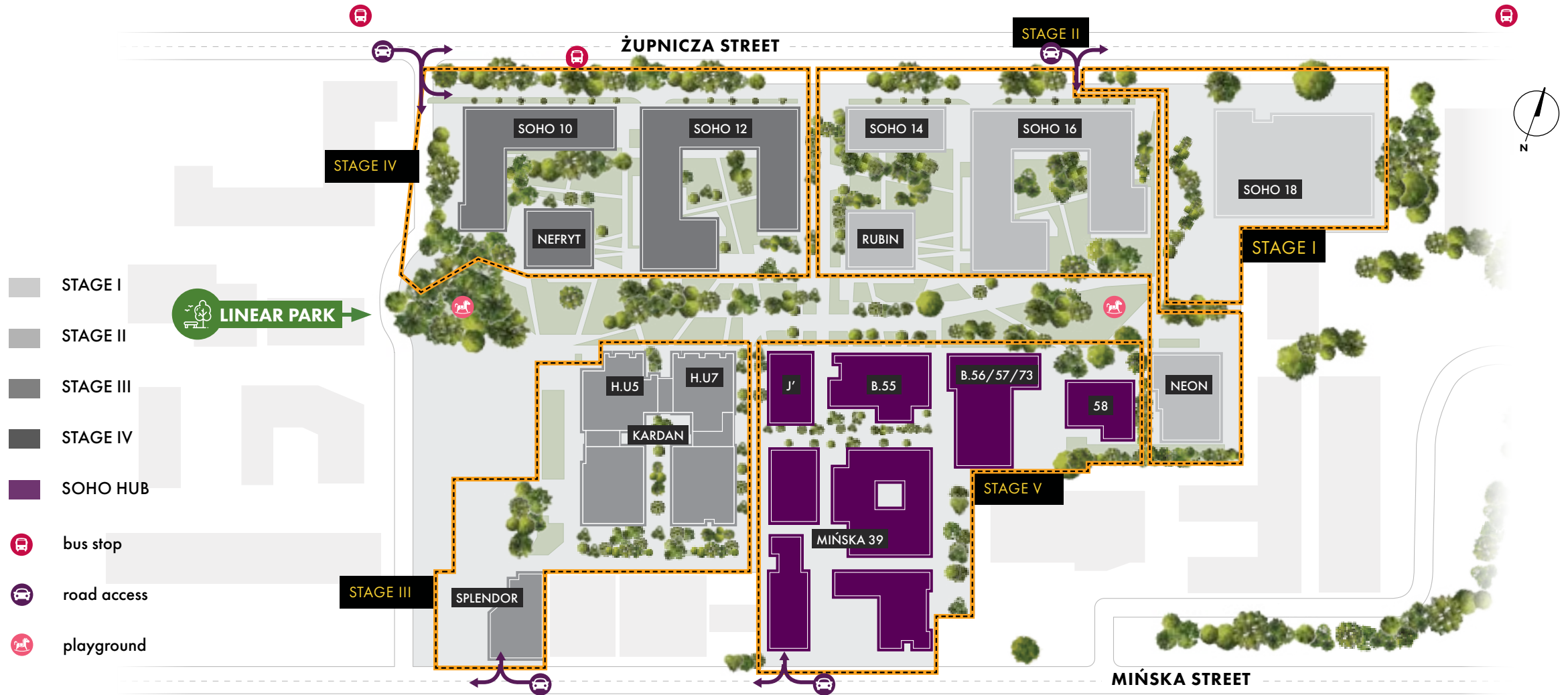


**500 m<sup>2</sup> and above**  
available office units

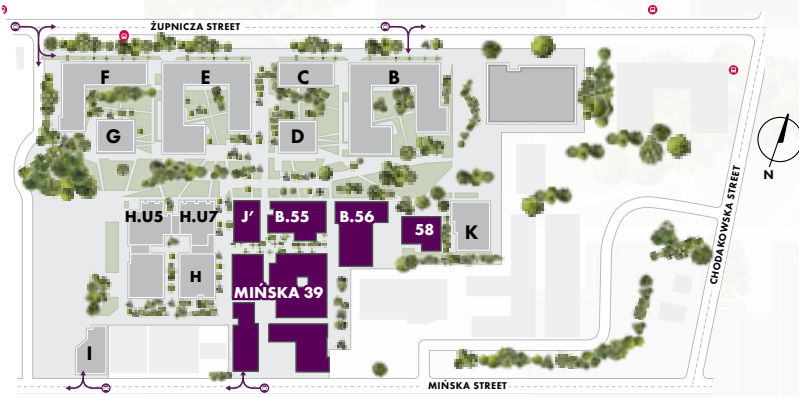


**B.55** – stand-alone historic building with an area of 1,300 m<sup>2</sup>

# SOHO HUB is office









# 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 m<sup>2</sup>**  
class A space



**Post-industrial character**  
and modern technological solutions



**Q1 2026 – Q1 2028**  
planned completion time



