



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 International-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 International-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

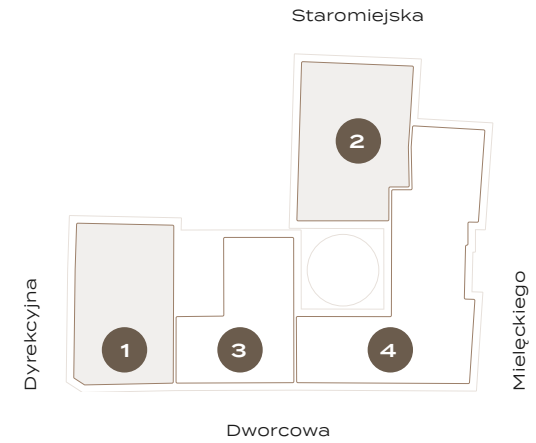
Dworcowa is one of Katowice's key streets – a promenade and an extension of Mariacka Street, generating a constant flow of pedestrians and serving as a natural meeting point.





CORE Business Hub

by IASO



Office building
Core D
Dyrekcyjna



Marriott
International-branded
hotel



Office building
Core S
Staromiejska



Marriott
International-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 International-branded hotel

Wellbeing & lifestyle

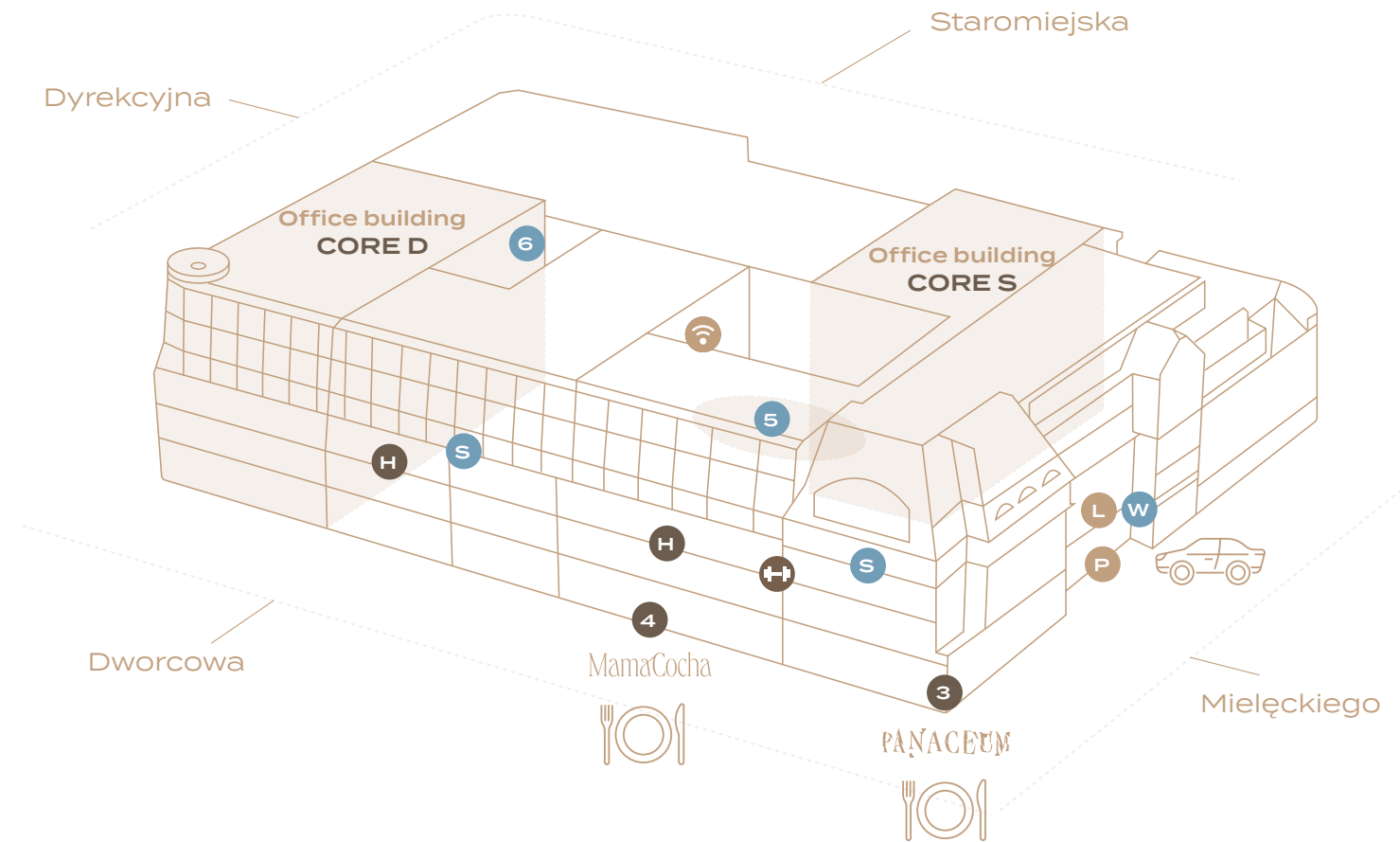
- 3** Panaceum restaurant
- 4** MamaCocha restaurant
- H** IASO Spa & Fitness

