

Office House TowaRowa 22 | Warsaw, PL

SwitchUP

Where Everything
Works For You.



Our Solution

Plug & Play, Branded Offices

Switchup delivers fully furnished, private office spaces designed exclusively for single-tenant occupancy.

We create inspiring, trend-forward workspaces that are meticulously crafted to align with your company's unique culture, work style and brand identity.



Why us?

A 5-Pillar Value Proposition

01

Real Estate

We locate the right property from our portfolio, or through owner relationships.

02

Funding

We fully fund your new headquarters, meaning zero upfront capital investment for you.

03

Design

We design custom made brand environment by identifying and addressing a wide variety of brand needs.

04

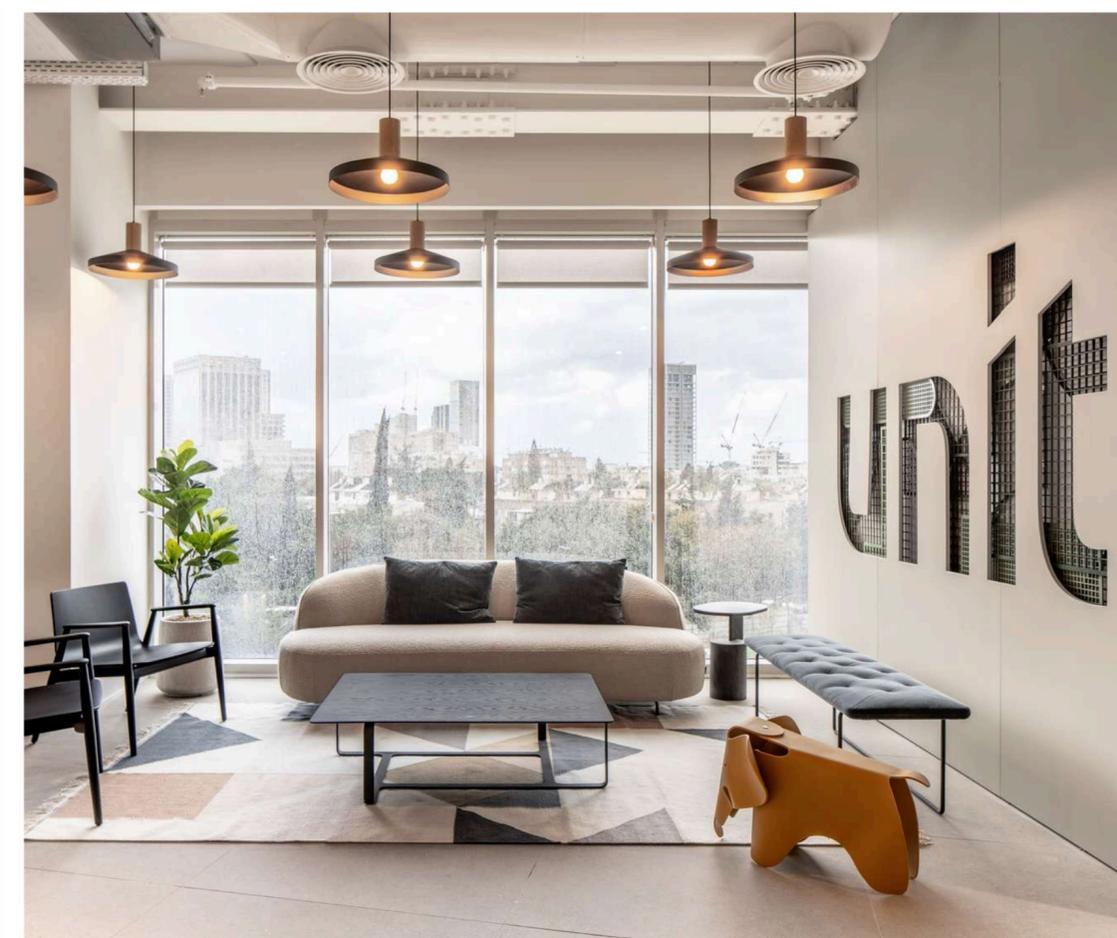
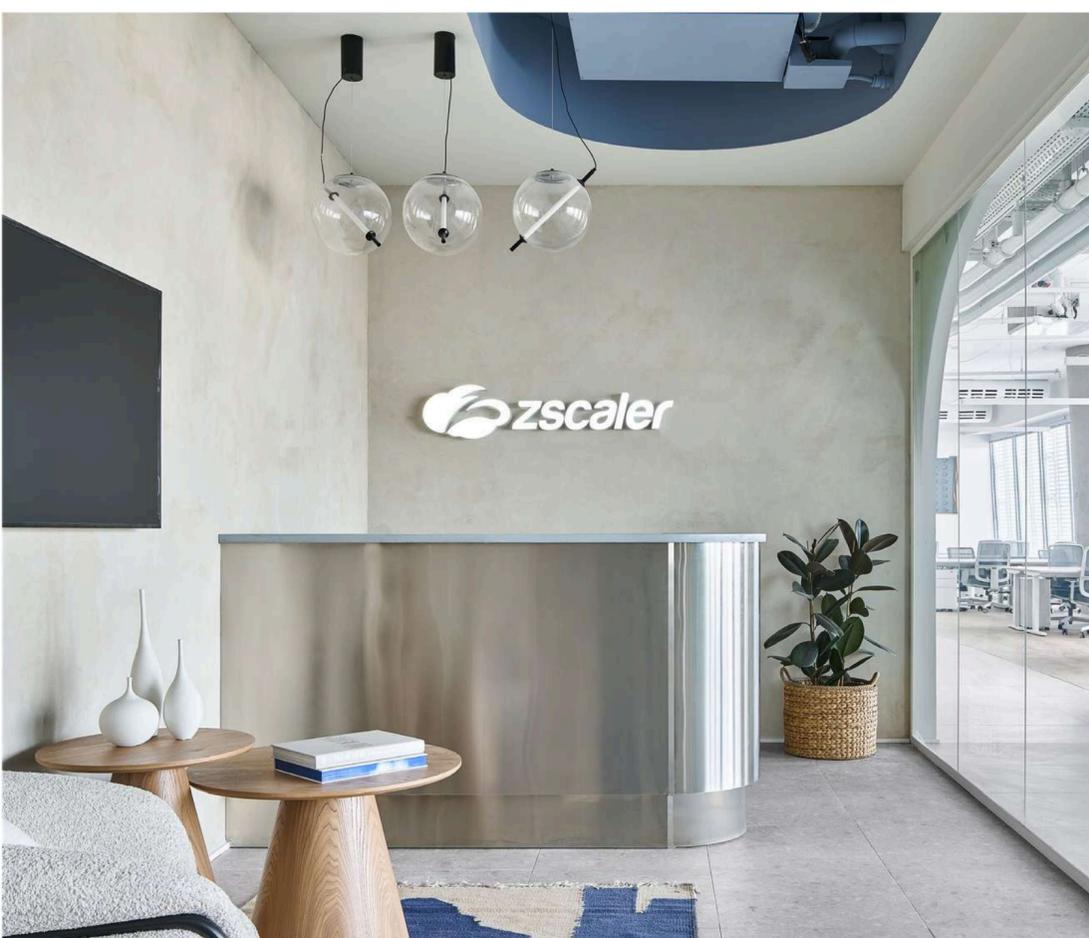
Management