**66 units** ranging from 28 to 45 m<sup>2</sup>

**one- or two-room**

**fully finished** including built-in furniture

kitchen **equipped with appliances**

**finished and functional bathrooms**

**2,238 m<sup>2</sup>**

level 1

**836 m<sup>2</sup>**

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



214 m<sup>2</sup>



123 m<sup>2</sup>

382 m<sup>2</sup>



460 m<sup>2</sup>



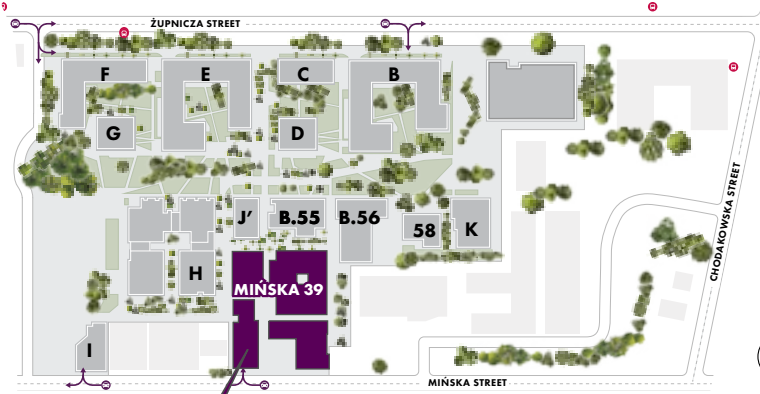
1,179 m<sup>2</sup>

level 0 | total area  
availability: Q1 2028



