



ALCHEMIA

ARGON



# LEED Platinum

(LEADERSHIP IN ENERGY  
& ENVIRONMENTAL DESIGN)  
– IS A RESTRICTIVE, INTERNATIONAL  
GREEN BUILDING CERTIFICATION  
SCHEME.

The buildings within the Alchemia complex are the first in Tricity and some of the first in Poland to have been precertified under the LEED scheme, attaining the Platinum level.

For Alchemia users, LEED certification is a guarantee of very high comfort and, more importantly, lower running costs of leased space.



A photograph of a modern glass office building with a high-speed train in the foreground. The building has a blue-tinted glass facade and is surrounded by power lines. The train is blurred, indicating motion. The sky is clear and blue.

stage

ARGON

is  
one of the largest  
free-standing office buildings  
in northern Poland.

# ALCHEMIA STAGE III

IS THE MOST  
PRESTIGIOUSLY-  
SITUATED  
BUILDING  
OF THE ENTIRE  
COMPLEX.

Alchemia III is situated at the corner  
of the al. Grunwaldzka and  
ul. Kołobrzeska intersection.





A defining architectural feature of the building is its

## ‘LIGHTHOUSE’

base at the corner of the road intersection. Despite the great size of the building, minimal use of metal elements renders Argon lightweight – with a look that is both elegant and timeless.

LEASABLE SPACE  
WITHIN THE ARGON BUILDING:  
ALMOST

**38,000 sq. m**



of which there is almost  
**36,000 sq. m** of office space,



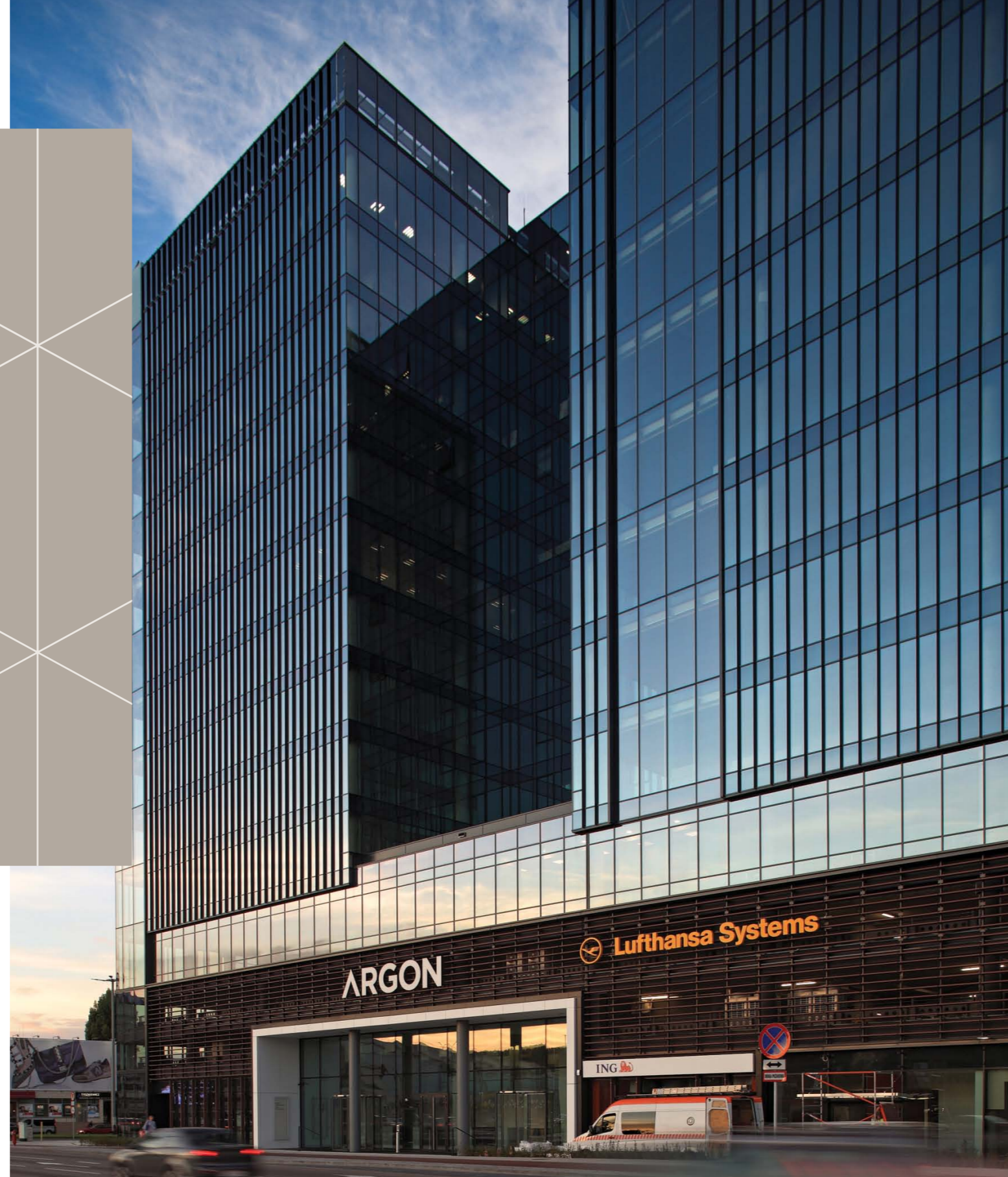
and approx. **2,000 sq. m**  
dedicated to retail shops and services.