When you move in, we keep working behind the scenes, providing longterm management that makes you life easier.

05

Scalable Solution

We locate the right property from our portfolio, or through owner relationships.



Our Clients

Our clients are industry leaders who trust Switchup as their strategic real estate partner.



SwitchUP

Office House

TowaRowa 22 | Warsaw, PL



Office House

32K

Square Meter

9

Floors

7.5

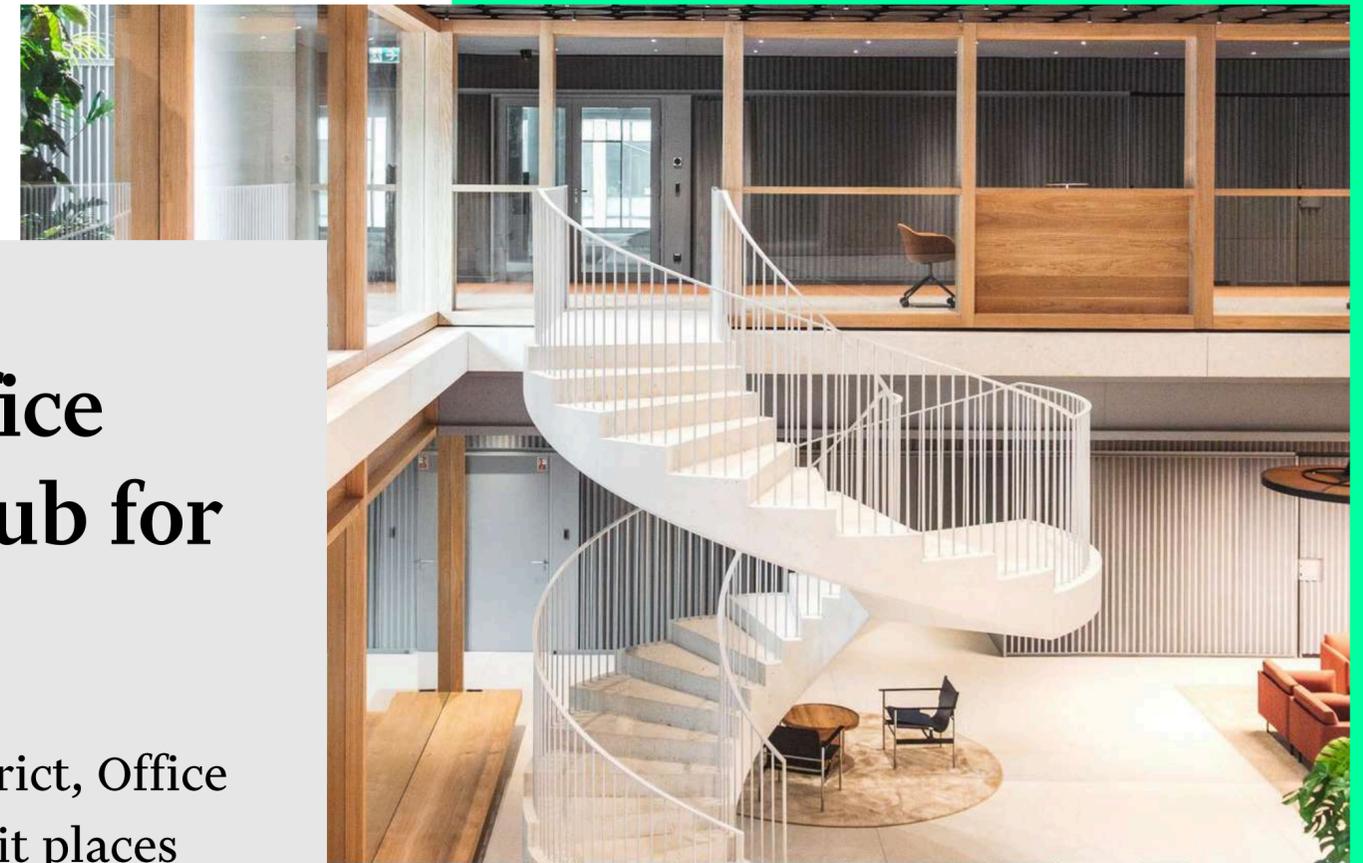
Meter-High Lobby

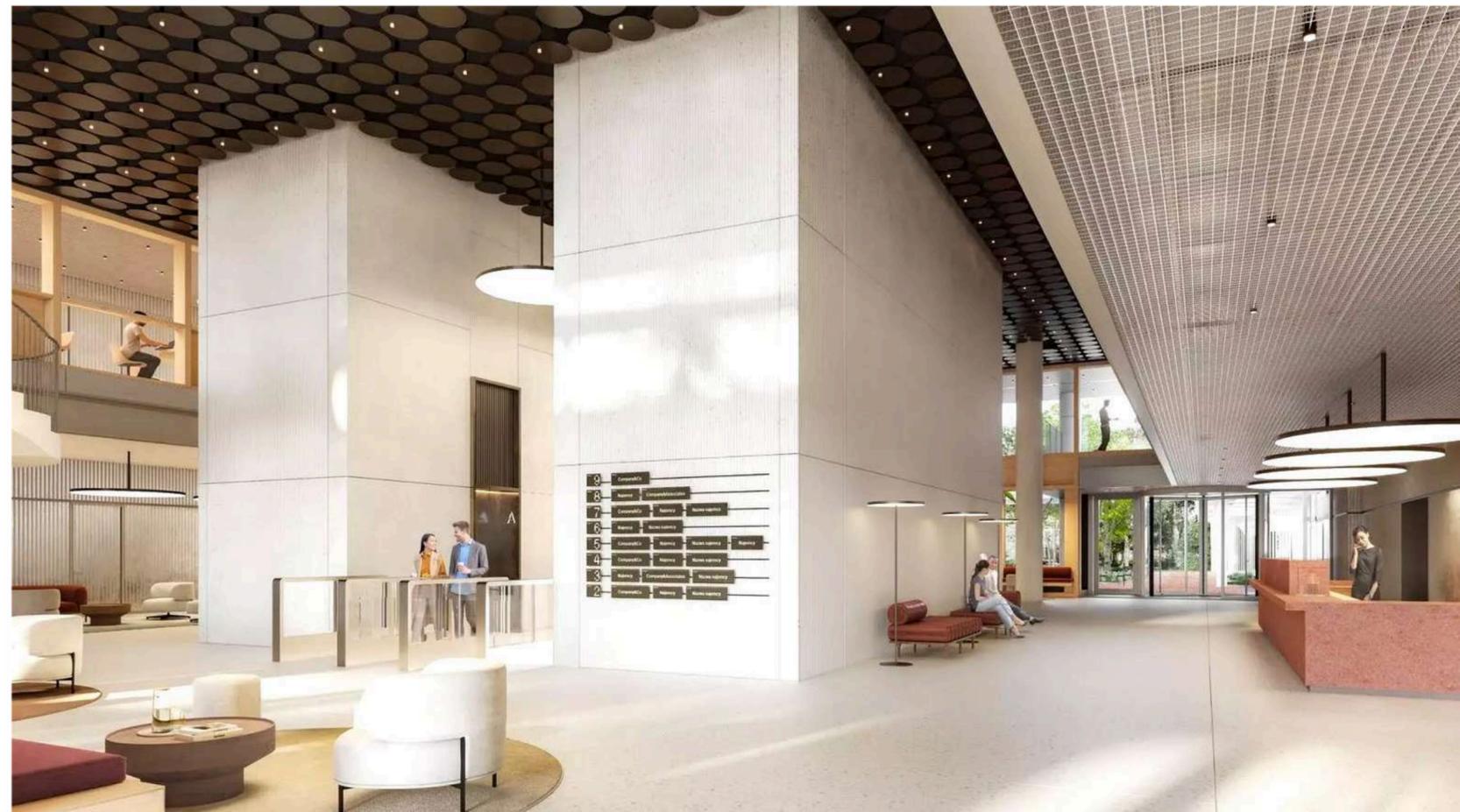
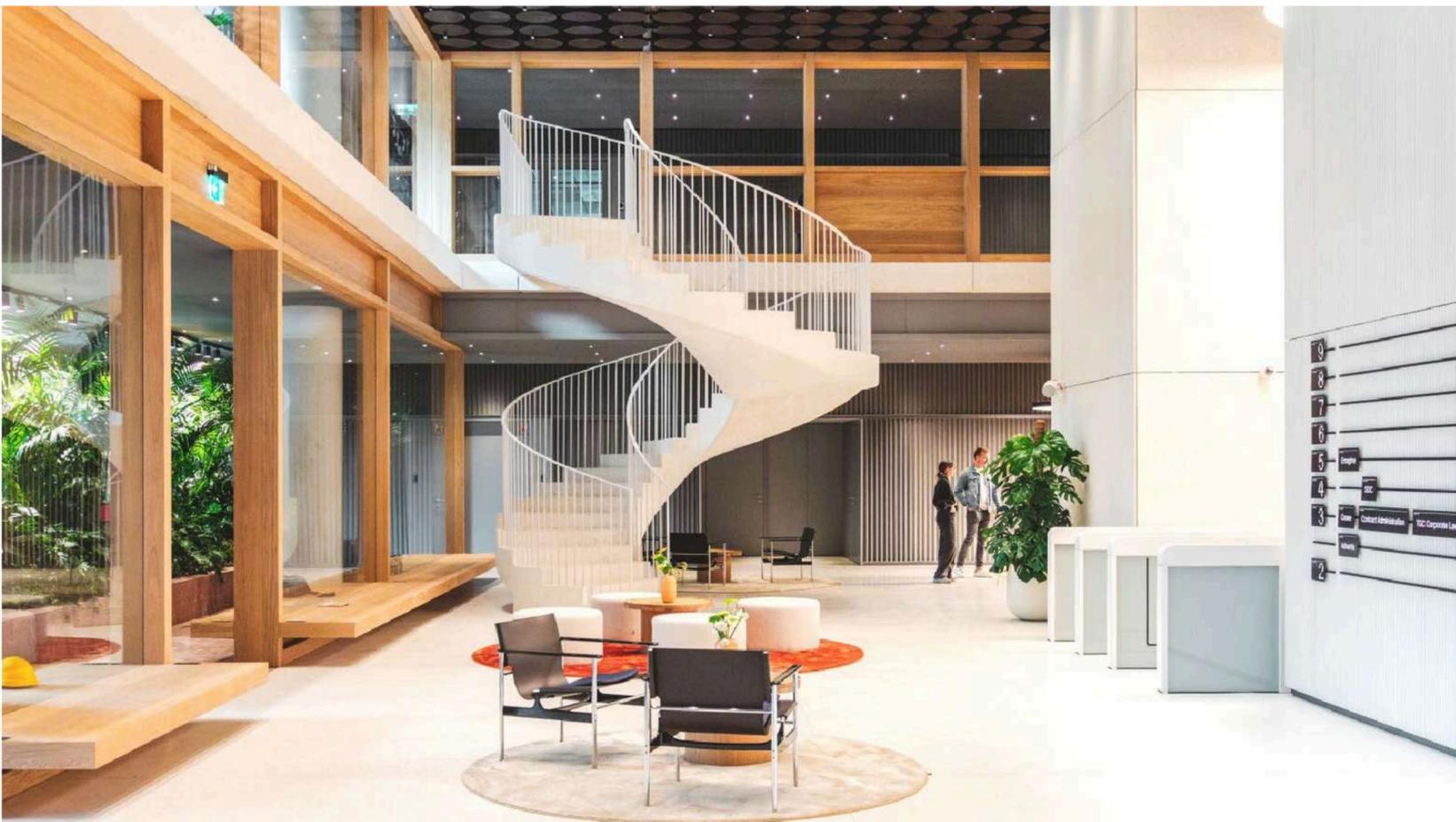
20K

