

The Form

Pańska 97 | 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

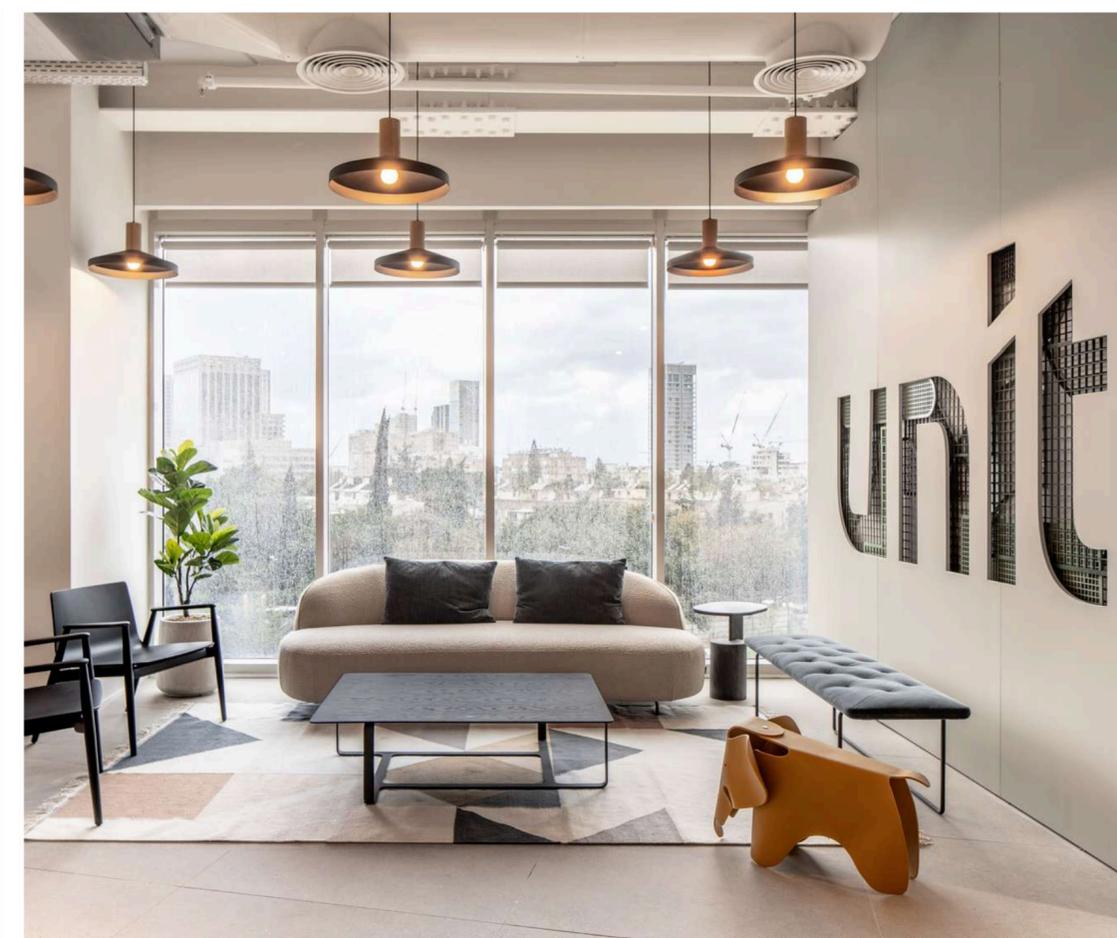
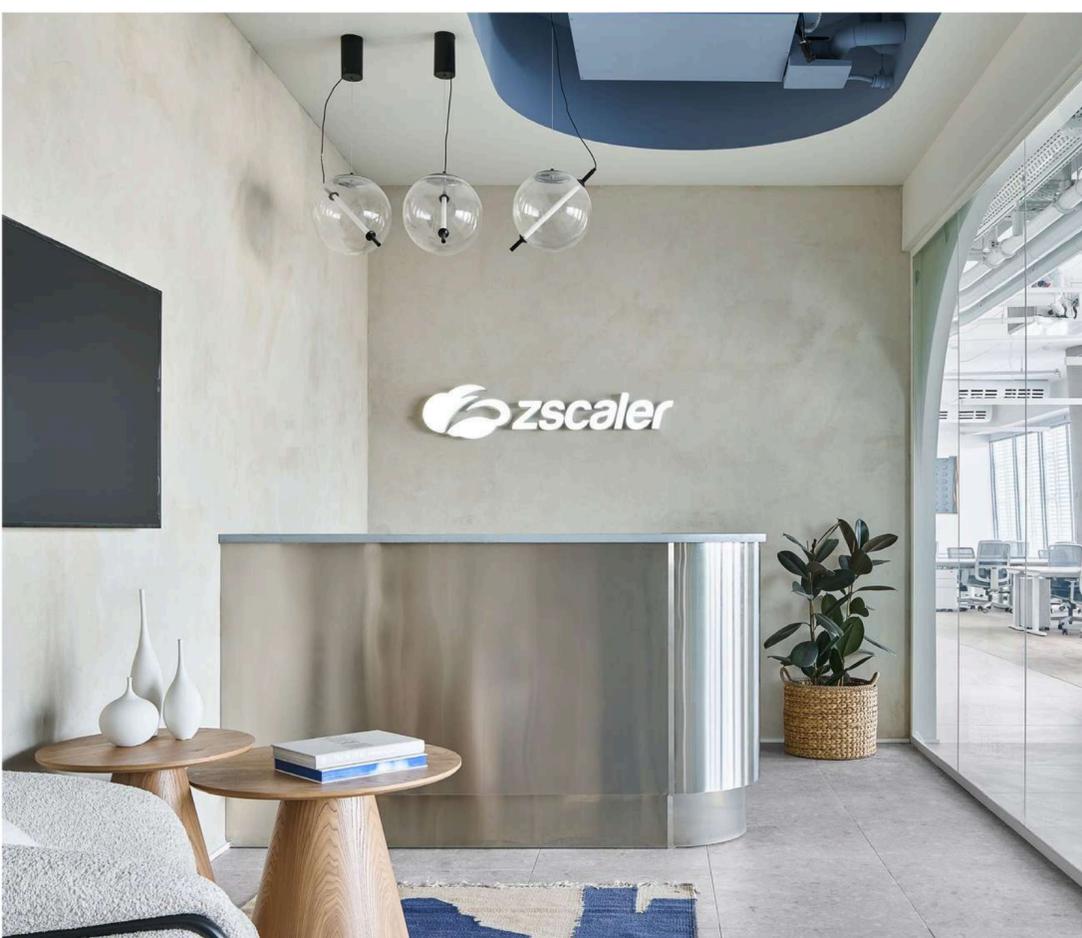
Management

