



Pabianice Center

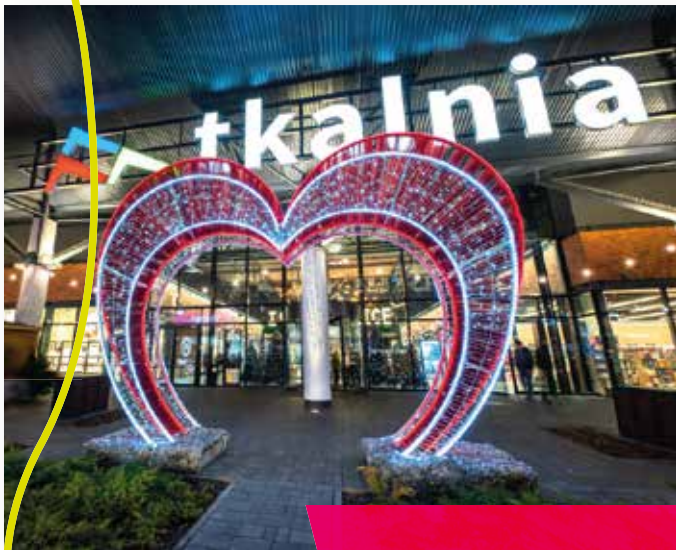
Modern mixed-use facility



TKALNIA² Shopping Mall
New Center of Pabianice
ul. Grota-Roweckiego 8a, 94-500 Pabianice

SHOPPING MALL TKALNIA

The New Center of Pabianice



Tkalnia² is still Tkalnia

More space. Even greater possibilities.

A modern shopping centre- a space for the city's residents to relax and enjoy entertainment.



Tkalnia² Mixed-use in city center.

Tkalnia² is a modern four-storey building that, together with Tkalnia Shopping Centre forms the New Centre of Pabianice. It offers 40 000 m² of space for retail, services, entertainment or light production. The facility provides excellent infrastructure - a manoeuvring yard for truck and a spacious car park for both passenger cars and lorries.

Flexible units with access to daylight, office and staff facilities and power supplied from two independent energy lines create **ideal conditions for the growth and stability of your business.**

LOGISTICS FACILITIES



Quick access to major roads



4 entrances from 3 streets



300+ parking spaces

UTILITIES



Photovoltaic system



3 MW of connection capacity



Connected to public utility services



Fiber-optic connectivity

CONVENIENCES



Parcel lockers on-site



24/7 security monitoring



Bicycle service station



Access control system

OTHERS



Column grid 16 x 8 and 9 x 6



Floor load capacity 5 t/m²; 1 t/m²



Office and social areas



Natural daylight from windows and skylights



Dust-free flooring



3 freight lifts, each supporting up to 3,2 t



24/7 building access



Fire load capacity 1000 - 2000 MJ/m²



Celling heights ranging from 4,4 to 10,5 m



External and internal fire hydrants

THE TKALNIA MALL

The New Heart
of the City



Location

Pabianice, ul. Grota Roweckiego 8a

Leasable area

35 000 m²

Parking spaces

410

Catchment (within a 10-minute drive)

121 000

Catchment (within a 10 min walk)

30 000

Population

66 977

**Opening of the renovated
retail space**

II kwartał 2026 r.

Property investor

Senator Sp. z o.o.