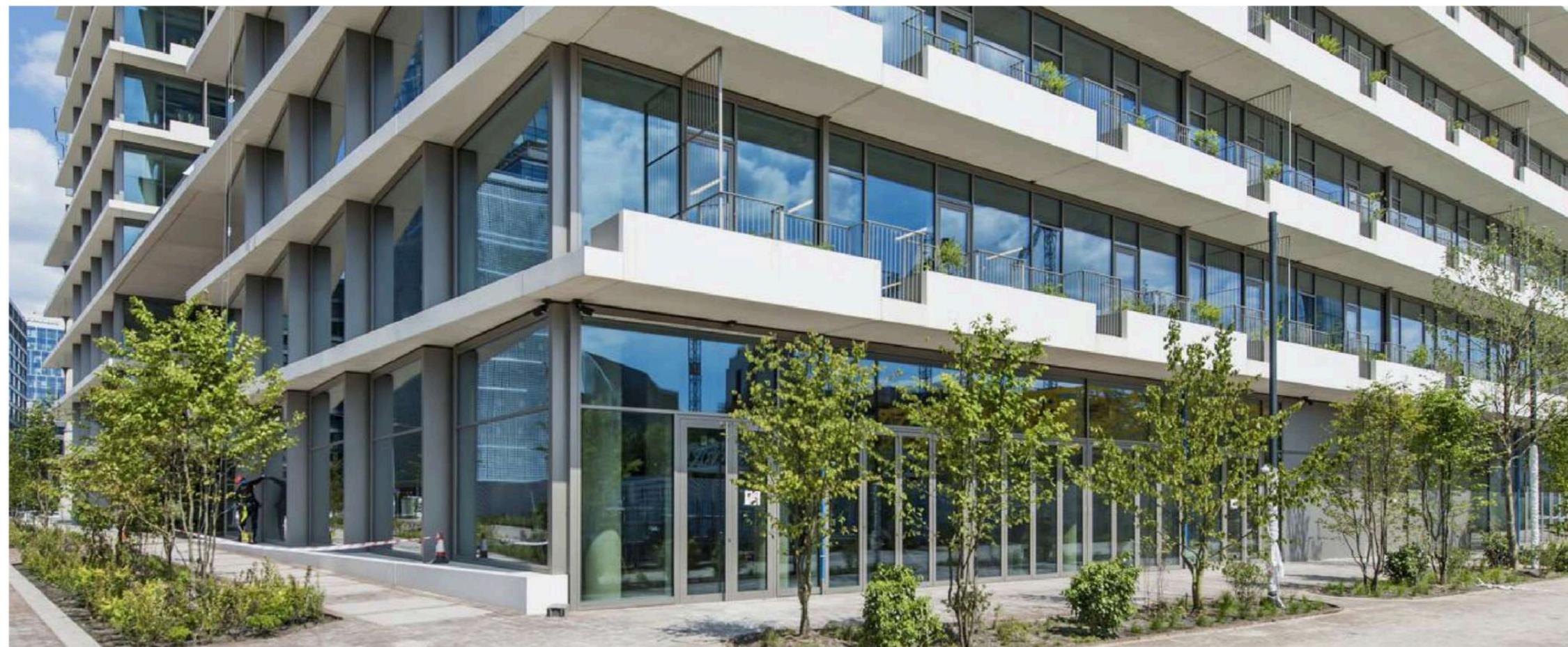
SQM of Greenery

Innovate & Thrive at Office House, Warsaw's New Hub for the Tech Elite.

Anchoring the visionary Towarowa 22 district, Office House offers more than just a workspace—it places you in a vibrant "city within a city" just steps from Rondo Daszyńskiego. Your team will thrive in a sustainable ecosystem featuring a lush central park, restored modernist culture hubs, and lively dining. With BREEAM Outstanding credentials and innovative green design, this is where Warsaw's future is being built today.







Where Everything Works For You.

The Switchup Modular Solution

We provide a single, all-inclusive monthly price for your private, custom-designed office. Our modular service allows you to build the perfect package that fits your company's culture and operational needs.

Switchup Core (Included as Standard)

-  Property-Base Rent
-  Design & Construction
-  FF&E
-  Access Control & Security Equipment
-  Utilities & Service Charges
-  IT & Communication Infrastructure
-  Maintenance Service + Wear & Tear Warranty
-  Customer Service Contact & Ticketing System

+ Add On Services

-  Daily Office Cleaning
-  A/V for Conference Rooms
-  Pantry Provisions & Coffee Machine
-  Internet Provider
-  Office Management and Reception Service

