



# CORE

Business Hub

WORK TO THE RHYTHM OF THE CITY — INSIDE A CONTEMPORARY URBAN OFFICE.



IASO – the first urban mixed-use project in the historic heart of Katowice

**Marriott-branded hotels**

**Office spaces**

**CORE**  
Business Hub

**Signature dining**

MamaCocha

PANACEUM

- ballroom
- conference spaces

**Office buildings**

- Core D (Dworcowa)
- Core S (Staromiejska)

**Retail and service spaces**  
with direct street access

- curated boutiques
- banking services





IASO

AN OPEN-CITY  
OPERATION

A NEW IDENTITY FOR KATOWICE

# Feel the pulse of the city

A city is a living organism.  
It breathes, evolves, and at times  
needs regeneration. Every part  
of it matters.

IASO was created in the very heart of Katowice  
as a premium complex combining Marriott-branded  
hotels, contemporary urban offices, meeting spaces,  
and dining.

An address that concentrates the city's energy  
– naturally attracting people and business.



An operation on the open city is not a revolution.  
It is a conscious transformation that restores  
meaning and momentum to this place.

So that the heart of Katowice  
beats stronger again.

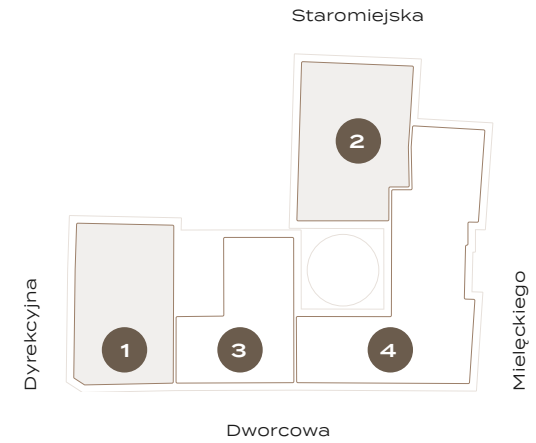
# Dworcowa – a vibrant city street

Dworcowa is one of Katowice's key streets – a promenade and an extension of Mariacka Street, generating a constant flow of pedestrians and serving as a natural meeting point.



**CORE**  
Business Hub

by IASO



Office building  
Core D

Dyrekcyjna



Marriott-branded  
hotel



Office building  
Core S

Staromiejska



Marriott-branded  
hotel



# CORE Business Hub

by IASO



# Urban office – work to the rhythm of the city

Core Business Hub is a contemporary urban office combining a central Katowice location with self-sufficient infrastructure. A workspace in direct connection with the city – designed to support meetings and the development of organizational culture.



## Prestigious location

- an address in the very center, surrounded by key city destinations, hotels, and offices



## Flexible formats

- spaces for retail, services, exhibitions, and events
- units of various sizes with the possibility of modular combinations



## Everyday comfort

- access to signature dining (Panaceum, MamaCocha) in immediate proximity
- convenience for employees and clients in a well-designed environment



# Taste the meetings

Panaceum and MamaCocha shape the everyday energy of the IASO complex.

From an aromatic morning coffee, through business lunches, to evening conversations over a glass of wine – dining becomes a natural part of work, conversations, and the rhythm of urban life.

PANACEUM MamaCocha

# Conference and event centre

A refined ballroom, contemporary conference facilities, and a representative lobby create a setting for business meetings, conferences, and more unexpected events.

All spaces are designed to reflect the prestige of this address.