Alchemia stage III is a continuation of the mixed-use building concept,  
already seen in Alchemia I and II.



Each office floor  
(11 ground levels in total)  
offers approx. 3,000 sq. m  
of modern office space,  
in an 'H' letter shape.

The 'H' shape of the building  
ensures optimal access  
to sunlight.



Quiet, **all-glass exterior** guarantees acoustic comfort for employees.



Comfortable working environment thanks to **advanced AC systems**, incl. temperature, ventilation and air humidity control.



Optimal **shared space** use – the building features a single shaft with lifts, fire escape stairs and restrooms.



Like its predecessors, Alchemia III is designed with **telecommunication grid and data security in mind**.



The building is equipped with power supply from two separate electrical power sources and a backup system, guaranteeing **uninterrupted power supply**.



**369 carpark spaces** for Alchemia employees located on four levels – with a section of level +1 carpark allocated for guests.

THE INVESTMENT PROJECT IS LEED PLATINUM PRECERTIFIED.

# TECHNOLOGICAL FEATURES

AN UNQUESTIONABLE ADVANTAGE OF ALCHEMIA IS THE STANDARD OF ITS TECHNOLOGICAL EQUIPMENT. BOTH THE BUILDINGS AND THEIR OFFICE SPACE ARE OUTFITTED TO SATISFY THE LATEST MARKET TRENDS.



Professional-looking **lobby** on the ground floor



Fast and safe system of **11 quiet lifts** – to optimise foot traffic, Alchemia III lifts travel separately between the parking levels and the lobby, and between the lobby and the office levels



**Openable windows** fitted with reed switches, guaranteeing employee comfort while staying within acceptable energy use standards



**24/7 security** with CCTV and secure access systems connected to the alarm



Central, autonomous **ventilation system** and a glycol-free **air conditioning system** with dx-free cooling function



Expanded Building Management System (**BMS**)



**Data security** ensured by 6 x 120kVA central UPS units and 2 x 800kVA power generators



**Two-way power supply** from two separate electricity grids, offering fully autonomous and uninterrupted power supply



World-class tech equipment from such global brands as **Caterpillar, Fläkt Woods, Carrier, Siemens, Schneider and KONE**