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® 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

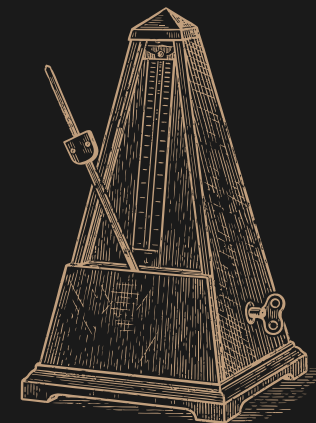
by IASO



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 International-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.



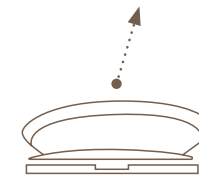
By bike

Direct connection to the city's cycling network.



By car

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



Spodek
6 min by tram
15 min on foot

MCK

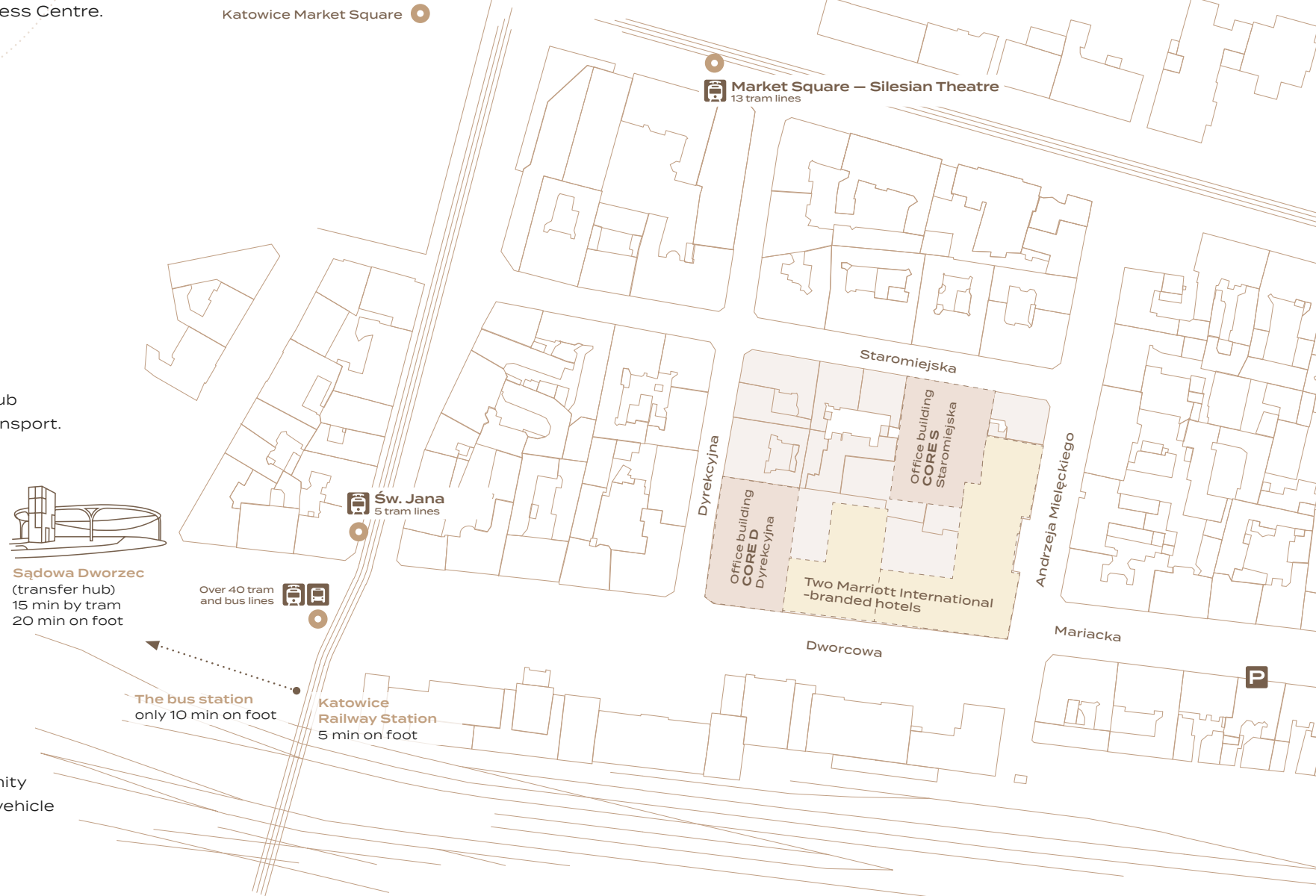
10 min by tram
15 min on foot



NOSPR
12 min by tram
15 min on foot



Strefa Kultury
15 min by tram
18 min on foot



Katowice Market Square

Market Square – Silesian Theatre
13 tram lines