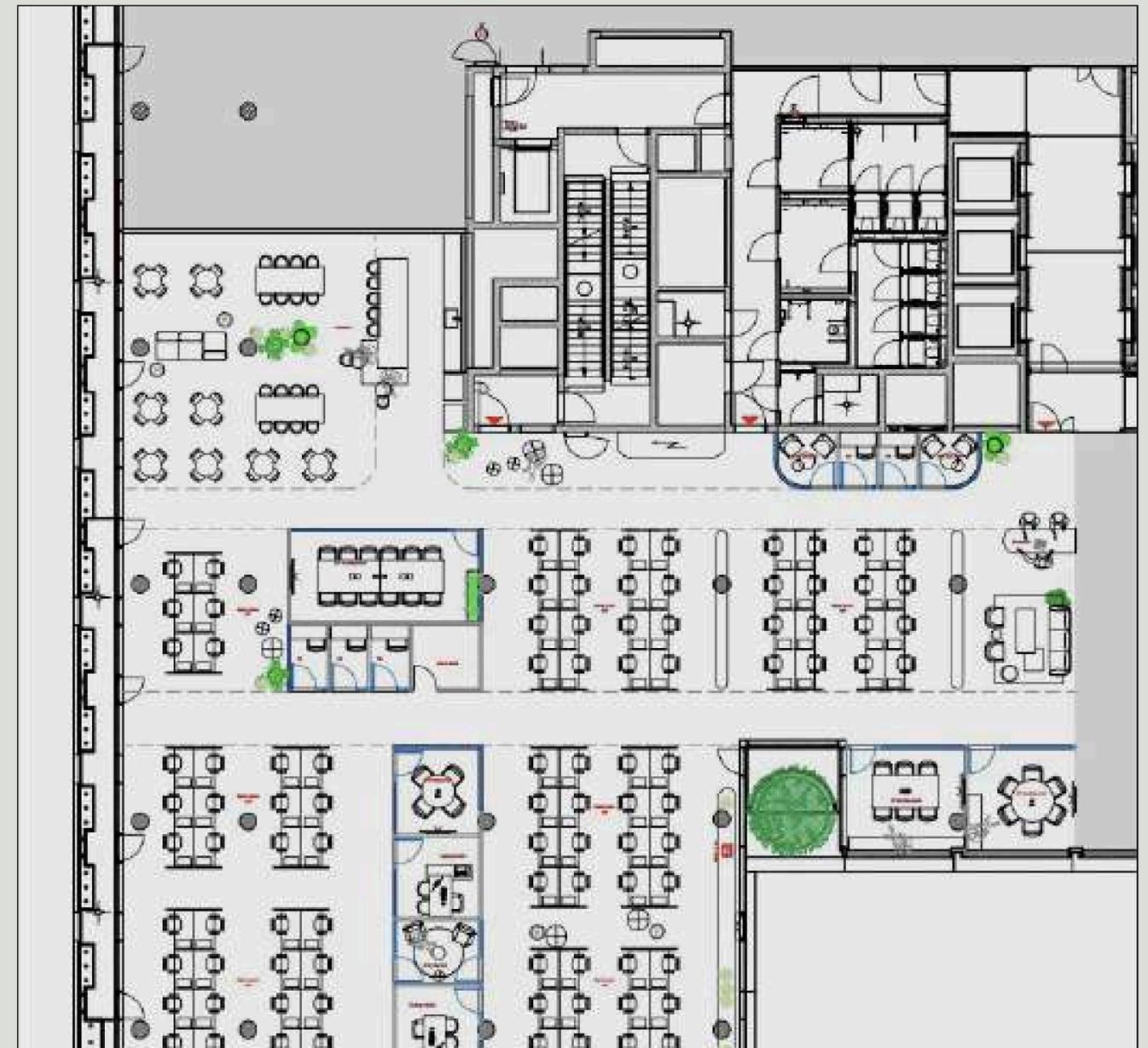
The Result: A single invoice for your perfect workspace. You focus on your business, we handle the rest.

