



# OFFICE MARKET IN POLAND

ALTERNATIVE LOCATIONS FOR BSS OCCUPIERS

# OPOLE



## What attracts business to the city?

Opole's key strength is its academic potential impacting on its labour market. What makes our city unique is that it has both a university and a technical university. In addition, Opole provides vocational and engineering training opportunities whose high quality is confirmed by national rankings. Another important factor is the proximity of the city to the A4 motorway, which connects Opole and Western Europe. Opole also has a well-developed road, rail and river infrastructure. The nearest airports are within an hour's drive of the city. Another noticeable feature is the satisfaction of inhabitants with the quality of life here. Opole is a city of young people and is commonly called the capital of Polish music as it hosts a myriad of music festivals, conferences and fairs that attract thousands of people from the entire country every year.

## What is the current business infrastructure like?

Opole's strength lies in its modern office stock, which is expanding at a rapid pace. The market contains close to 47,000 sq m of office space and more than 13,400 sq m is under construction. This makes Opole an attractive location for the BPO and SSC sectors. On account of the city's location between two large metropolitan areas, many international corporations, including Capgemini, Stefanini and PwC, have decided to open offices in Opole to support their core operations. In addition, a new office district is being developed in the city at the site of a former FSO car plant - it will consist of the Public Services Centre and National Fiscal Office, and other office buildings with a total area of 25,000 sq m.

## What could encourage potential investors to expand in the city?

Over recent years we have built an Investor Services Bureau with our staff strongly committed to developing business activity in the city, and the municipality is quick to respond to emerging business needs. We provide each investor with bespoke assistance throughout their investment process. Benefiting from high levels of international language proficiencies - 70% of Opole's inhabitants have a command of German - Opole is well-placed as an attractive destination for business services requiring foreign language skills. However, factors that are key today to potential investors are labour availability and costs which are relatively low in our region. Our city is more than attractive in this respect too.

