

FOCUS ON

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Elbląg



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18/ Culture,
entertainment,
recreation



Radek Pituch
Expert, Centre for Investments, PAIH

Elbląg is a city included in the report „Potential of medium-sized cities in Poland for the location of BPO / SSC / IT / R&D investments” as one of the most attractive locations for investments in the modern services sector in medium-sized cities. The city, in the classification of the sector, belongs to the so-called Tier 4 is an interesting location especially for companies looking for new, alternative and less saturated markets for the location of their new service centers. The attractiveness of the city is definitely increased by good communication with the rest of the country and the proximity to the Tri-City agglomeration via the S7 expressway.

The presence of universities and the growing infrastructural potential of the city as well as the presence of the Warmia and Mazury Special Economic Zone (Elbląg Subzone) are undoubtedly advantages that may tempt many investors.

Observing the current trends and challenges of the sector, it can certainly be said that investors will be looking for new, attractive locations to locate their more and more specialized service centers. This is an undoubted chance for cities such as Elbląg to actively participate in the race of regions as well as increase their advantages by actively participating in the discourse on the future of the sector.



Wiktor Doktor
CEO, Pro Progressio

Elbląg is an ideal example of a city that dynamically develops its infrastructure for companies from the modern business services sector. A good academic base, a diversified teaching profile, and the development of office infrastructure are just some of the arguments that Elbląg can boast about.

It is worth emphasizing the fact that Elbląg is close to the Tri-City. From the geographical point of view, Elbląg is a natural satellite for a large Tri-City agglomeration, and the trend of recent years shows that it is the cities located in the vicinity of large business cities that become the headquarters of sister branches of many IT, financial and accounting companies or call contact centers.

The close proximity to the Tri-City also gives Elbląg the opportunity to use the extensive road and aviation infrastructure, which significantly increases the investment attractiveness of the city in the eyes of both domestic and international investors.

In Poland, the BSS sector has been developing in large and very large cities for years. Now is the time for cities where the population is between 80 and 150,000, and Elbląg fits perfectly within this range.

I recommend a closer look at Elbląg, this city will surprise us much more when it comes to the development of the BSS sector in the third decade of the 21st century.