Sw. Jana
5 tram lines






Sadowa Dworzec
(transfer hub)
15 min by tram
20 min on foot

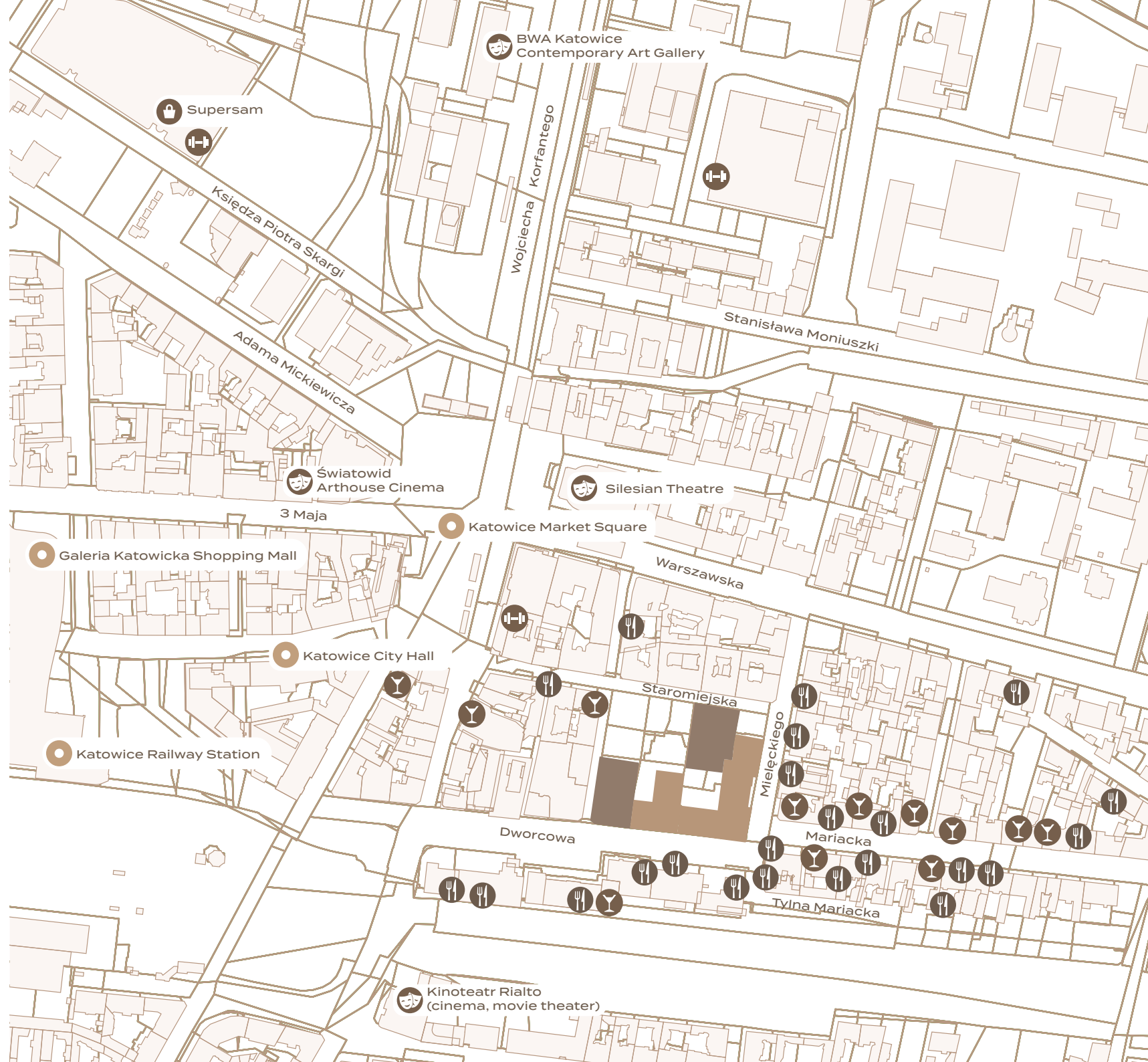
Over 40 tram
and bus lines

The bus station
only 10 min on foot

Katowice
Railway Station
5 min on foot

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 International-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 International-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 m²

Office building Core D (5 floors)
Dworcowa / Dyrekcyjna

~3 500 m²

Office building Core S (4 floors)
Staromiejska

Retail units

~500 m²

Office building Core D

~800 m²

Office building Core S

Underground parking

-1 level



→ 9,592.72 m²

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.