Conference room

# Amenities at IASO

## Hotels

- H** Marriott-branded hotel

## Wellbeing & lifestyle

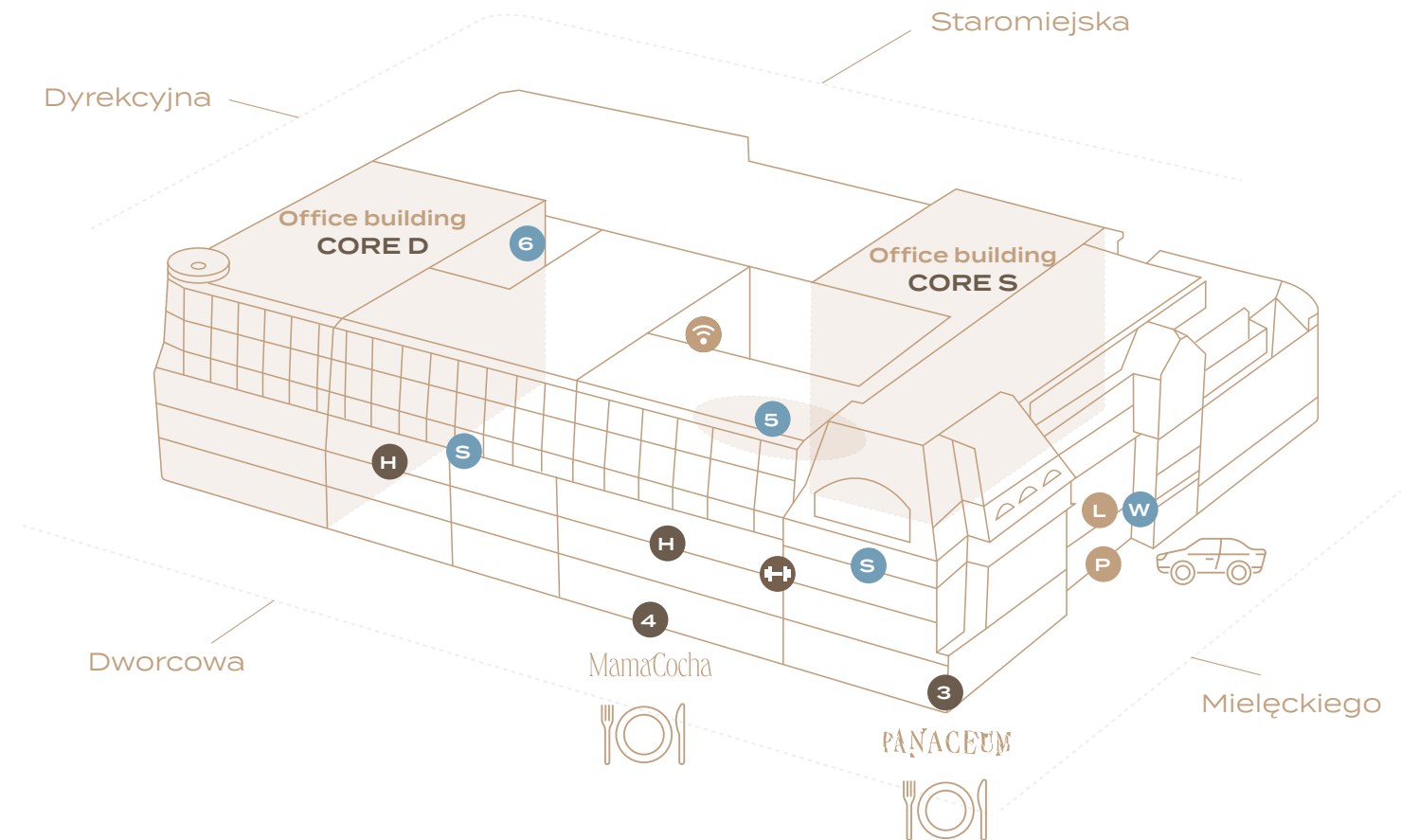
- 3** Panaceum restaurant
- 4** MamaCocha restaurant
- H** IASO Spa & Fitness

## Digital convenience & tenant services

- P** Underground parking access
- L** Representative lobby with reception and 24/7 security
- Wi-Fi** Free Wi-Fi in common areas
- Cyclist infrastructure

## Work & meetings

- S** Conference rooms, historic ballroom, and meeting spaces
- 5** Glass-roofed patio with a relaxation area
- 6** Open patio
- W** Representative common areas



# Sustainability. Technology that works

IASO has been designed  
with user wellbeing in mind.