# SOHO HUB is office

Office spaces  
Mińska 39 | building J | level 1



Mińska 39

280 m<sup>2</sup>

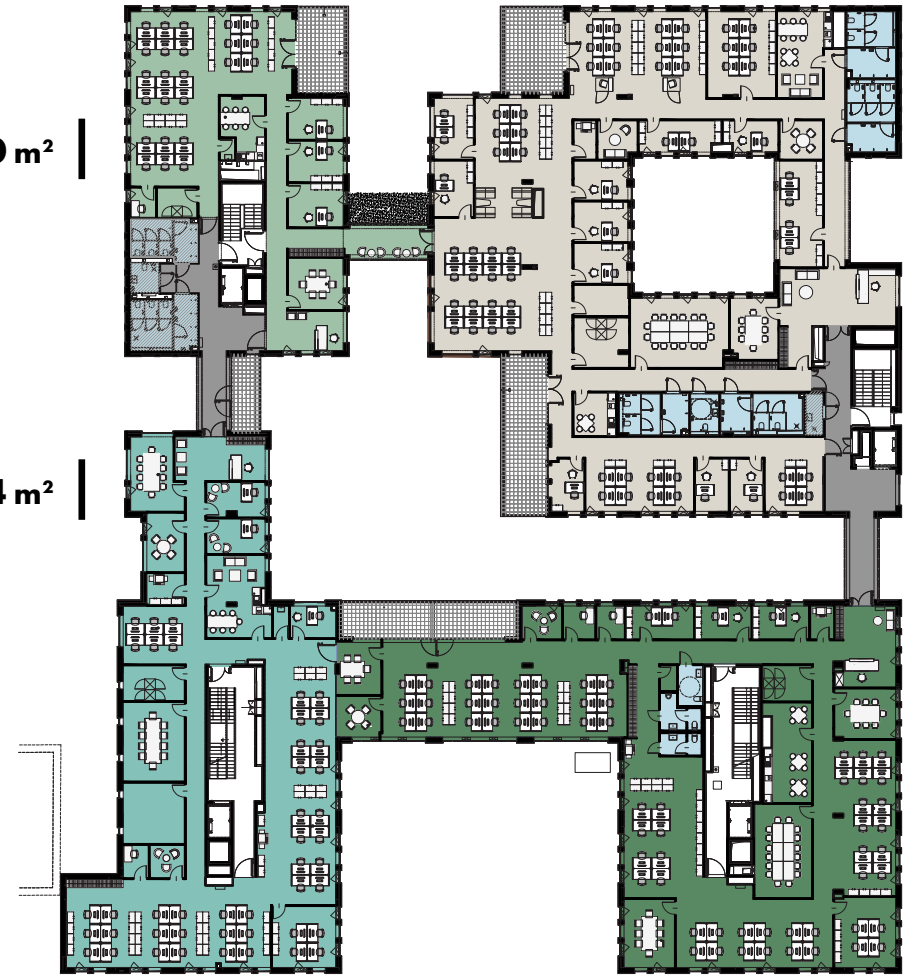
876 m<sup>2</sup>

504 m<sup>2</sup>

655 m<sup>2</sup>

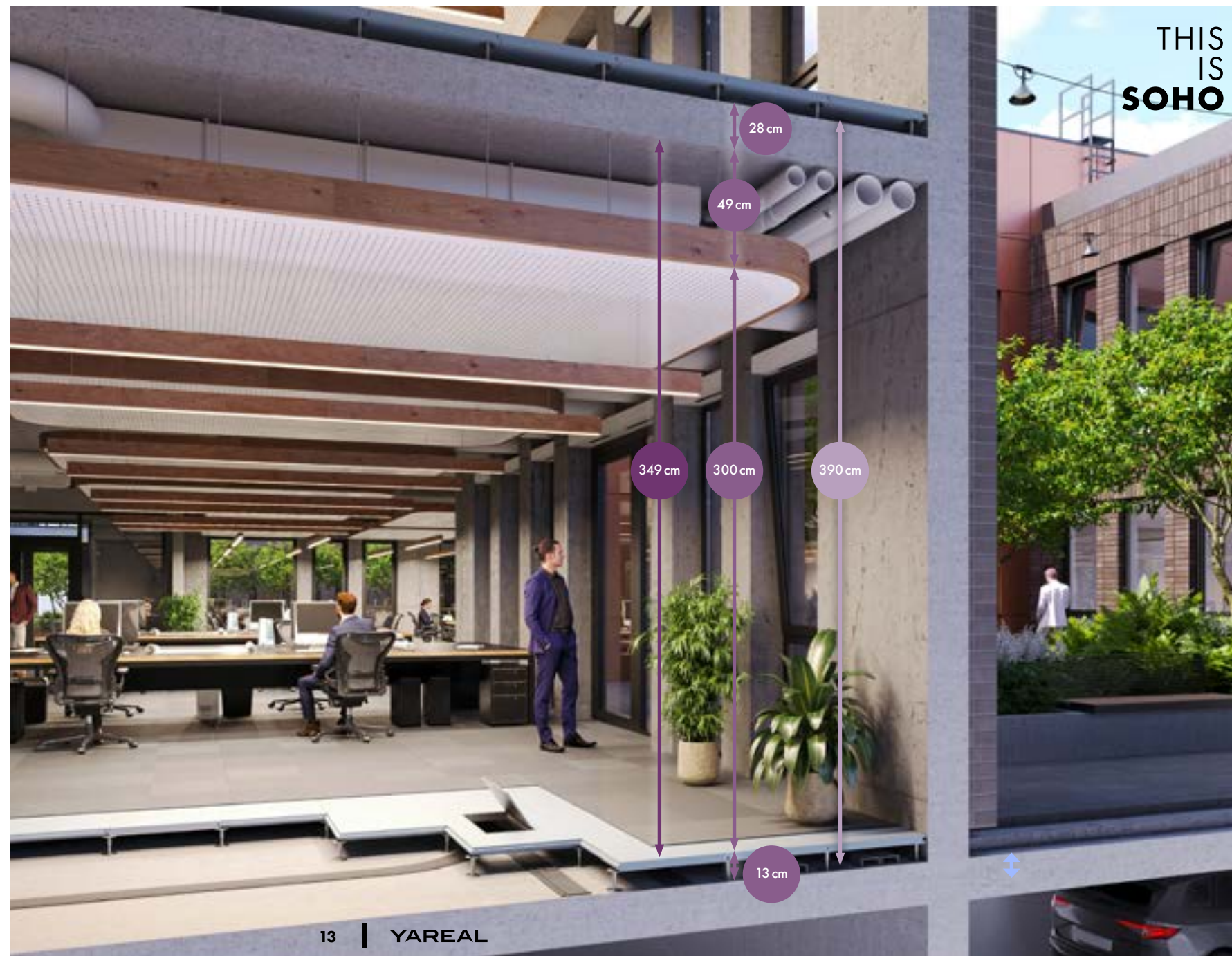


**2,315 m<sup>2</sup>**  
level 1 | total area  
availability: Q1 2028



# SOHO HUB is office

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



# SOHO HUB is office

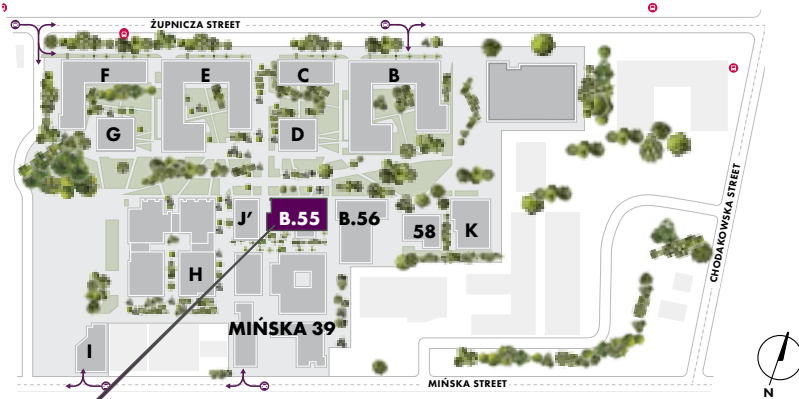
## Office space | B.55 – historic building