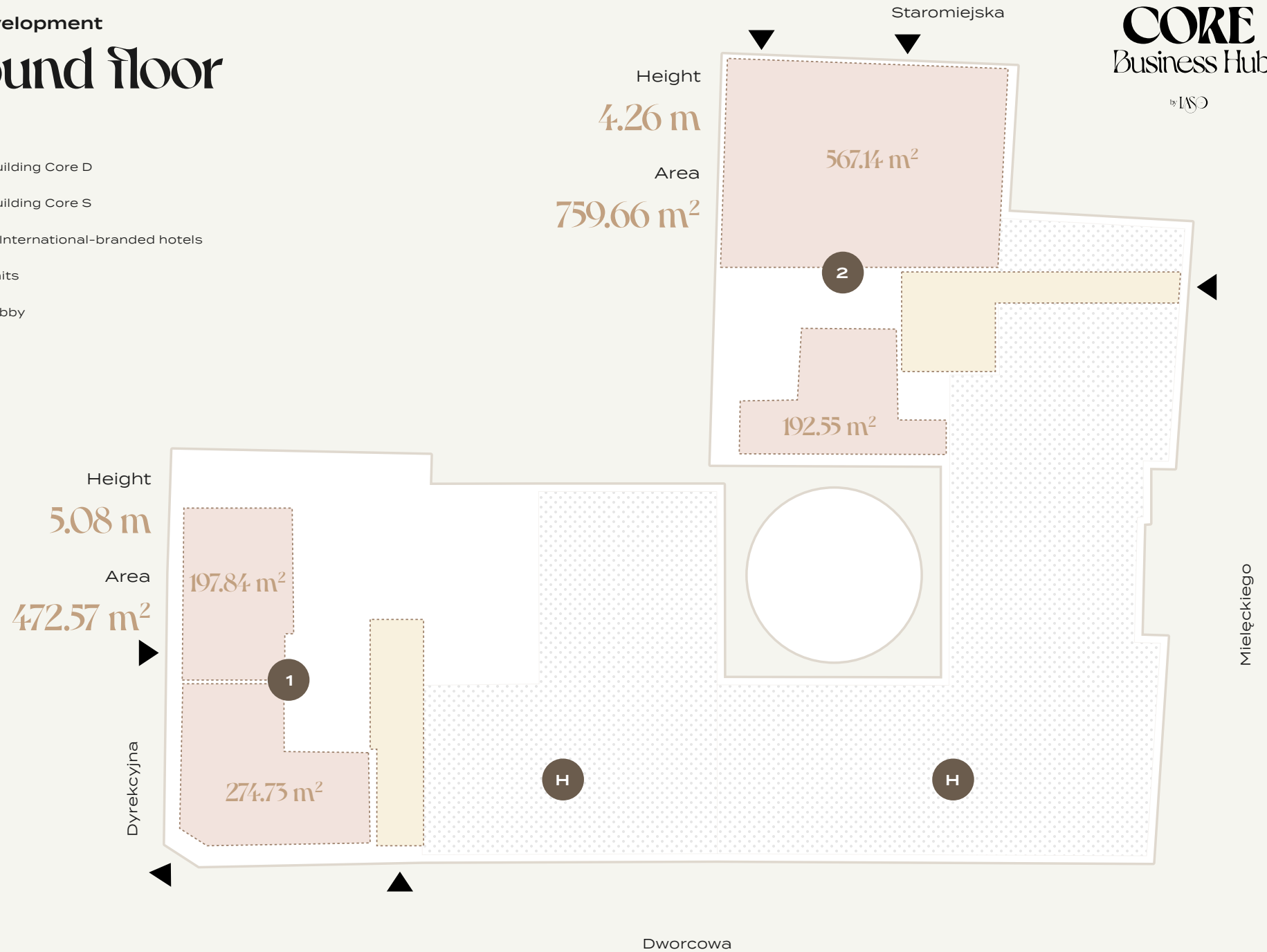


IASO development

Ground floor

- 1 Office building Core D
- 2 Office building Core S
- H Marriott International-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 m²