**CORE**  
Business Hub

by IASO

## BREEAM<sup>®</sup> Very Good

→ a certification confirming high environmental standards

### Energy & materials

→ low-emission materials and energy-efficient technological solutions

### Smart management

→ systems optimizing energy consumption

### Everyday responsibility

→ waste segregation areas

### Future mobility

→ cycling infrastructure and electric vehicle charging

# Balance designed for business

IASO has been designed with balance in mind. The urban concept by Konior Studio creates an environment that supports focus, comfort, and everyday regeneration.

Core Business Hub by IASO offers contemporary, premium office spaces that combine modern ways of working with respect for the region's post-industrial heritage.





# CORE

Business Hub

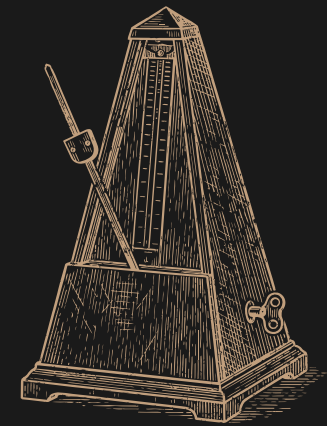
by IASO



Work, build relationships,  
and exchange ideas.

Slow down when you need to.

At IASO, everything stays  
within reach – in your rhythm.



# An address that *works* for your brand



## Premium positioning

A central location that naturally positions your business within the premium segment.



## Services within reach

The immediate proximity of Marriott-branded hotels and high-quality dining supports business activity and networking.



## Accessibility without compromise

Fast and convenient access for both teams and clients – in the very centre of the city.



## A cohesive work environment

A functional and representative space with seamless access to key services – all within one ecosystem.



# City layout

A strategic location providing walking access to Katowice's key destinations: the railway station, the Market Square, Mariacka Street, the University of Silesia, and the Culture Zone with the International Congress Centre.



## On foot

Key city destinations within a few minutes walk. In the rhythm of the centre.



## Public transport

Close to the main transport hub with 24/7 access to public transport.