79,82 km²

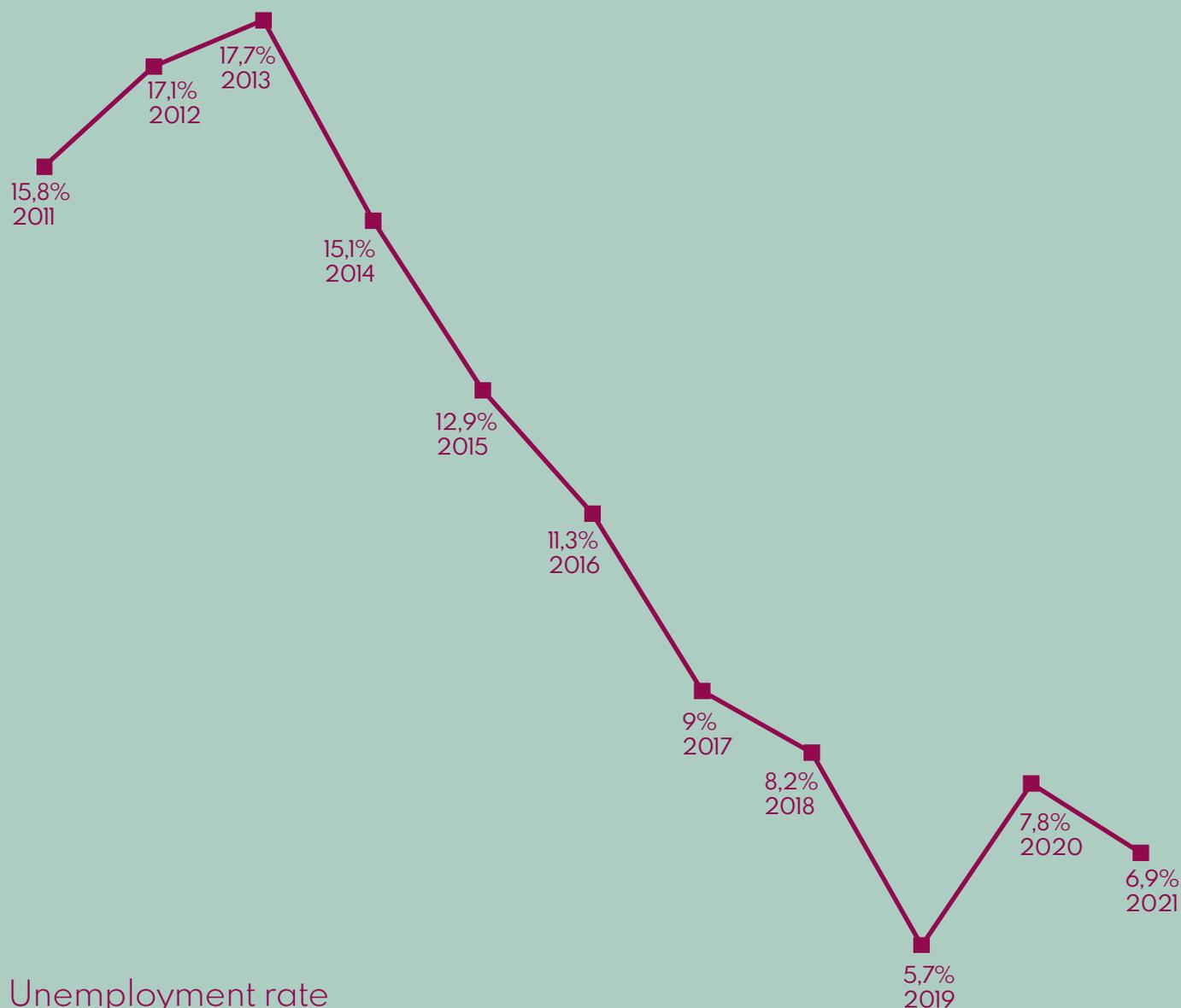
Town area

61,5%

Recreational green area

118 582

Population



Unemployment rate

source: elblag.praca.gov.pl

2



Universities

1 public university
1 private university

870*

2 706*

38



Kindergartens

21 public kindergartens
17 private kindergartens
including 2 multilingual

Primary schools:

25

8 806*

High schools:

4

1991**

Technical schools:

7

428*
 2 939*

	SUBJECTS***	
906	philology (foreign languages)	284
5 383	administration, business and law	1 333
1 377	IT/ICT	224
1 229	engineering and technology	376
1 756	architecture and construction	753
2 988	medical	664

Graduates

Students

* data for 2020

** data from Raport o stanie Miasta za 2020 report

*** data for the Warmian-Masurian Voivodeship, for 2018

/Transport

 **13** Car rentals and carsharing

 **4** Taxi companies

345 Number of taxis
PLN 7 Initial charge
PLN 2 Cost per 1 km

 **46** Length of bicycle routes in kilometres

 **15** Bus lines

14 Day bus lines
1 Night bus line

 **5** Tram lines

 **Public Transport tickets**

PLN 2,8 Normal ticket price
PLN 13 One-day ticket price
PLN 80 Monthly ticket price

30



Electric mopeds
for rent

100



Electric scooters
for rent

Distance from Elbląg to other cities

Warsaw	283 km
Bydgoszcz	183 km
Poznań	381 km
Szczecin	378 km
Lublin	453 km
Łódź	388 km
Katowice	571 km
Kraków	569 km
Kielce	457 km
Rzeszów	639 km
Gdańsk	60 km
Wrocław	533 km
Białystok	364 km
 Berlin	564 km
 Hamburg	822 km
 Prague	800 km
 Minsk	711 km
 Kiev	1 064 km
 Moscow	1 427 km
 Vilnius	548 km