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

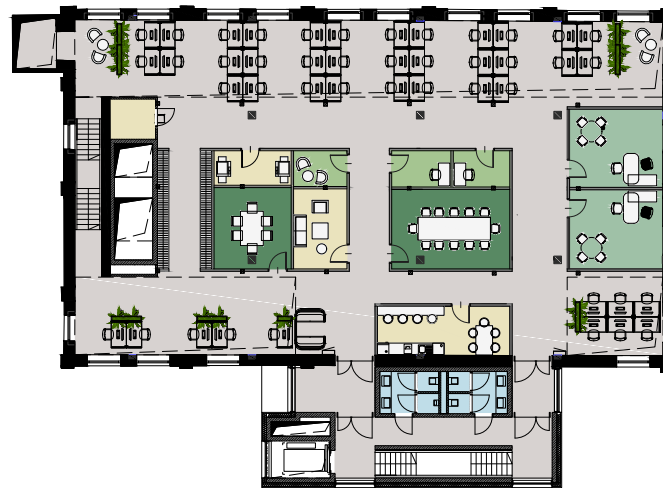


B.55



**480 m<sup>2</sup>**

level 0  
example test-fit



**507 m<sup>2</sup>**

level 1  
example test-fit



**314 m<sup>2</sup>**

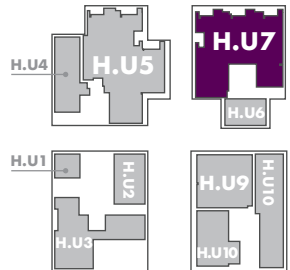
mezzanine  
example test-fit

# SOHO HUB is office

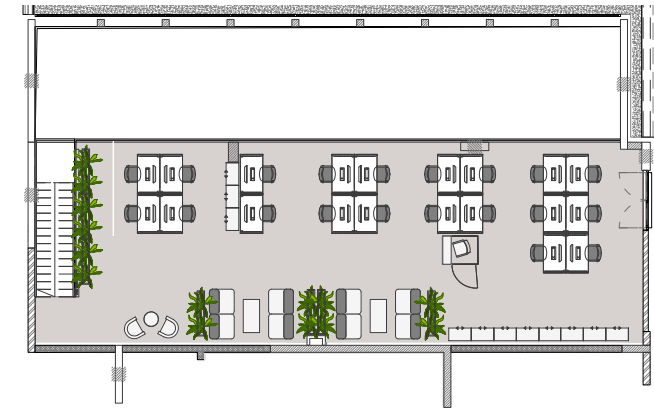
## Office space | Kardan



### KARDAN



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



| **259 m<sup>2</sup>**

level 0

H.U.7 | availability: Q4 2024



| **215 m<sup>2</sup>**

mezzanine

# SOHO HUB is office

## Advanced technologies



**access control**



**building BMS**



**energy-recovery elevators**



**energy-efficient LED lighting fixtures**



**elevator access to every floor**



**central air conditioning with air humidification**



**BREEAM certification**



**suspended ceilings**



**raised floors**



**technological heat to the central unit**



**cooling installations | chilled water**



**fiber optic installation**  
connected to the building



**full-height openable windows**



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



**CCTV monitoring**



**terraces on the 1st floor**  
accessible from the office space



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



**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

# 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 m<sup>2</sup> 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