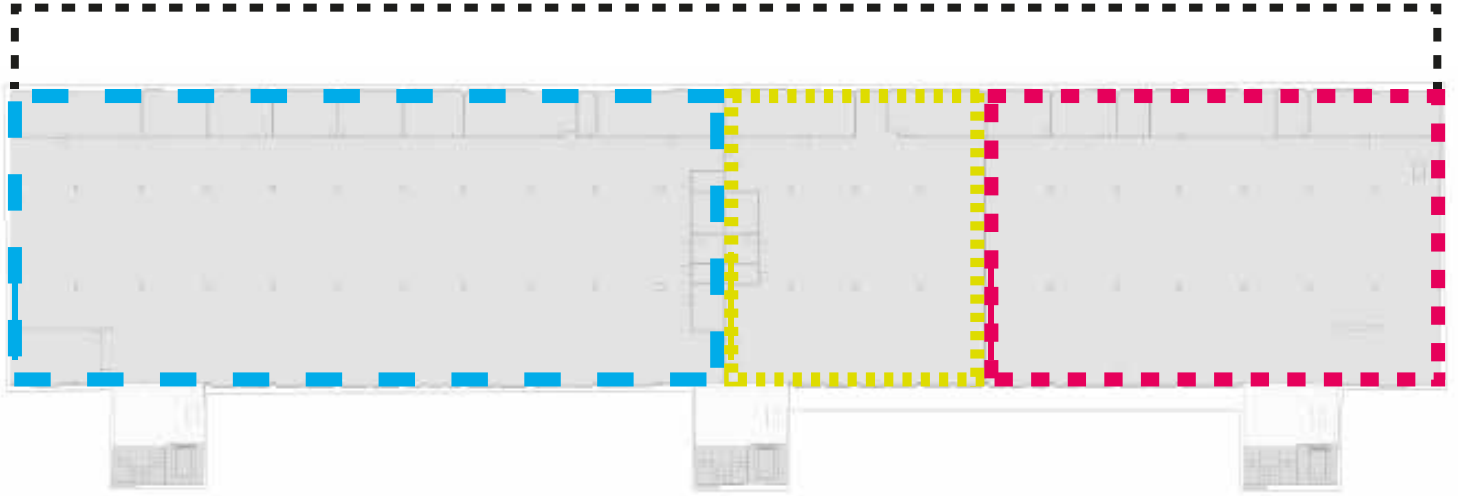
Retail and service space

20 000 m²

Tkalnia²

Production and warehouse space with social and office facilities

TOTAL 3800m²

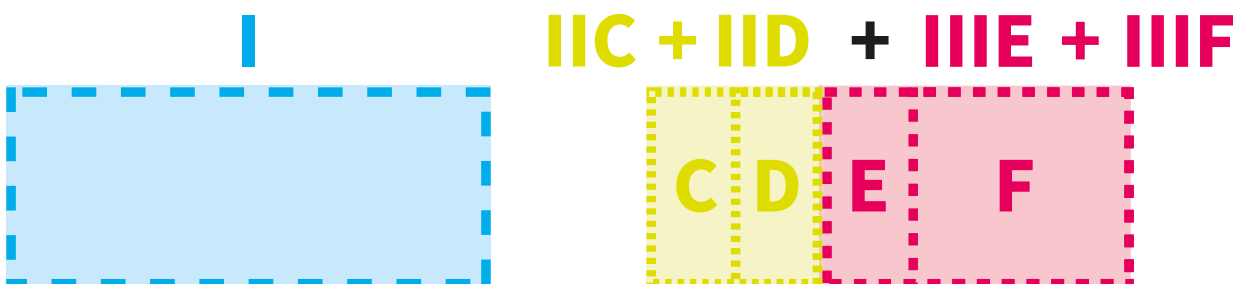
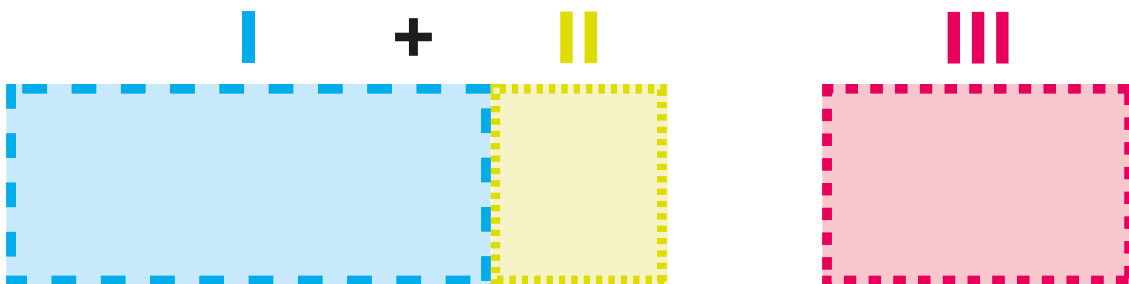
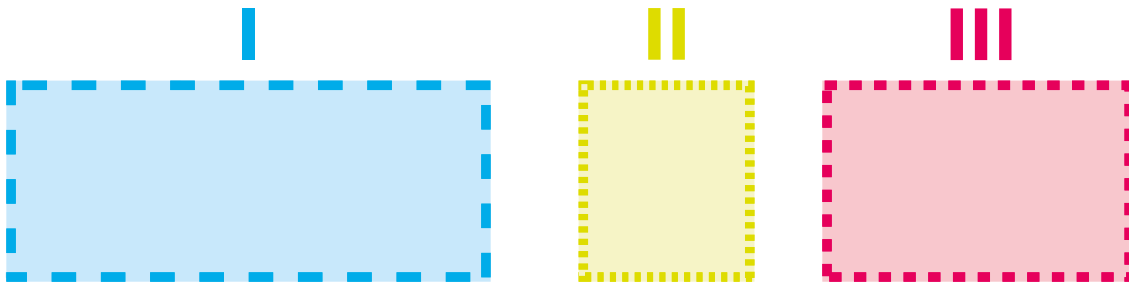


UNIT I
circ. 1 900 m²

UNIT II
circ. 700 m²

UNIT III
circ. 1 200 m²

FLEXIBLE DIVISION OF THE PRODUCTION HALL



All modules with access to a **freight elevator**

Tkalnia²

An ideal place for business growth



**Retail and service units
for various businesses**



**Production and warehouse halls with social facilities
– spaces from 100 to 3 500 m²**



A space tailored
to your business needs



**Flexible office modules ranging
from 100 to 700 m²**



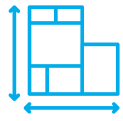
Possibility of fully customizable space



Spacious parking for employees and visitors

INVESTOR

Polish family-owned company with long standing experience and a long-term investment horizon



+250 000 m²
OF SPACE



+20
PROPERTIES



+1 000
TENANTS



35 years
ON THE MARKET



POLISH
FAMILY-OWNED
BUSINESS



A LONG-TERM
OWNER



PROPERTY DESIGN
WARDS 2020



PZFD
Polski Związek
Firm Deweloperskich



**CEE RETAIL
AWARDS**



**GAZELE
BIZNESU**
2021
Dziennik
GŁÓWNA RANKINGI NAJLEPSZEJ DZIAŁALNOŚCI MAŁYCH I ŚREDNICH FIRM



**GAZELE
BIZNESU**
2022
Dziennik
GŁÓWNA RANKINGI NAJLEPSZEJ DZIAŁALNOŚCI MAŁYCH I ŚREDNICH FIRM

WARSZAWA — ŁÓDŹ — PABIANICE — NIEMODLIN

CONTACT

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