Roads

- 2 Express ways
- 2 National roads
- 1 Regional roads

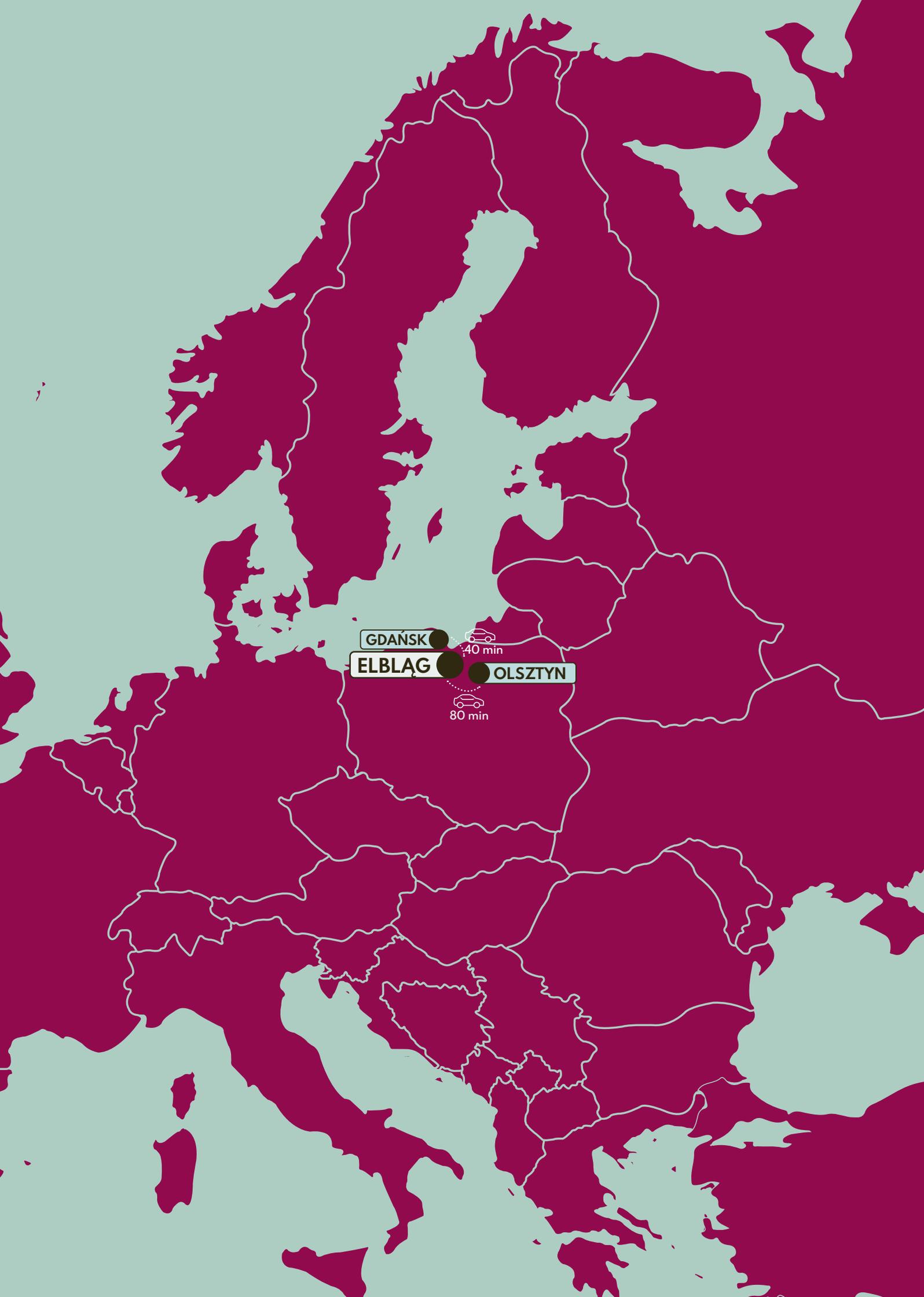
Nearest airport – Gdańsk Airport. Regular flights