CORE D

Height

3.54 m

Area

933.42 m²

Dyrekcyjna

Mielęckiego

Dworcowa

IASO development

Floor 2

 Leasable area

CORE S

Staromiejska

CORE
Business Hub

by IASO

Height

3.65 m

Area

909.17 m²

CORE D

Height

3.5 m

Area

934.01 m²

Dyrekcyjna

Mielęckiego

Dworcowa

IASO development

Floor 3

 Leasable area

CORE S

Staromiejska

CORE
Business Hub

by IASO

Height

3.74 m

Area

850.37 m²

CORE D

Height

2.93 m

Area

871.11 m²


Dyrekcyjna

Mielęckiego

Dworcowa

IASO development

Floor 4

 Leasable area

CORE S

Staromiejska

CORE
Business Hub

by IASO

Height

3.65 m

Area

655.11 m²

CORE D

Height

2.93 m

Area

836.95 m²

Dyrekcyjna

Mielęckiego

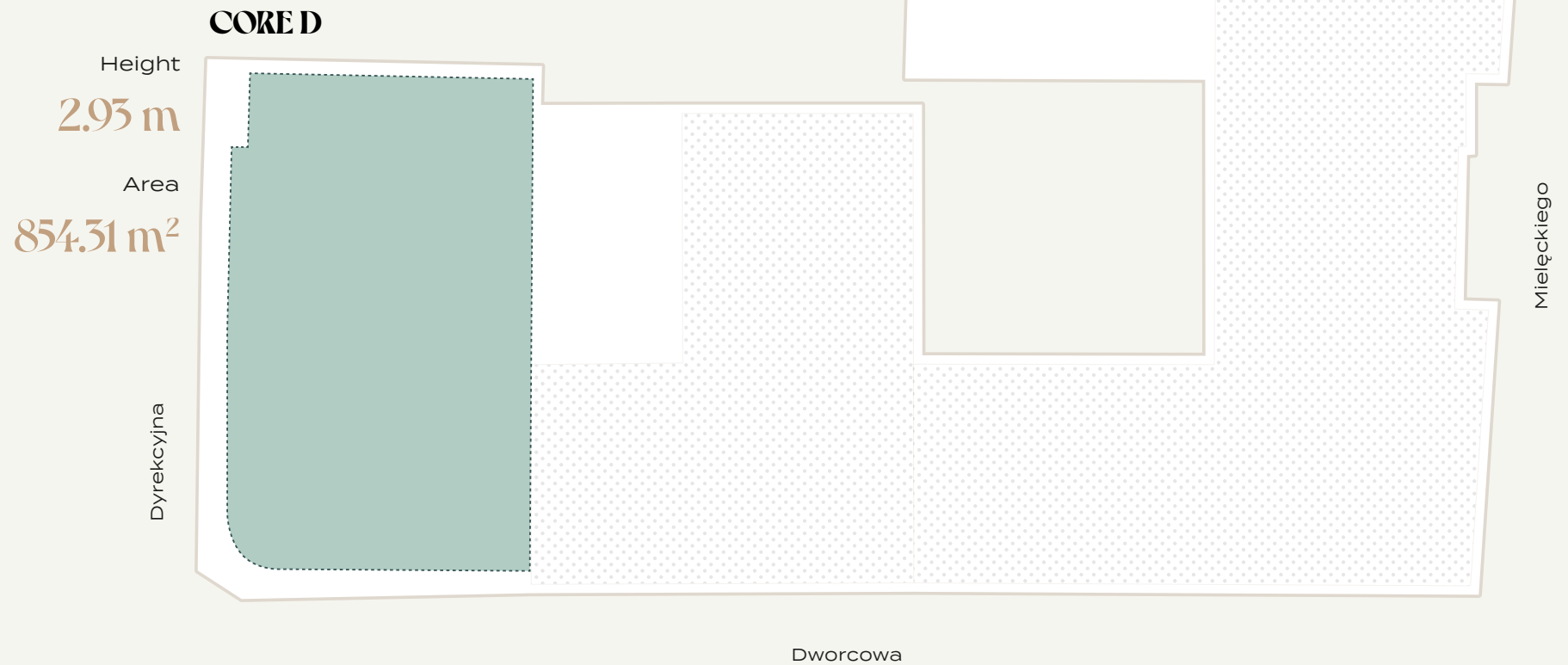