- **Breem 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

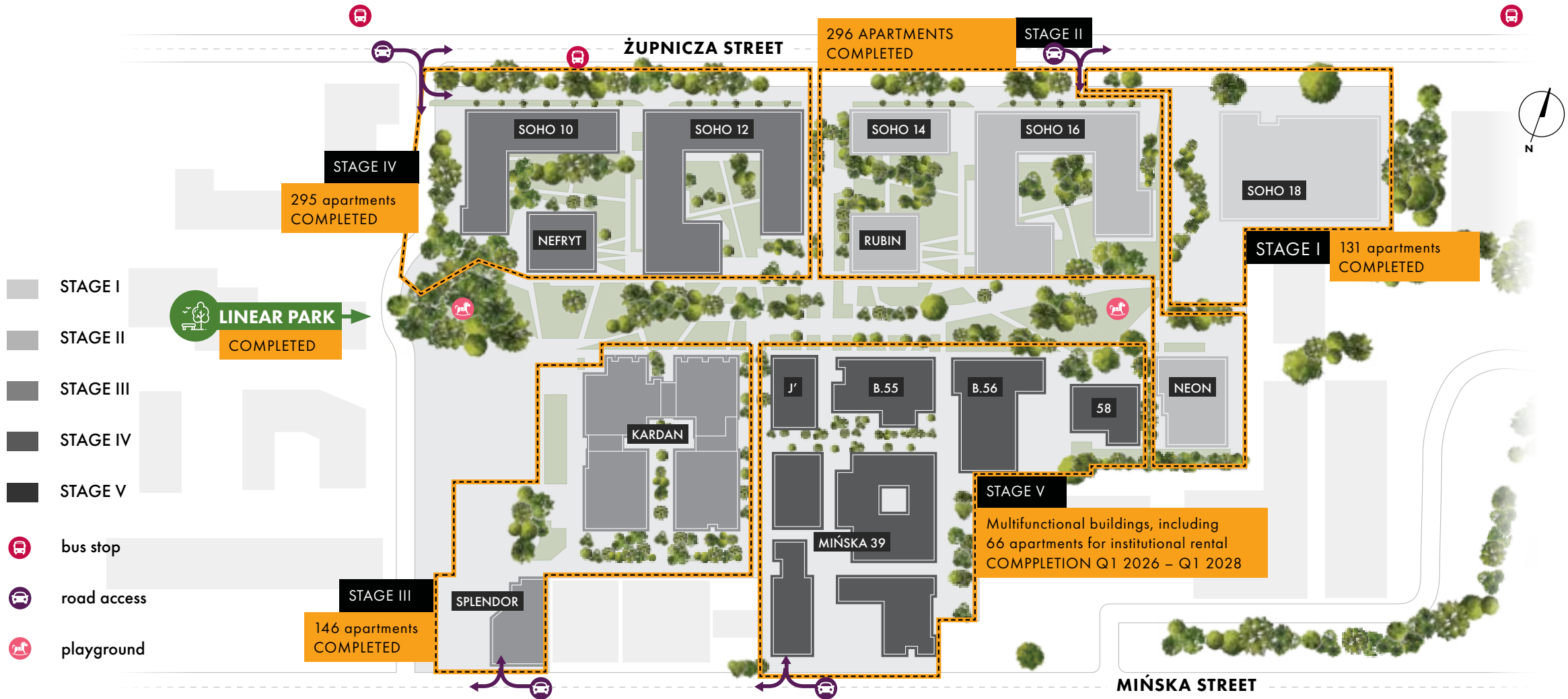


**Linear Park**  
central green area



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

# SOHO is living





# 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 m<sup>2</sup>**



## Fitness unit

in a stand-alone building with a terrace



## Food Hub

in historic building



## B.58

Local culture, design and exhibition center

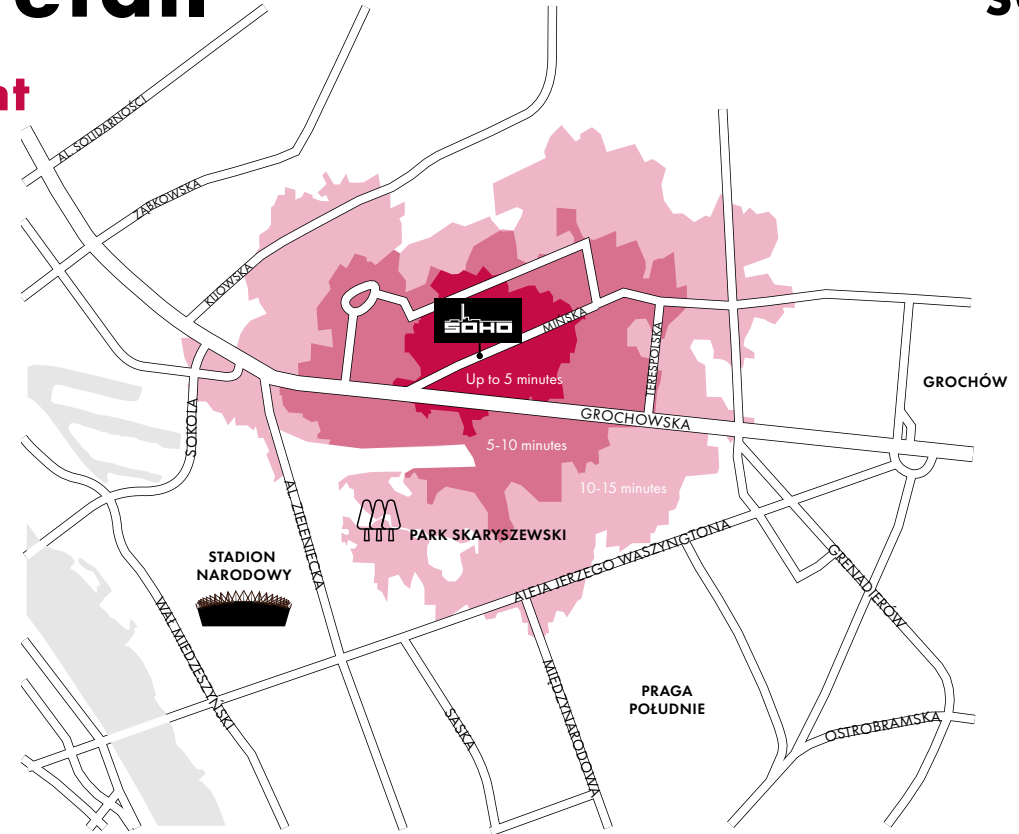
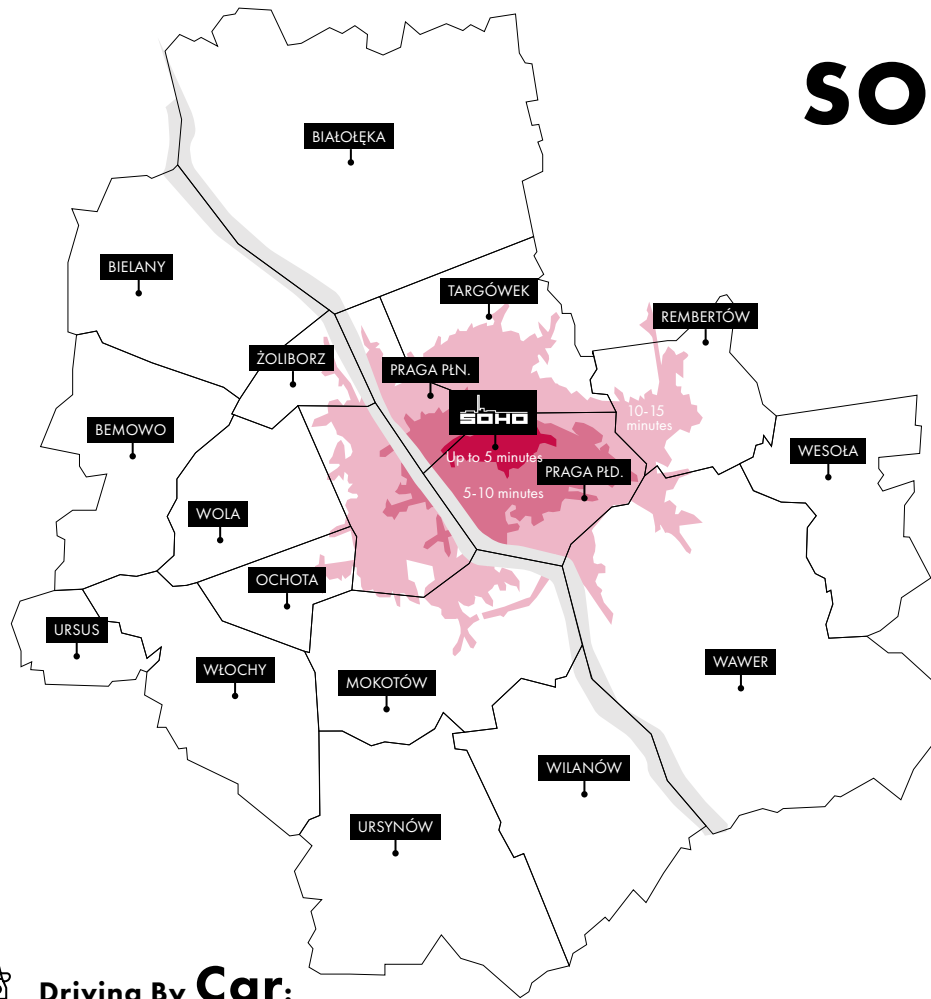