# SPACE

## GROUND LEVEL:







RETAIL SHOPS AND RESTAURANTS

## UPPER LEVELS:

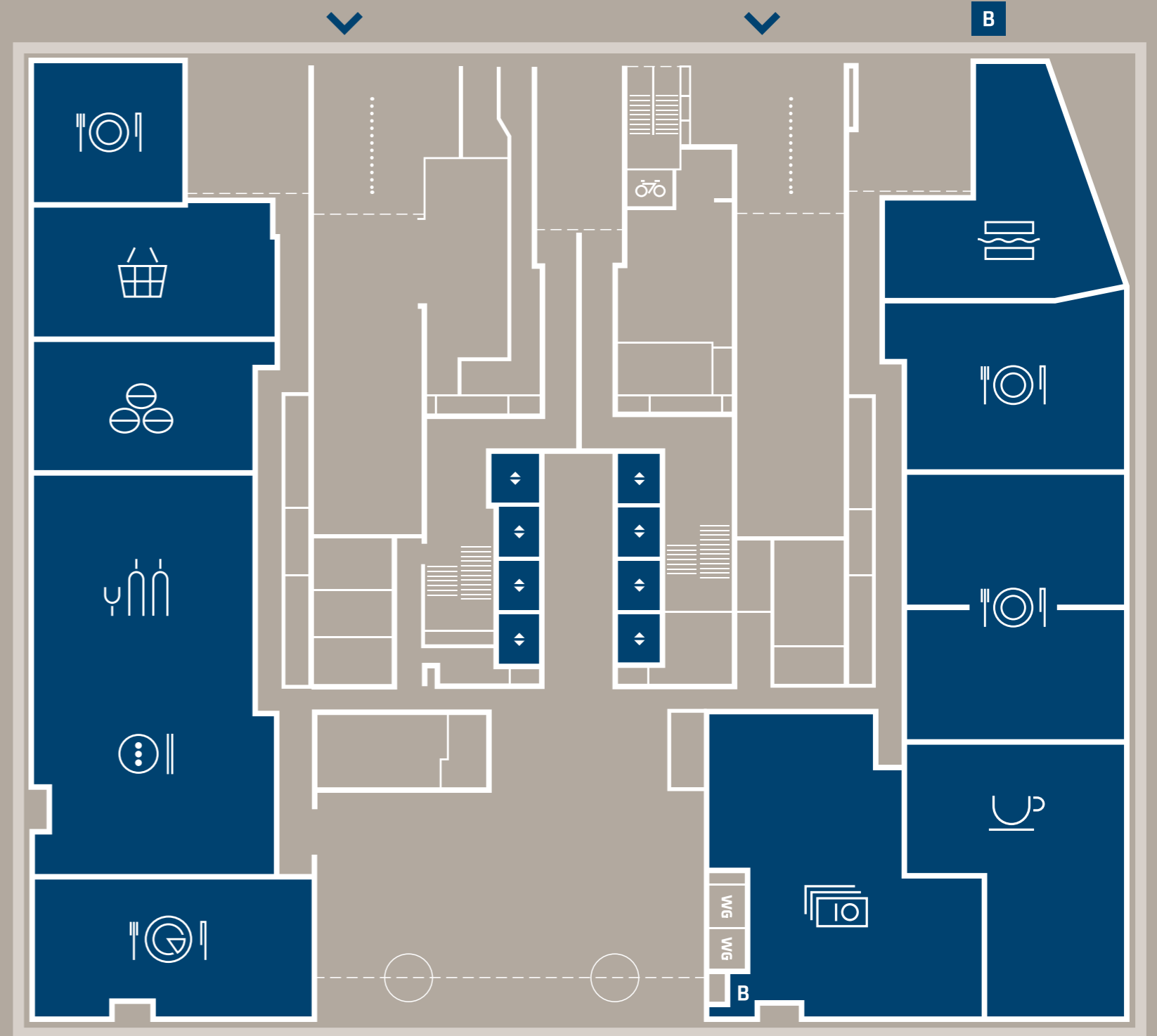
OFFICES

## LEVEL -2:

CARPARK

-  carpark entrance
-  entrance
-  lift to office levels
-  lift to carpark levels
-  bicycle lift
-  ATM/cash machine