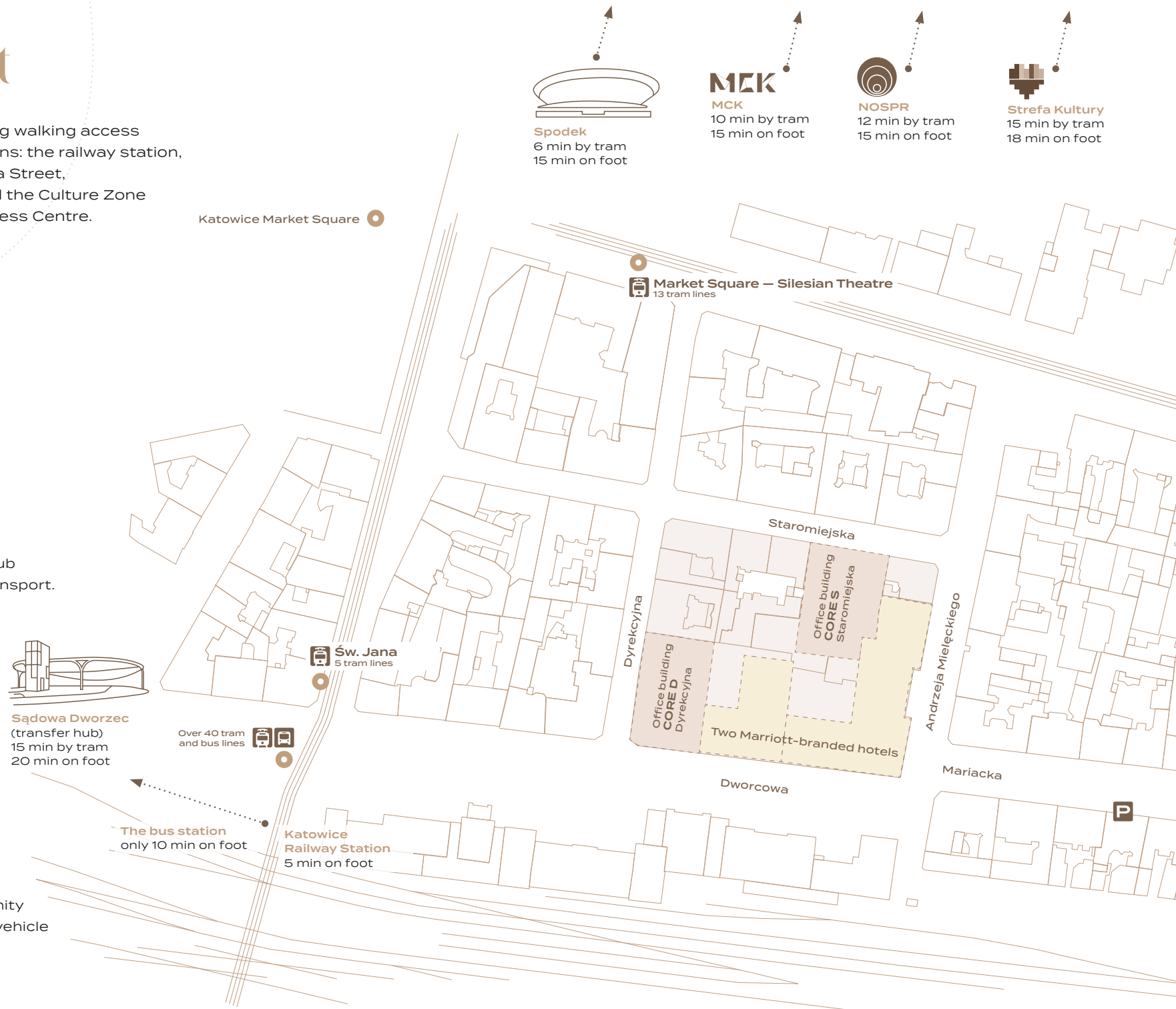
## By bike

Direct connection to the city's cycling network.