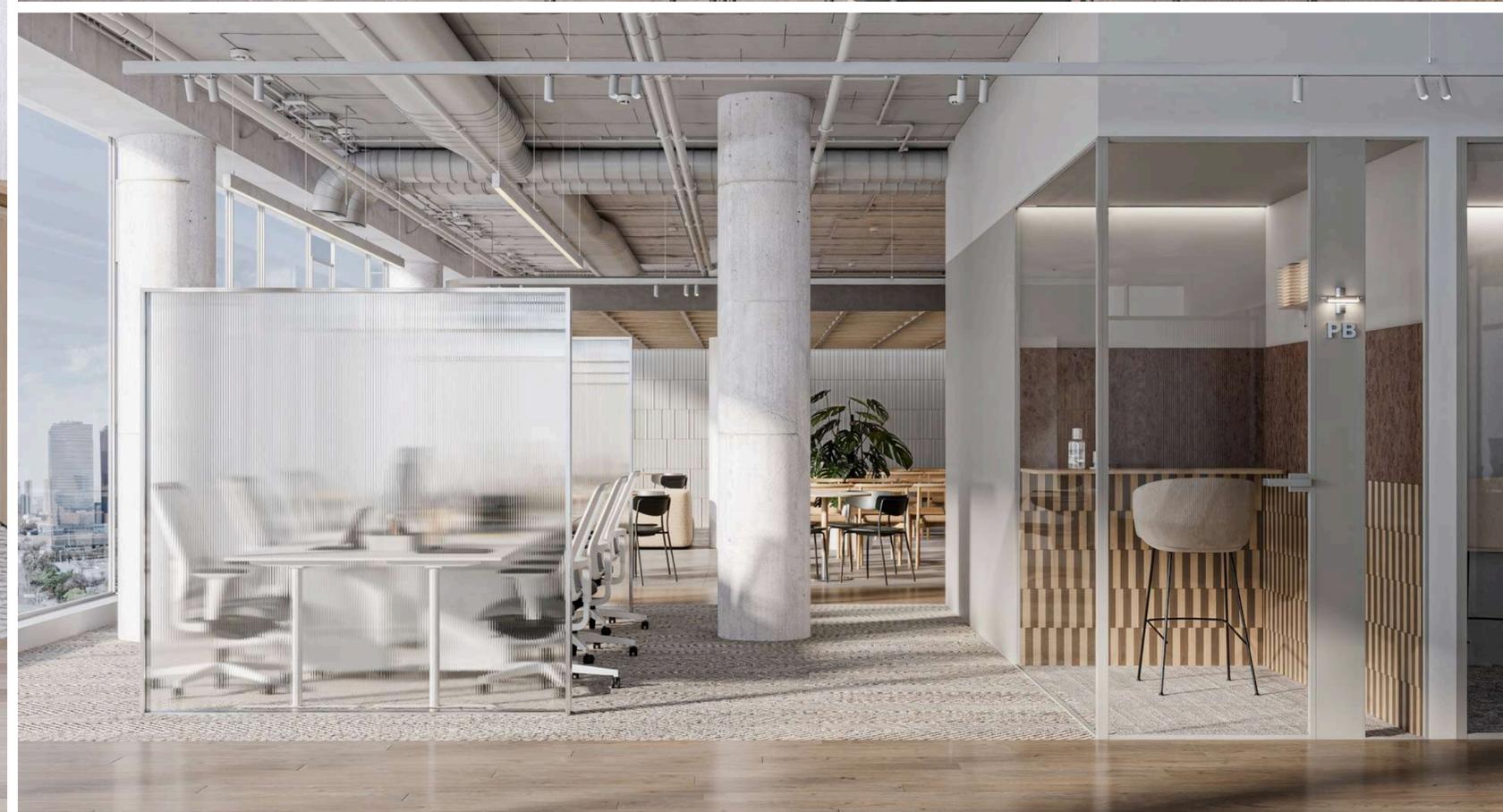
Lease Proposal Office House | 5th floor

Space	875 SQM + Balcony
SQM Per WS	9.51
Move In Date	July 2026
Term Length	From 3 Years
Parking	320 EUR Per Space
Price (Core)	65 EUR Per SQM
Additional Services	To be priced Separately
Total Rent Price	56,875 EUR Per Month

Optional Floor Plan

Work Desks 92 P	Phone Booth 5
Meeting Room 14P 1	One On One 3
Meeting Room 6P 2	Manager Room 2
Meeting Room 4P 1	









Thank You!

SwitchUP