Dworcowa

IASO development
Floor 5





 Leasable area

Staromiejska

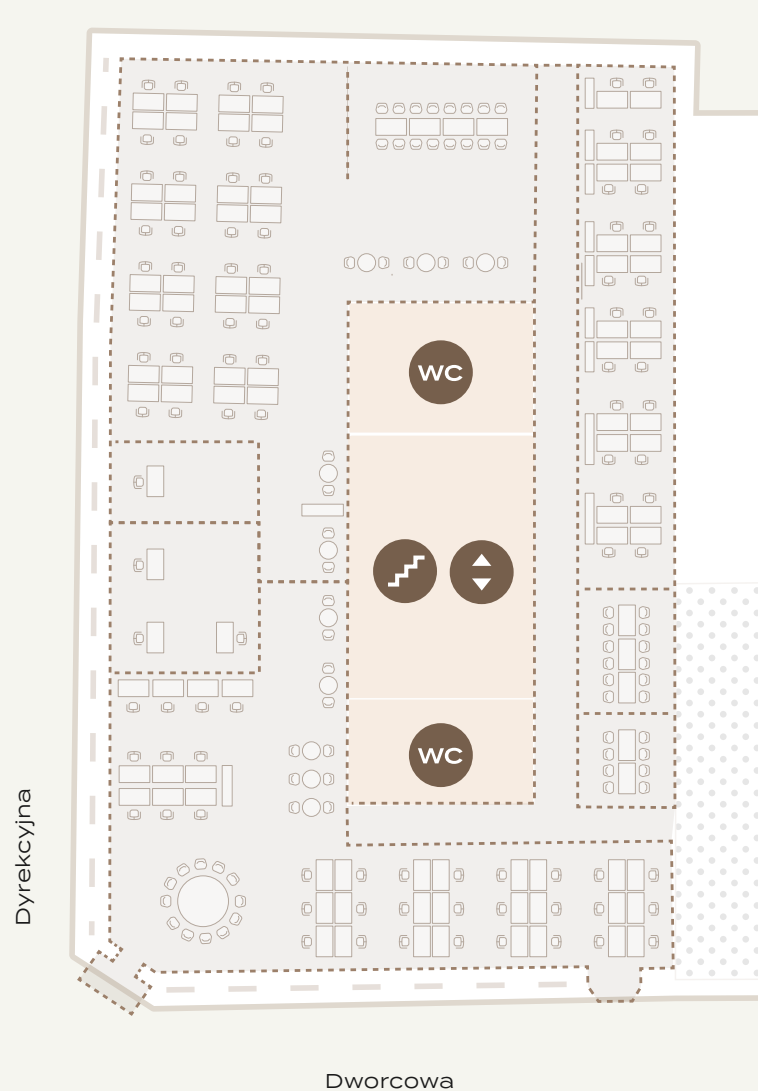
CORE
Business Hub
by IASO



Sample layout
Floor 1

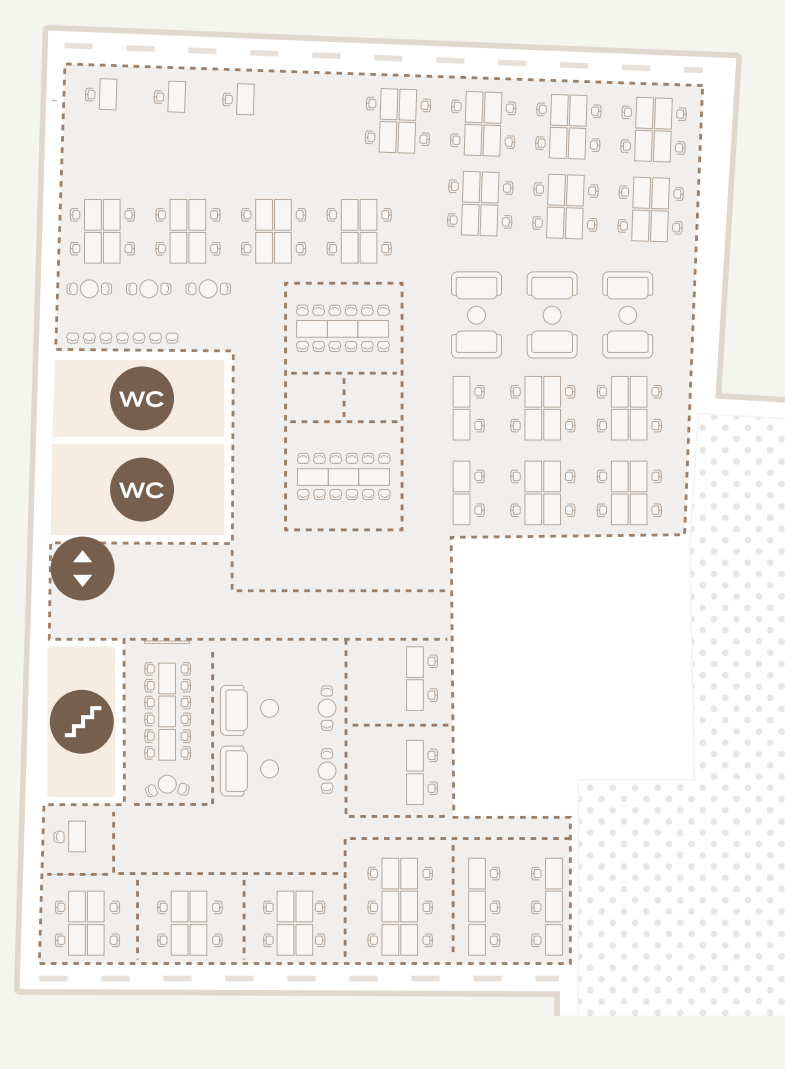
-  Toilets
-  Staircases
-  Lifts
-  Windows

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

wynajem@iaso.pl

Magdalena Zajda
+48 459 112 169

iaso.pl