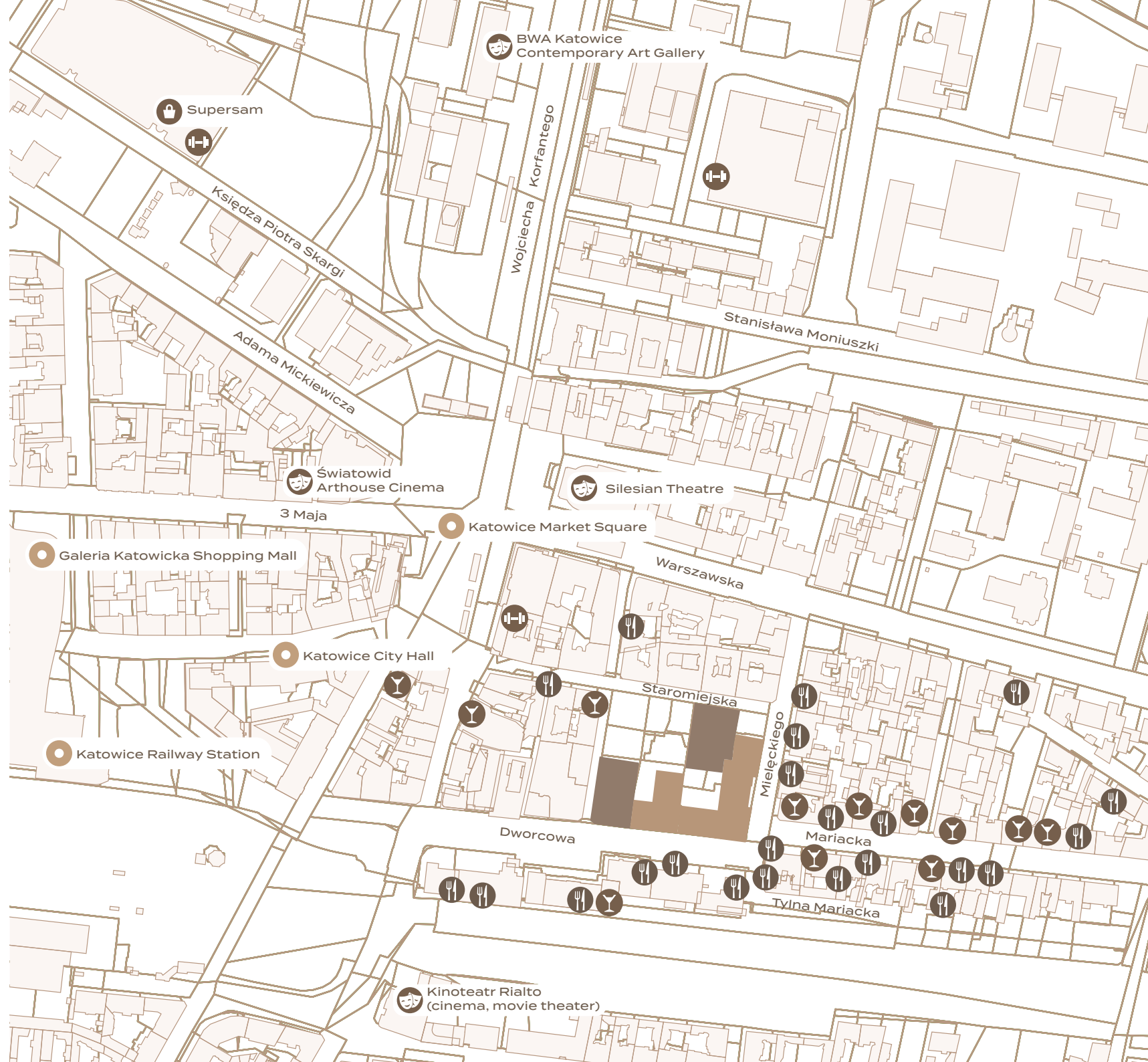
## By car

Convenient access and proximity to public parking and electric vehicle charging stations.



# Nearby

-  Restaurant
-  Bar
-  Theatre / Cinema
-  Shopping
-  Gym



# A stable foundation for growth

IASO is an environment designed for companies planning for the long term.

## Stability & accessibility

- representative lobby with reception and 24/7 security
- parking spaces on level -1
- electric vehicle charging infrastructure

## Wellbeing & regeneration

- Panaceum and MamaCocha restaurants
- IASO Spa & Fitness
- cycling infrastructure



## Work & meetings

- ballroom and conference rooms available within the Marriott-branded hotels
- open patio and glass-roofed patio with a relaxation area
- representative common areas

# Core Business Hub pillars



## Flexibility

Office spaces designed to adapt to change and support business growth.

- flexible space planning
- individual temperature control
- openable windows





# CORE Business Hub

by ISO



## Comfort & accessibility

Solutions enhancing everyday work quality and accessibility

- HVAC system
- quiet, high-speed lifts
- shell & core – full flexibility for fit-out
- daylight access – historic window layout
- integrated LED lighting with suspended ceiling options
- raised floors with cabling infrastructure
- access to conference spaces within the Marriott-branded hotels



# CORE

Business Hub

by ISO



## Safety

Secure and modern office spaces designed with everyday comfort and protection in mind.

- fire safety system
- access control
- CCTV monitoring

# IASO



## Services & amenities at IASO

A comprehensive ecosystem supporting everyday operations and the comfort of its users.

- central location
- hospitality services
- retail and services
- signature dining
- event capabilities



# Key figures

## Technical specification

**1** cohesive urban block — **2** office buildings — **3** retail units with direct street access

Office space distribution

~4 800 m<sup>2</sup>

Office building Core D (5 floors)  
Dworcowa / Dyrekcyjna

~3 500 m<sup>2</sup>

Office building Core S (4 floors)  
Staromiejska

Retail units

~500 m<sup>2</sup>

Office building Core D

~800 m<sup>2</sup>

Office building Core S

Underground parking

-1 level



→ 9,592.72 m<sup>2</sup>

of office and retail space



# Your space. Your identity

The historic architecture of Core Business Hub by IASO gives each space a distinct identity.