 Aarhus	 London-Luton
 Aberdeen	 London-Stansted
 Alesund-Vigra	 Lublin
 Alicante	 Lviv
 Amsterdam	 Malmö
 Barcelona-El Prat De	 Malaga
 Llobregat	 Malta
 Barcelona-Reus	 Manchester
 Belfast	 Milan-Bergamo
 Bergen	 Molde
 Billund	 Munich
 Birmingham	 Mykonos
 Bodo	 Narvik
 Bristol	 Newcastle
 Burgas	 Odessa
 Kharkov	 Oslo Gardermoen
 Cork	 Oslo-Torp
 Doncaster-Sheffield	 Pafos
 Dortmund	 Paris-Beauvais
 Dublin	 Piza
 Düsseldorf	 Reykjavik-Keflavik
 Edinburgh	 Santorini
 Eindhoven	 Skelleftea
 Frankfurt am Main	 Split
 Göteborg	 Stavanger
 Hamburg	 Stockholm-Skavsta
 Haugesund	 Stockholm-Arlanda
 Helsinki	 Tirana
 Heraklion - Crete	 Tromso
 Kiev-Zhuliany	 Trondheim
 Kiev-Boryspil	 Turku
 Cologne-Bonn	 Växjö
 Copenhagen	 Valencia
 Kraków	 Warsaw
 Kristiansand	 Venice
 Kutaisi	 Vienna
 Larnaca	 Wrocław
 Leeds	 Zadar
 Liverpool	 Zurich
 London-Gatwick	

Olsztyn-Mazury Airport

 Kraków
 Dortmund
 London
 Wrocław





GDANSK



40 min

ELBLAG



OLSZTYN



80 min

Distance from the Main Elbląg Railway Station

 City Hall
 Car: 8 min
 Walking: 22 min
 Bicycle: 8 min

 Bazantarnia forest park
 Car: 13 min
 Bicycle: 17 min

 Old Town
 Car: 8 min
 Walking: 24 min
 Bicycle: 10 min

 The Harbour of Elbląg
 Car: 12 min
 Bicycle: 16 min

 Museum of Archeology and History
 Car: 10 min
 Walking: 27 min
 Bicycle: 10 min

 Elbląg University of Humanities and Economics
 Car: 6 min
 Walking: 9 min
 Bicycle: 7 min

 Aleksander Sewruk Theatre
 Car: 10 min
 Walking: 32 min
 Bicycle: 11 min

 The State School of Higher Professional Education
 Car: 3 min
 Walking: 9 min
 Bicycle: 4 min

 Art Centre Gallery EL
 Car: 11 min
 Walking: 29 min
 Bicycle: 11 min

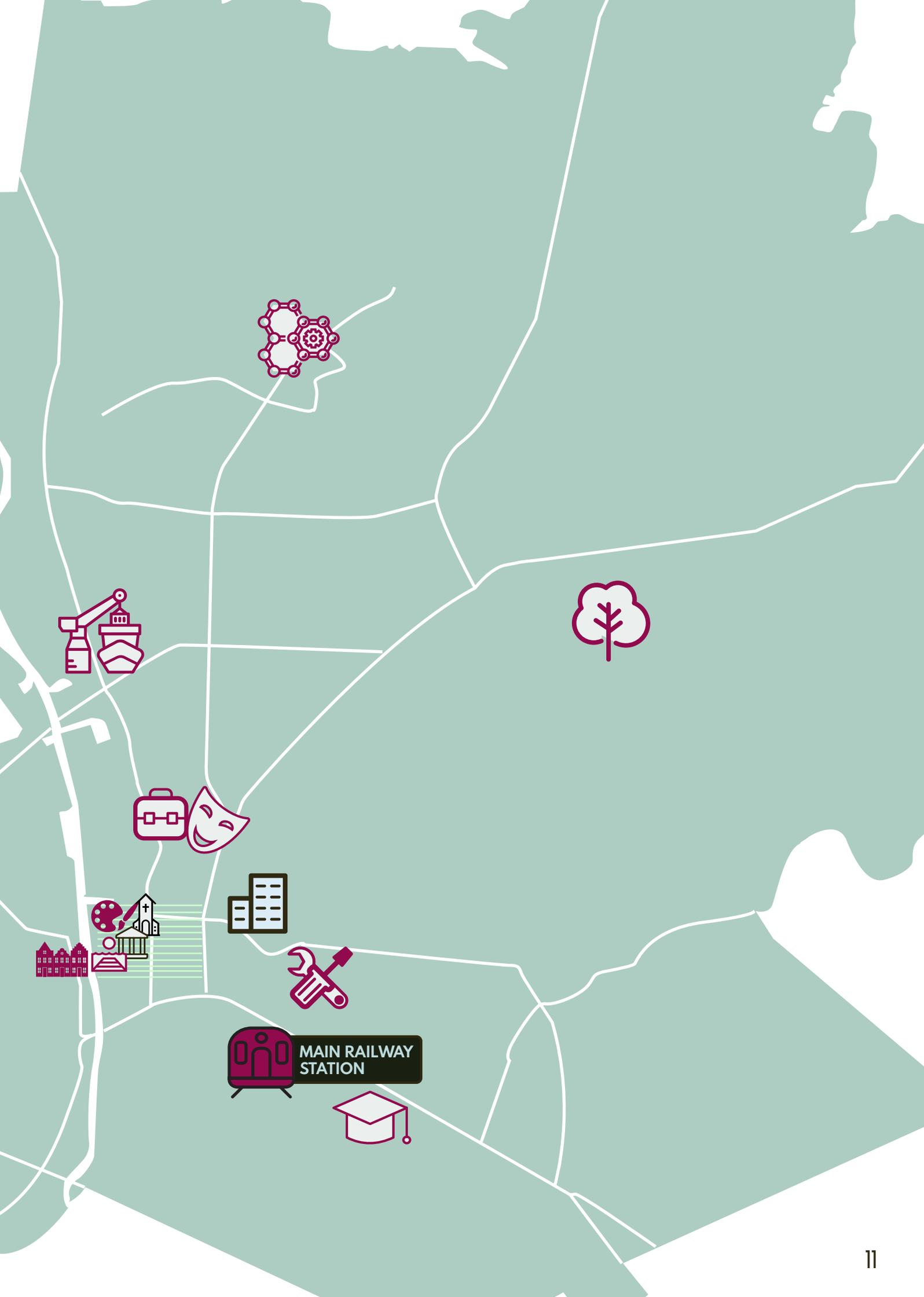
 Elbląg Technological Park
 Car: 16 min
 Bicycle: 26 min