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

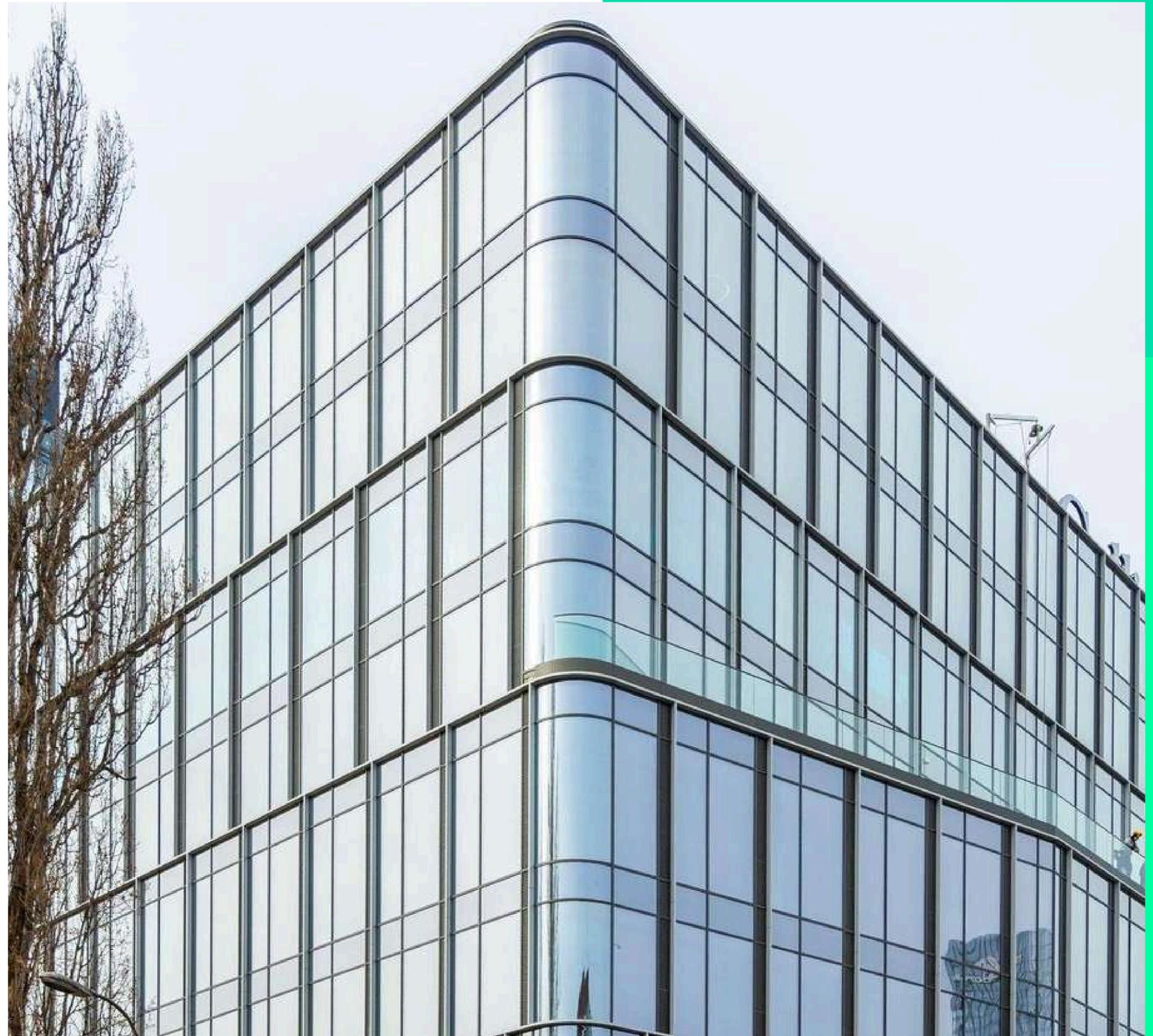
Our clients are industry leaders who trust Switchup as their strategic real estate partner.