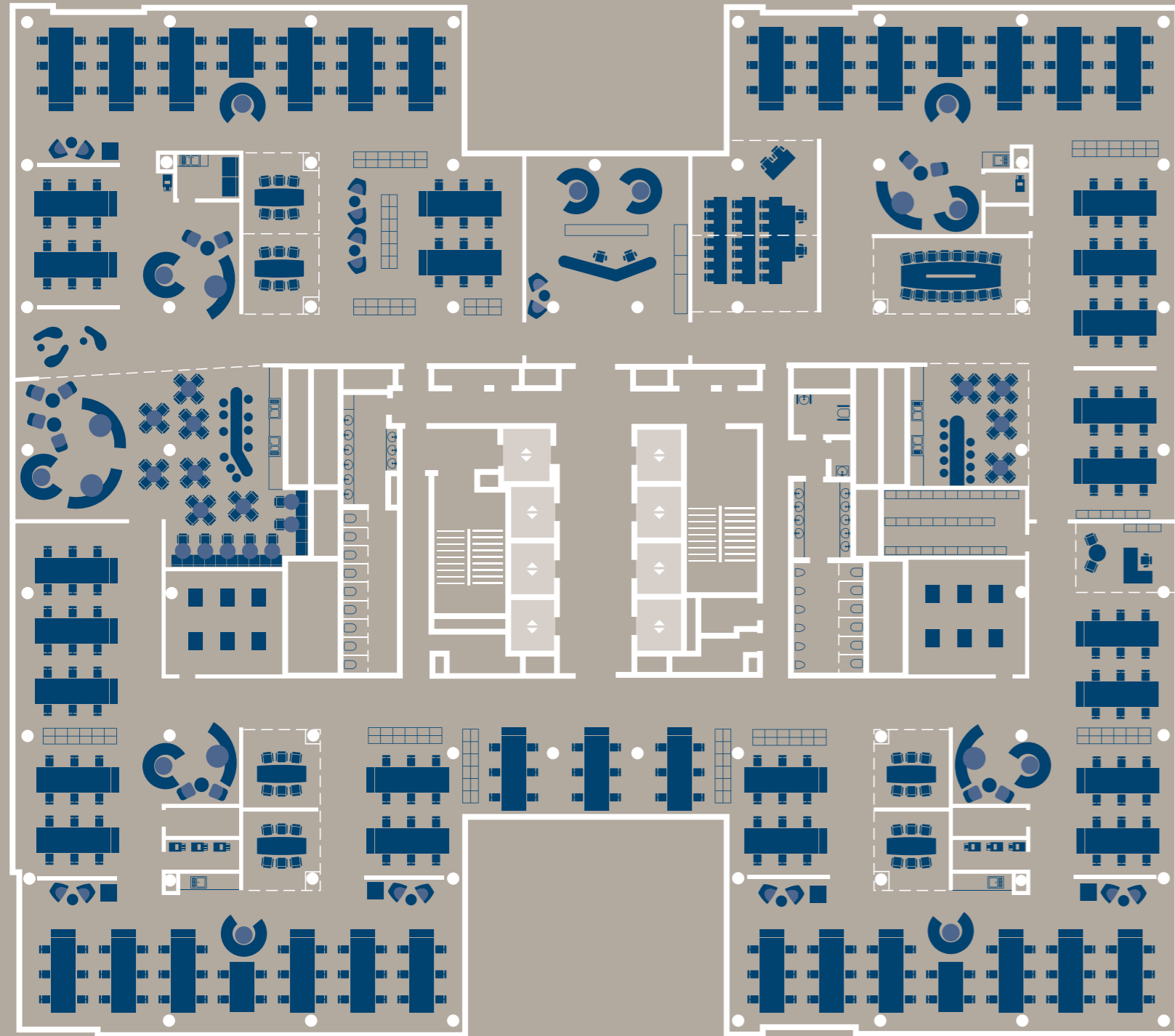
← UL. KOŁOBRZESKA, SKM



↓ AL. GRUNWALDZKA

GROUND FLOOR

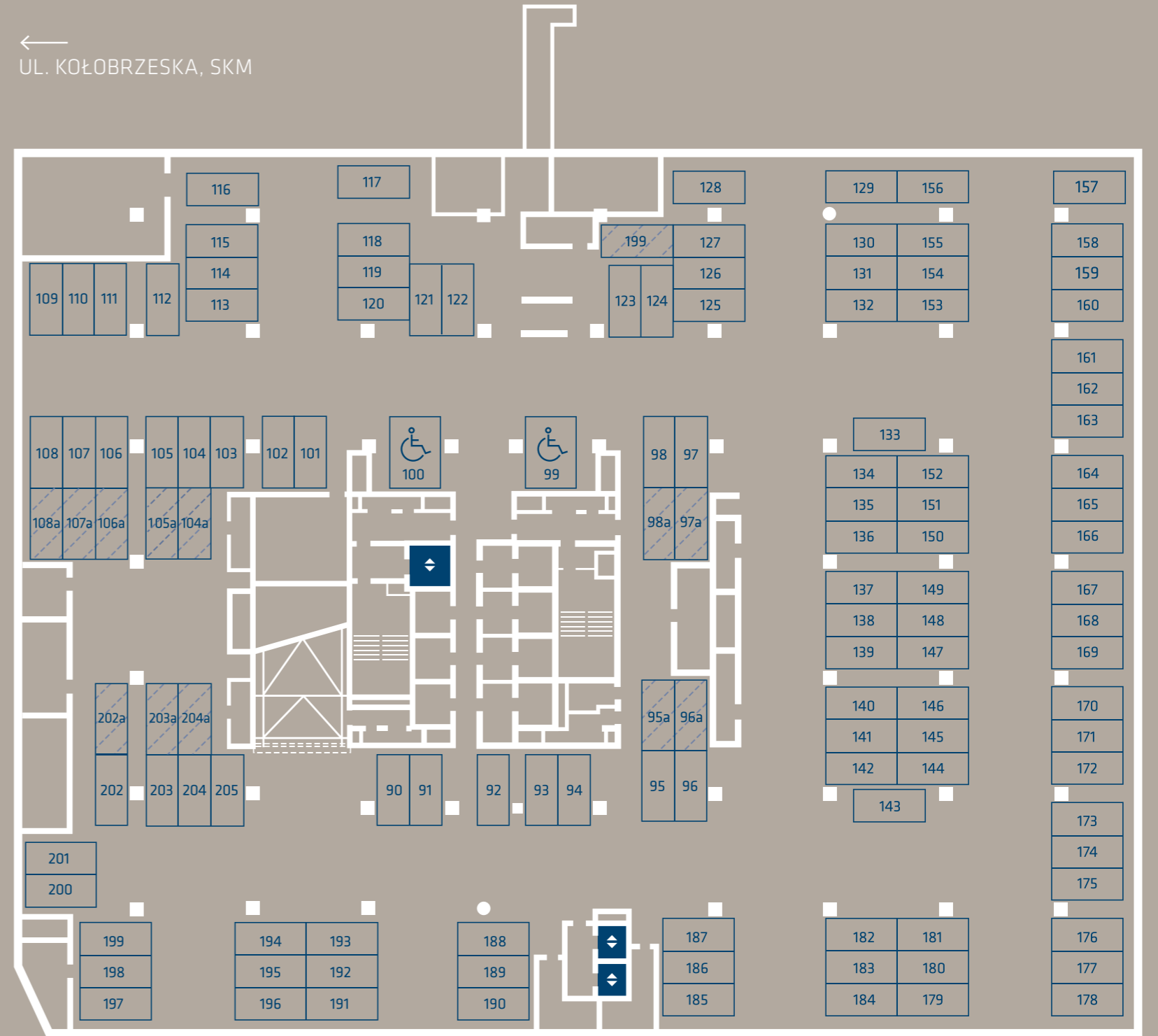
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UL. KOŁOBRZESKA, SKM



TYPICAL OFFICE FLOOR ARRANGEMENT

↓  
AL. GRUNWALDZKA

←  
UL. KOŁOBRZESKA, SKM



CARPARK MAP, LEVEL -2

↓  
AL. GRUNWALDZKA

OFFICE SPACE  
OUTFIT  
INCLUDES:

3m floor-to-ceiling height

horizontal, aluminium blinds,  
wire-attached,  
installed in the external  
windows

DSO system

suspended ceiling

electronic fire safety  
system with smoke  
detectors

access control system  
into tenant office

raised floor  
and carpet panels

Floor wells  
or wall socket sets

category 6  
structural cabling



# OFFICE SPACE



MEETING  
ROOM OFFICE  
SPACE



OPEN OFFICE  
SPACE



THE 'H'-LETTER SHAPE  
OF THE BUILDING CREATES  
NEW ARRANGEMENT  
POSSIBILITIES.

# ARRANGEMENT

# SPATIAL

Clients have access to  
**2,930 sq. m**  
of space per each floor.  
Additionally, the high-quality  
of space on offer guarantees  
employee comfort, which results  
in increased work productivity.



RECEPTION



Photo: TORUS



MEETING ROOM



LUNCH ROOM

STAGE

# NEON

Start of construction: October 2017

Projected end of construction: October 2019



THE LEASABLE AREA OF THE BUILDING IS APPROX.