## Underground parking

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
<b>Total</b>	<b>418,941</b>	<b>216,759</b>	<b>182.8</b>



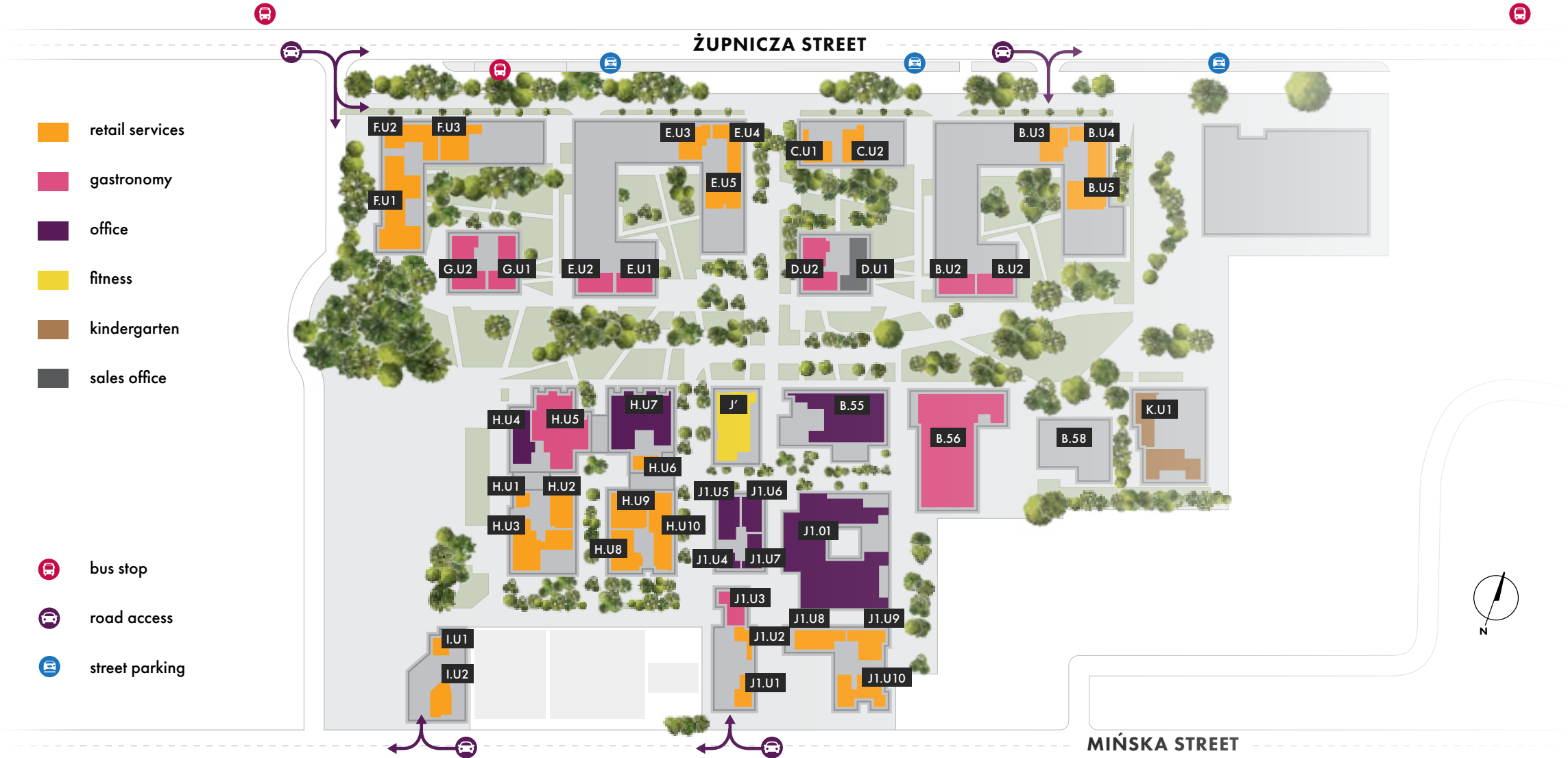
### Walking-time:

	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
<b>Total</b>	<b>17,089</b>	<b>9,230</b>	<b>180.4</b>

Source: JLL Research August 2024

# SOHO is retail

THIS IS SOHO



# SOHO is retail







## Available retail & service units

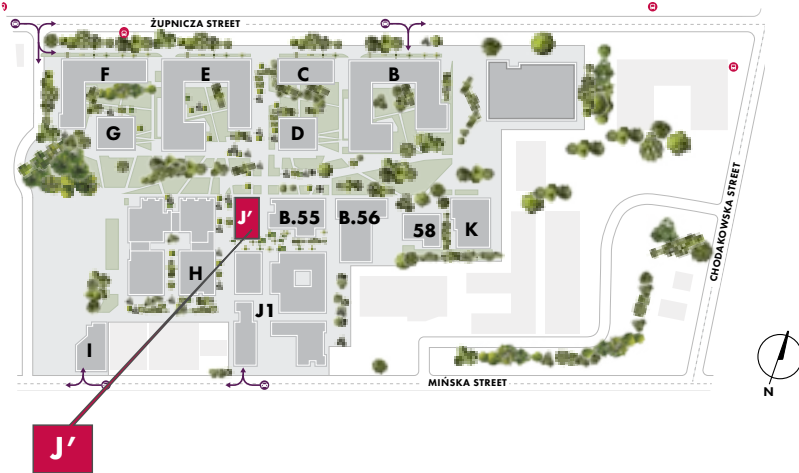
SOHO 16	NET AREA / m <sup>2</sup>
B.U1	129
B.U2	98
B.U3	112
B.U4	158
B.U5	132
<b>SOHO 14</b>	
C.U1	84
C.U2	86
<b>RUBIN</b>	
D.U1	156
D.U2	194
<b>NEON</b>	
K.U1	313

KARDAN	NET AREA / m <sup>2</sup>
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
<b>SPLENDOR</b>	
I.U1	48
I.U2	75
<b>SOHO 12</b>	
E.U1	123
E.U2	91
E.U3	116
E.U4	114
E.U5	123

SOHO 10	NET AREA / m <sup>2</sup>
F.U1	321
F.U2	151
F.U3	127
<b>NEFRYT</b>	
G.U1	154
G.U2	188
<b>MIŃSKA 39 / RETAIL</b>	
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

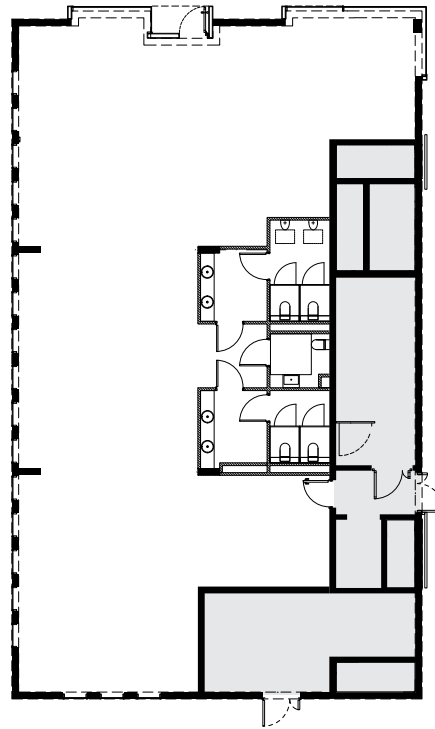
MINSKA 39	NET AREA / m <sup>2</sup>
J.01 POZIOM 0	836
J.01 POZIOM 1	2238
<b>BUDYNEK B.55</b>	
B.55 POZIOM 0	480
B.55 POZIOM 1	507
B.55 POZIOM 2	314
<b>BUDYNEK B.56</b>	
B.56	878
<b>BUDYNEK J'</b>	
POZIOM 0	264
POZIOM 1	214