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The Form

32K

Square Meter

9

Floors

600

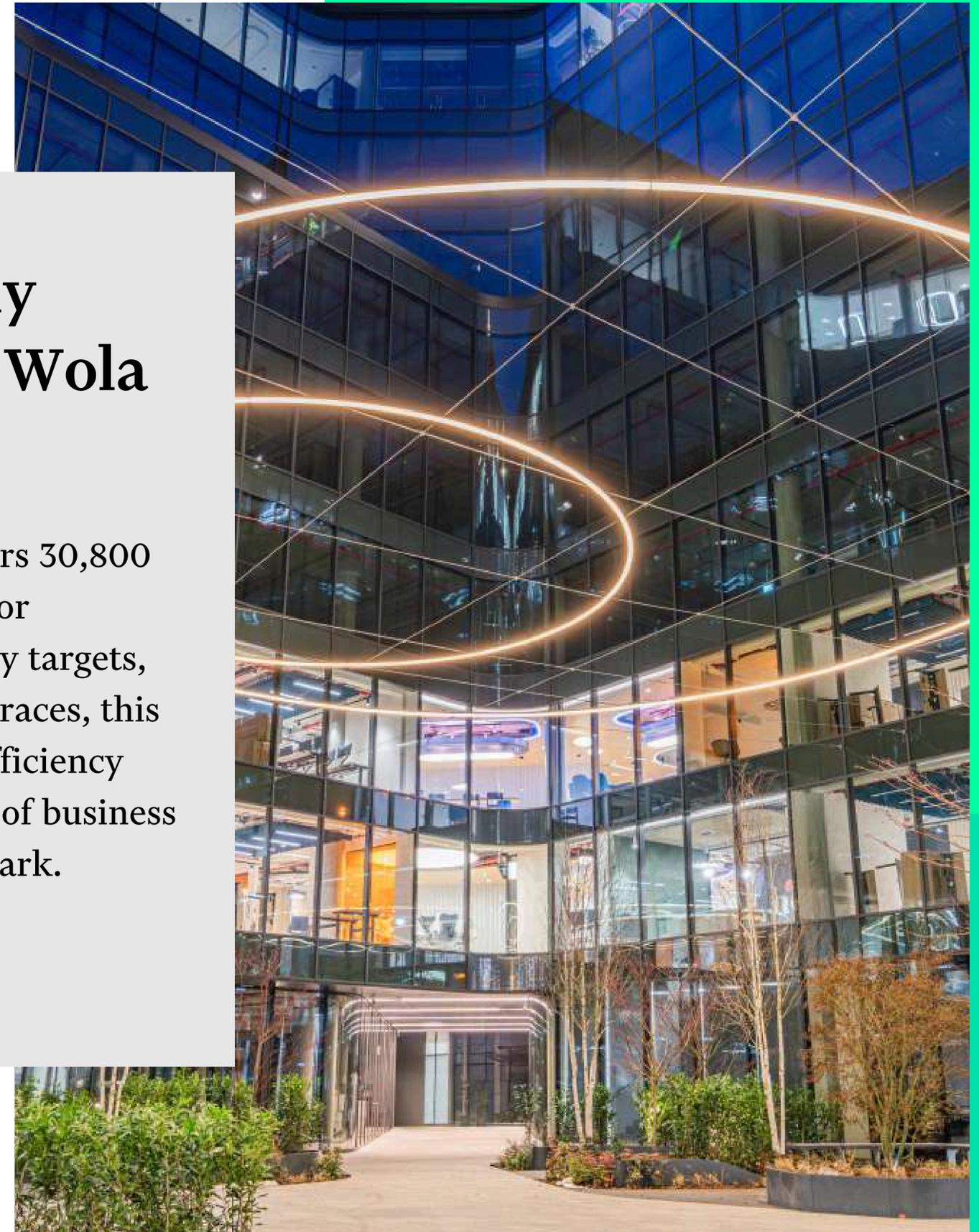
Square Meter- Patio

216

bicycle stands

Sustainable, Future-Ready Workspaces in Warsaw's Wola District

Located in the heart of Wola, The Form offers 30,800 sqm of ultra-modern office space designed for wellbeing. With Platinum-level sustainability targets, flexible floor plates, and extensive green terraces, this development seamlessly blends high-tech efficiency with relaxation. Experience a new standard of business luxury connected to Warsaw's newest city park.



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 The Form | 2nd floor

Space	1,477 SQM
SQM Per WS	8.64
Move In Date	Aug 2026
Term Length	Option A: 2 Years Option B: 3 Years
Parking	320 EUR Per Space
Price (Core)	Option A 70 EUR Per SQM Option B 67 EUR Per SQM
Additional Services	To be priced Separately
Total Price	Option A 103,390 EUR Per Month Option B 98,959 EUR Per Month

Optional Floor Plan

Work Desks 171 P	Meeting Room 5P 2
Meeting Room 10P 1	One On One 7
Meeting Room 8P 1	Manager Room 3
Meeting Room 3P 4	Phone Booth 7





Thank You!

SwitchUP