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## KEY MARKET DATA\*



**47,400 sq M**  
Total office stock



**12,400 sq M**  
Stock under construction



**8,400 sq M**  
Stock planned



**5,000 sq M**  
Vacant space



**10.7 %**  
Vacancy rate



**35-45 PLN/**  
**SQ M/MONTH**  
Rents



**10-12 PLN/**  
**SQ M/MONTH**  
Service charges

## KEY ECONOMIC INDICATORS



### DEMOGRAPHICS

**128,000**  
Population\*

**77,900**  
Working-age population\*



### EDUCATION

**19,200**  
Students\*

**5,500**  
Graduates\*

**4**  
Universities\*



### ECONOMY

**21,700**  
Companies\*\*

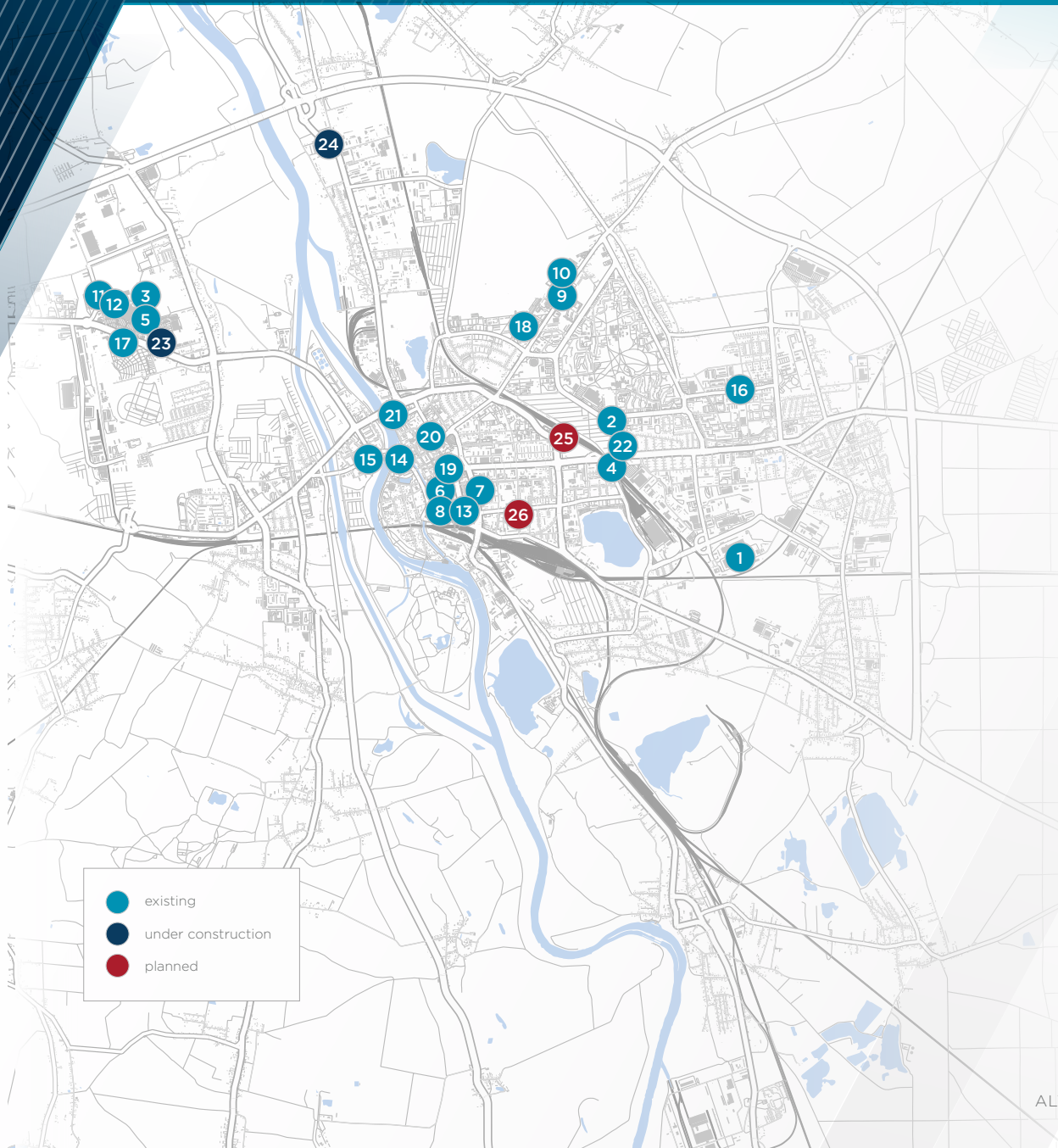
**58,000**  
Total employment\*

**UP TO 1,500**  
BPO/SSC jobs\*\*\*

\* Central Statistical Office (GUS), as at the end of 2018

\*\* Central Statistical Office (GUS), as at the end of 2019

\*\*\* ABLS's report "Business Services Sector in Poland 2019"



## OFFICE BUILDINGS IN OPOLE

Building	Address
1 ● Opole Logistics Centre	Głogowska 39/41
2 ● Błękitna Wstęga	Horoszkiewiczza 6
3 ● Office Center Opole II	Wrocławska 152B
4 ● Ozimska Business Park	Ozimska 72a
5 ● Office Center Opole I	Wrocławska 152A
6 ● Katowicka 39	Katowicka 39
7 ● Reymonta-Targowa	Reymonta 39
8 ● Krakowska 38	Krakowska 38
9 ● Artim I	Oleska 121
10 ● Artim II	Oleska 121
11 ● PNT I Building and Incubator	Technologiczna 2
12 ● PNT II High Technologies Building	Technologiczna 2
13 ● Premium House	Kołątaja 5c
14 ● Ostrówek	Ostrówek 5/7
15 ● Define Offices	Spychalskiego 1A
16 ● Solidarności (Art Trade)	Solidarności 26
17 ● Wrocławska Business Centre	Wrocławska 133
18 ● Nowe Chabry	Oleska 97H
19 ● PZU	Ozimska 5
20 ● High Technologies Centre	Łangowskiego 4A
21 ● SBR Rondo	Książąt Opolskich 29
22 ● Ozimska 151	Ozimska 151
23 ● Business Center	Wrocławska
24 ● Atlantis Office	Budowlanych
25 ● Ozimska - Sindbad	Ozimska
26 ● 1 Maja / Katowicka	1 Maja

Source: Cushman & Wakefield