 retail services	 fitness
 gastronomy	 kindergarten
 office	 sales office



# SOHO is retail

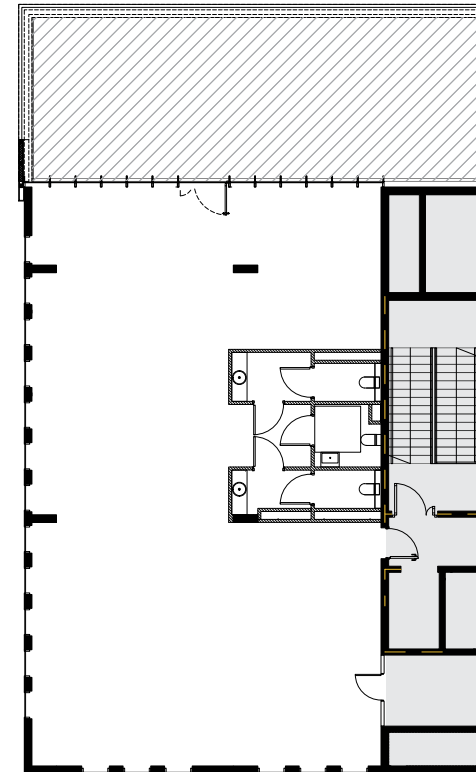
Fitness unit | J'



**264 m<sup>2</sup>**

level 0

J' | availability: 2027/2028



**214 m<sup>2</sup>**

level 1

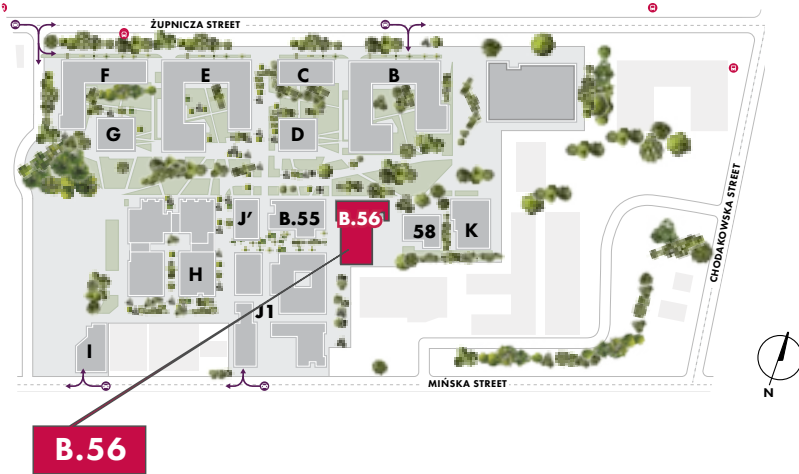
J'



**76 m<sup>2</sup>**  
terrace

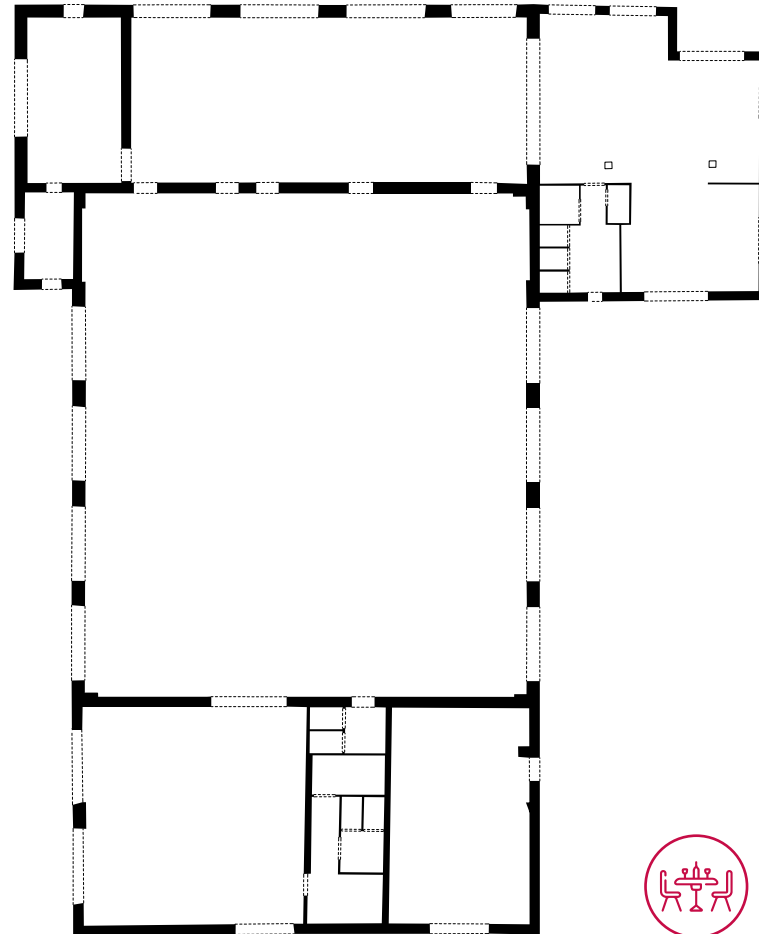
common areas





# 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 m<sup>2</sup>**

gastronomy

**B.56 | availability: 2026**



# Let's get in touch

**PAULINA PETYNKA**  
Leasing Director  
ppetynka@yareal.com

**YAREAL Polska Sp. z o.o.**  
ul. Marcina Kasprzaka 4  
01-211 Warszawa  
(+48) 22 331 30 00

a unique  
blend of  
office  
retail  
and  
office