**Imagine office complex to be refinanced**

23 January 2024

**Avestus Real Estate has signed a loan agreement to refinance the Imagine office complex in Łódź. The loan for a total of EUR 23.9 million was provided by mBank S.A.**

The Imagine complex, located at the junction of Piłsudskiego and Śmigłego-Rydza avenues in Łódź, was delivered in 2019. Imagine is a state-of-the-art class A office building consisting of three facilities. Two of them are six-storey buildings and offer a total of 17,200 m2 of commercial space (14,800 m2 of office space and 2,400 m2 of retail and service space). The third one houses an aboveground garage offering 356 parking spaces, 49 double bicycle racks and an electric vehicle charging station.

Among the tenants of the complex are EY, a global leader in audit services, and Asseco Poland, the largest supplier of modern IT solutions in Central and Eastern Europe. Bluerank, WWT (World Wide Technology), Well Fitness, Philips, GE and LUX MED have also decided to lease space at Imagine. The tenant roster also includes Kids & Co., a bilingual kindergarten and nursery, a Żabka store, and the café and bakery Z Pieca Rodem. Moreover, Imagine features a modern conference and coworking centre, managed by Avestus Real Estate.

“We are very pleased to have secured the refinancing of our flagship office project in Łódź,” said **Mariusz Frąckiewicz, Country Manager at Avestus Real Estate in Poland.** “The loan granted by mBank S.A., a leading capital market institution, demonstrates confidence in our company, but also the quality and business potential of the Imagine complex and the entire Łódź office real estate market.”

The law firm KLBF Kycia Legal advised mBank S.A. on the refinancing of the Imagine office complex in Łódź. The borrower was represented by Taylor Wessing.

**Imagine – facts and figures**

* Total area: 17,200 m2, class A (in two buildings)
  + 14,800 m2 of office space
  + 2,400 m2 of retail and service space
* Number of parking spaces: 356 in an aboveground garage
* Amenities for cyclists: 49 double bicycle racks, locker rooms, showers
* Location: Łódź, Special Economic Zone (at the junction of Piłsudskiego and Śmigłego-Rydza avenues)
* General contractor for the office part: Eiffage Polska Budownictwo S.A.
* General contractor for the aboveground garage: Goldbeck
* Architect: BE DDJM Biuro Architektoniczne
* Developer: Avestus Real Estate
* Start of construction: March 2018
* Completion: September 2019

**Avestus Real Estate**

Avestus Real Estate, a leading real estate advisor, developer, and investor in Poland and Central Europe, has operated on the real estate market for more than 20 years. The company carries out projects in the Czech Republic, Poland, Hungary, and Slovakia, where it develops office, retail, mixed-use and residential projects. In the CEE region, the company has about two million square metres of commercial property under development, management, or leasing advisory.

In Poland, Avestus Real Estate is recognized for such prestigious office developments as the International Business Center, Building F in Wiśniowy Business Park, the Warsaw Financial Center, Enterprise Park offices in Kraków, Imagine office complex in Łódź and the newest project in the portfolio – the Infinity office complex at ul. Legnicka 16 in Wroclaw. Avestus Real Estate is actively engaged in all aspects of the development process, including planning structures, strategy, financing, and managing a portfolio of various real estate assets.

More information: www.avestusrealestate.com

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