Structural details and loft-style proportions reinforce the character of the brand.

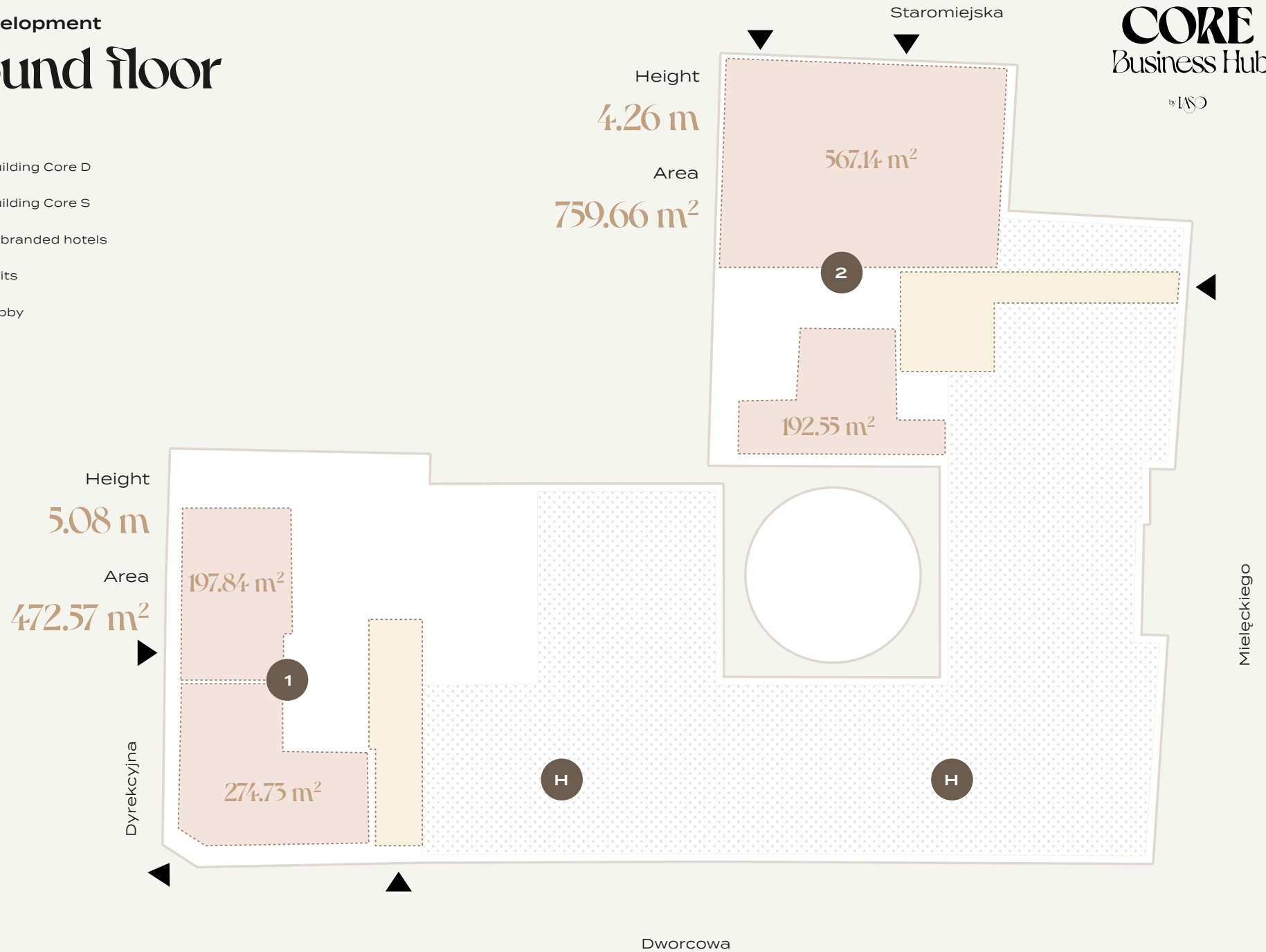


IASO development

# Ground floor

- 1 Office building Core D
- 2 Office building Core S
- H Marriott-branded hotels
- Retail units
- Office lobby