# 35,200 sq. m

leasable office space:

approx. **33,700 sq. m**

leasable office space per floor:

approx. **3,040 sq. m**

leasable retail space:

approx. **1,430 sq. m**

no. of carpark levels:

**4 levels** (-2, -1, +1, +2)

no. of vehicle parking spaces:

**322** (296 interior & 26 exterior)

no. of bicycle parking spaces:

**325**



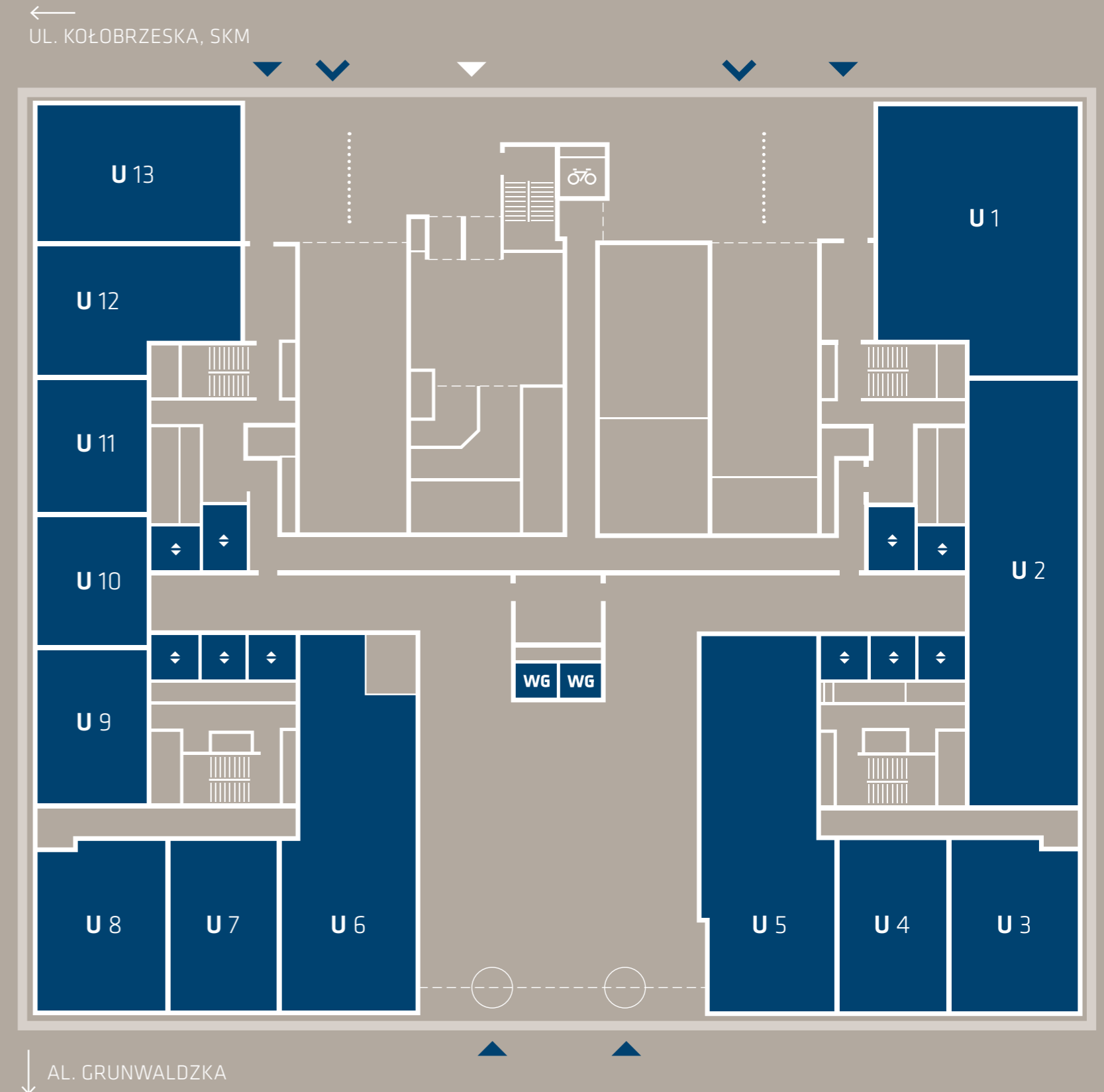


# NEON -SPACE CE

## GROUND LEVEL:

RETAIL SHOPS AND RESTAURANTS

- ▼ carpark entrance
- ▼ entrance
- ▼ bicycle entrance
- ◄ lift to office levels
- WG lift to carpark levels
- 🚲 bicycle lift
- U ATM/cash machine