**CORE**  
Business Hub  
by IASO



IASO development

# Floor 1

 Leasable area

**CORE S**

Staromiejska

**CORE**  
Business Hub

by IASO

Height

3.63 m

Area

903.55 m<sup>2</sup>

**CORE D**

Height

3.54 m

Area

933.42 m<sup>2</sup>

Dyrekcyjna

Mielęckiego

Dworcowa

IASO development

# Floor 2

 Leasable area

**CORE S**

Staromiejska

**CORE**  
Business Hub

by IASO

Height

3.65 m

Area

909.17 m<sup>2</sup>

**CORE D**

Height

3.5 m

Area

934.01 m<sup>2</sup>

Dyrekcyjna

Mielęckiego

Dworcowa

IASO development  
**Floor 3**

 Leasable area

**CORE S**

Staromiejska

**CORE**  
Business Hub  
by IASO

Height  
**3.74 m**

Area  
**850.37 m<sup>2</sup>**

**CORE D**

Height  
**2.93 m**  
Area  
**871.11 m<sup>2</sup>**


Dyrekcyjna

Mielęckiego

Dworcowa

IASO development

# Floor 4

 Leasable area

## CORE S

Staromiejska

**CORE**  
Business Hub

by IASO

Height

3.65 m

Area

655.11 m<sup>2</sup>

## CORE D

Height

2.93 m

Area

836.95 m<sup>2</sup>

Dyrekcyjna

Mielęckiego

Dworcowa

IASO development  
**Floor 5**

 Leasable area

Staromiejska

**CORE**  
Business Hub  
by IASO





**CORE D**  
Height  
**2.93 m**  
Area  
**854.31 m<sup>2</sup>**

Dyrekcyjna

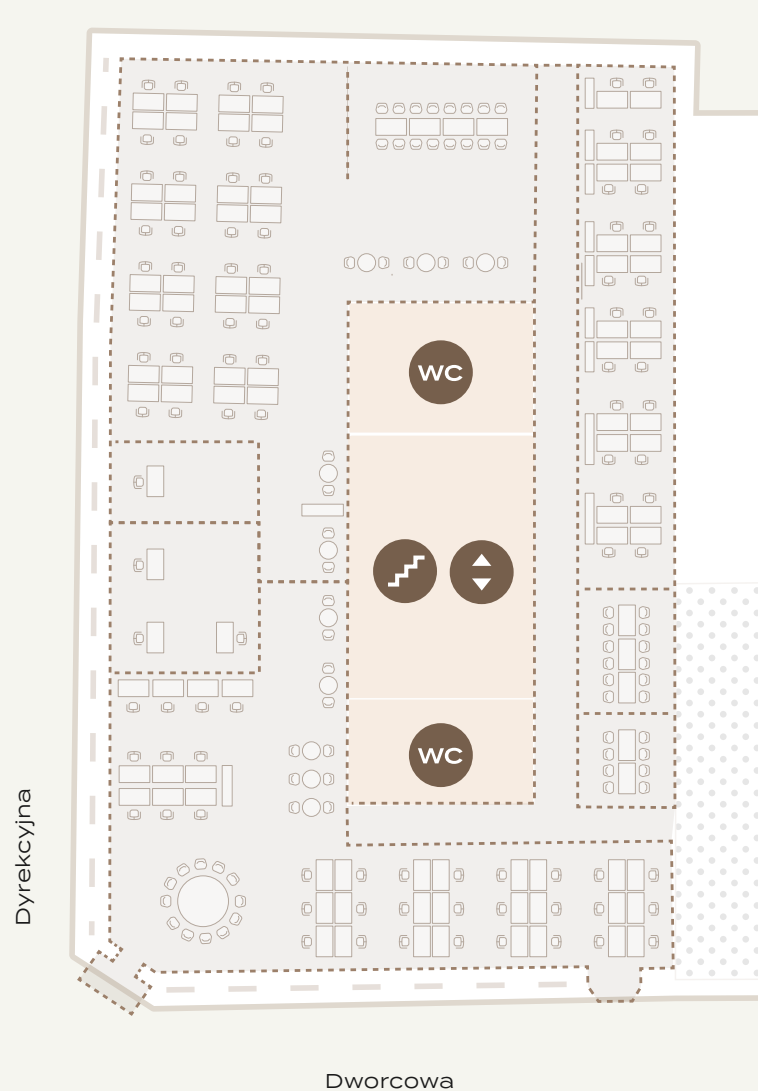
Mielęckiego

Dworcowa

Sample layout  
**Floor 1**

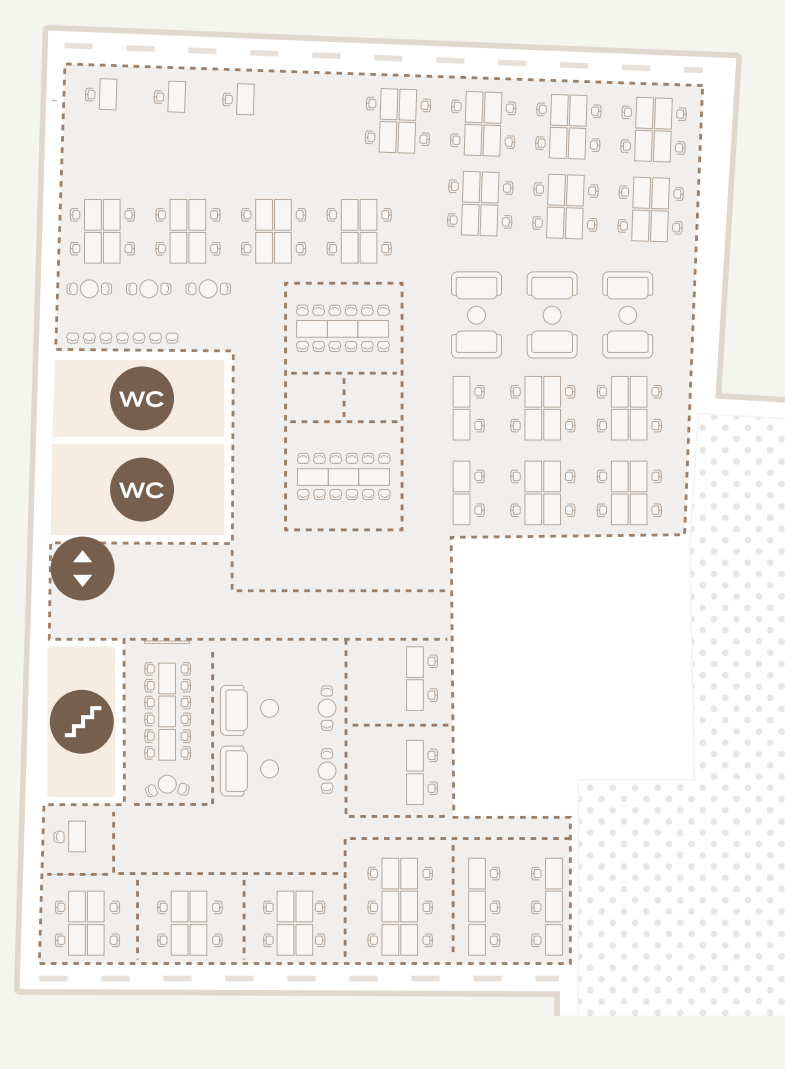
-  Toilets
-  Staircases
-  Lifts
-  Windows

CORE D



CORE S

Staromiejska



Mielęckiego

IASO

Everything your  
business needs,  
at one address



# Contact



**CORE**  
Business Hub

by IASO

Leasing office  
CORE Business Hub by IASO

Office and retail space

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