# THROUGH

# WAY



A DEFINING FEATURE OF ALCHEMIA III (AND ALSO, IN THE NEARBY FUTURE, OF ALCHEMIA IV) WILL BE A BEAUTIFUL PEDESTRIAN THROUGHWAY WITH VEGETATION AND MINOR LANDSCAPING.

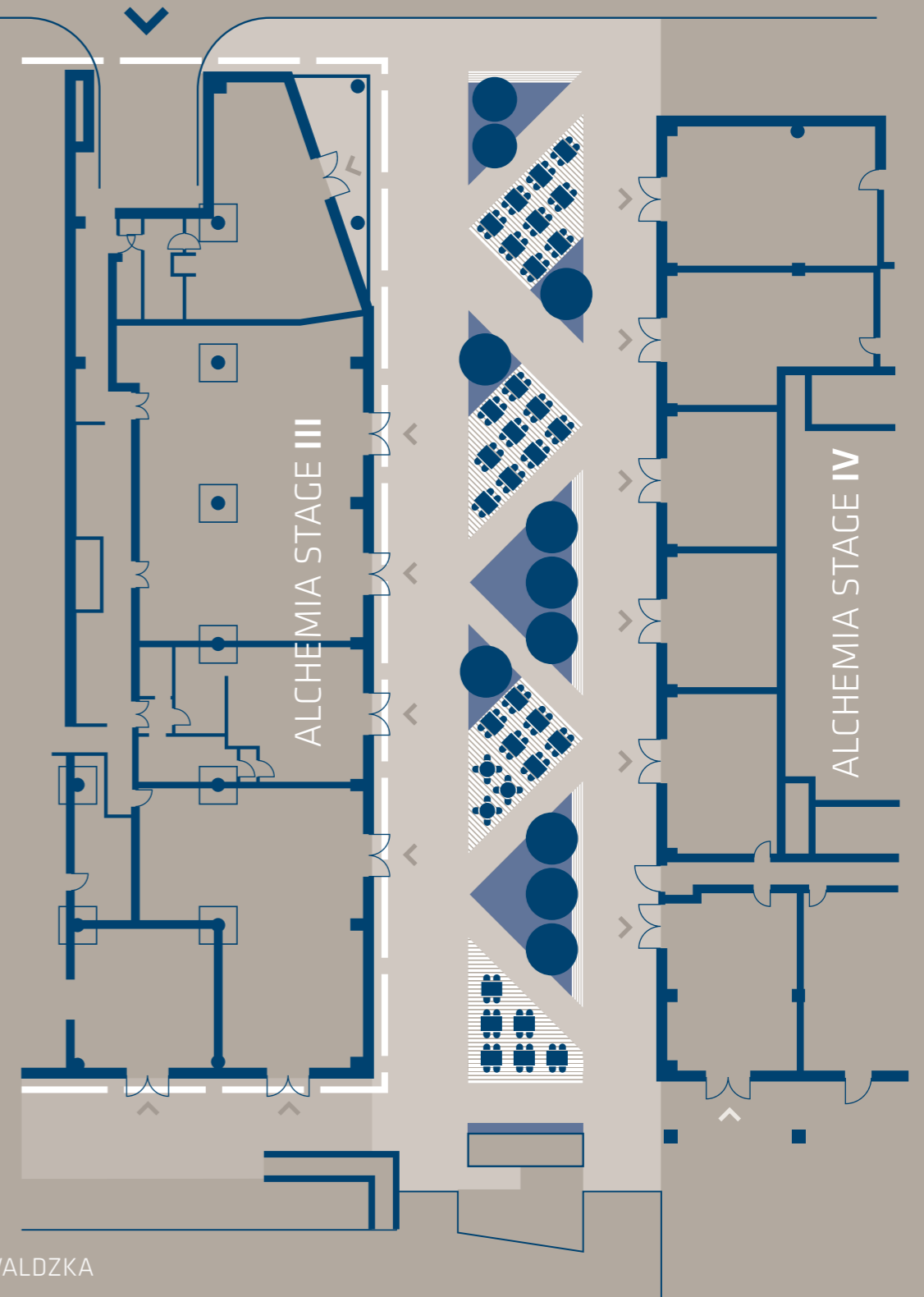
The throughway will allow access to numerous restaurants, cafes and take-away shops, including modern eateries offering healthy, high-quality and affordable menu options.



←  
UL. KOŁOBRZEŚKA, SKM

GROUND-LEVEL  
PEDESTRIAN  
THROUGHWAY WITH  
RETAIL OUTLETS  
- ARRANGEMENT

↓  
AL. GRUNWALDZKA



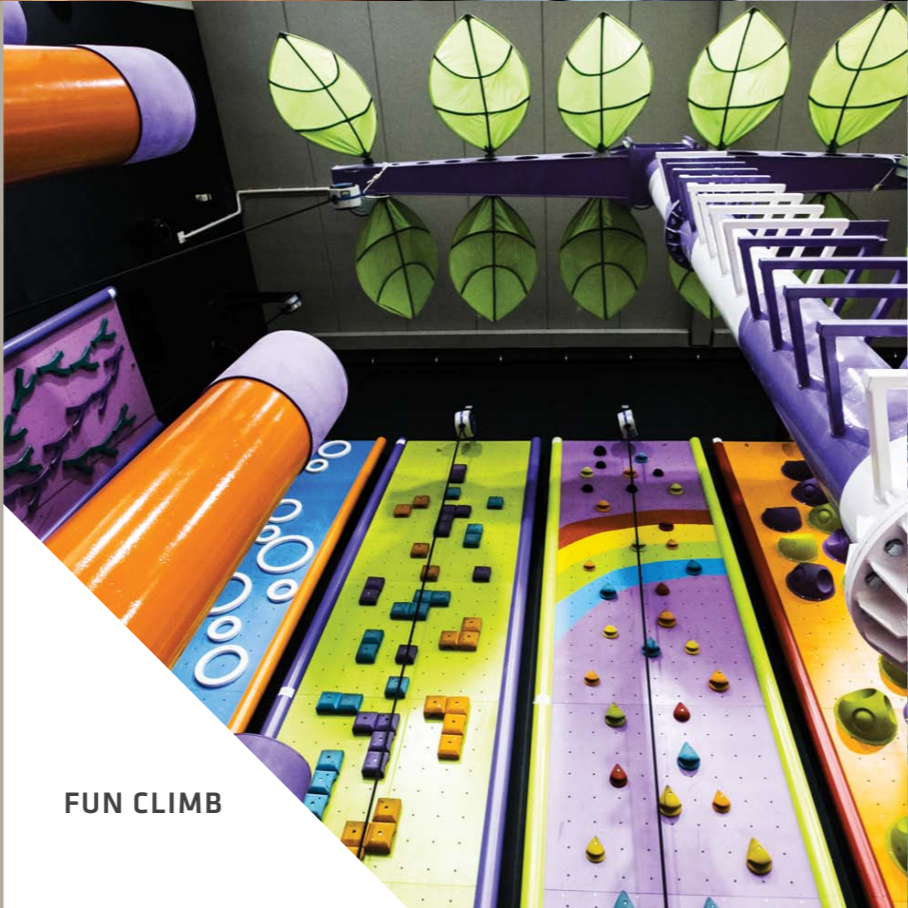


TIGER GYM



SPORTSTACJA

ADDITIONAL  
AMENITIES  
ALCHEMIA STAGE I



FUN CLIMB



AQUASTACJA

CITY CAFE



ATELIER  
DE BEAUTÉ



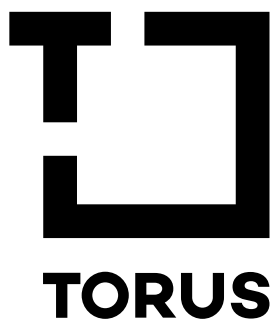
Photo: ANYWHERE.PL

## ALCHEMIA STAGES I & II

BAZAR SMAKÓW  
BISTRO  
RESTAURANT

## RETAIL OUTLETS





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