 St. Nicholas Cathedral
 Car: 9 min
 Walking: 25 min
 Bicycle: 10 min

 Isle of Spice
 Car: 8 min
 Walking: 29 min
 Bicycle: 11 min

 Zygmunt August Boulevard by the Elbląg river
 Car: 9 min
 Walking: 27 min
 Bicycle: 10 min

 “Swiatowid” Center for European Meetings
 Car: 10 min
 Walking: 32 min
 Bicycle: 11 min



Office spaces

Total existing A/B+ Class office space	18 500 sqm
Total A/B+ Class office space planned	10 000 sqm
A/B+ Class office spaces	4
Planned A/B+ Class office spaces	1+
Minimum rent in A/B+ Class	PLN 36 /sqm/month
Maximum rent in A/B+ Class	PLN 41 /sqm/month
Average services fees in A/B+ Class	PLN 11 /sqm/month

Selected office spaces

BUILDING	ADDRESS	OWNER	TOTAL EXISTING SPACE	TOTAL PLANNED SPACE
AMG Investments	Stoczniowa 2	AMG Investments	12 000 sqm	-
ZUS Elbląg	Teatralna 4	ZUS	3 500 sqm	-
Elbląg Technology Park	Sulimy 1	EPT	1 900 sqm	-
Aleja Tysiąclecia II	Aleja Tysiąclecia II	OPEGIEKA	1 100 sqm	-
Porta Mare ("Fabryka" Programme)	Warszawska	Agencja Rozwoju Przemysłu	-	10 000 sqm

Warehouses

Total warehouse space under construction	7 945 sqm
Total planned warehouse space	35 282 sqm
Average rent in warehouses (city and environs)	EUR 3,6 / sqm / month

Selected warehouses

BUILDING	OWNER	SPACE UNDER CONSTRUCTION	TOTAL PLANNED SPACE
Investment 1 (no official name)	Confidential	5 500 sqm	10 000 sqm
Investment 2 (no official name)	Accolade	2 445 sqm	17 337 sqm

Shopping centres

Number of shopping malls	3
Total existing space	59 000 sqm
Total planned space	10 000 sqm
Average rents in prime spaces	EUR 26-30 /sqm/month

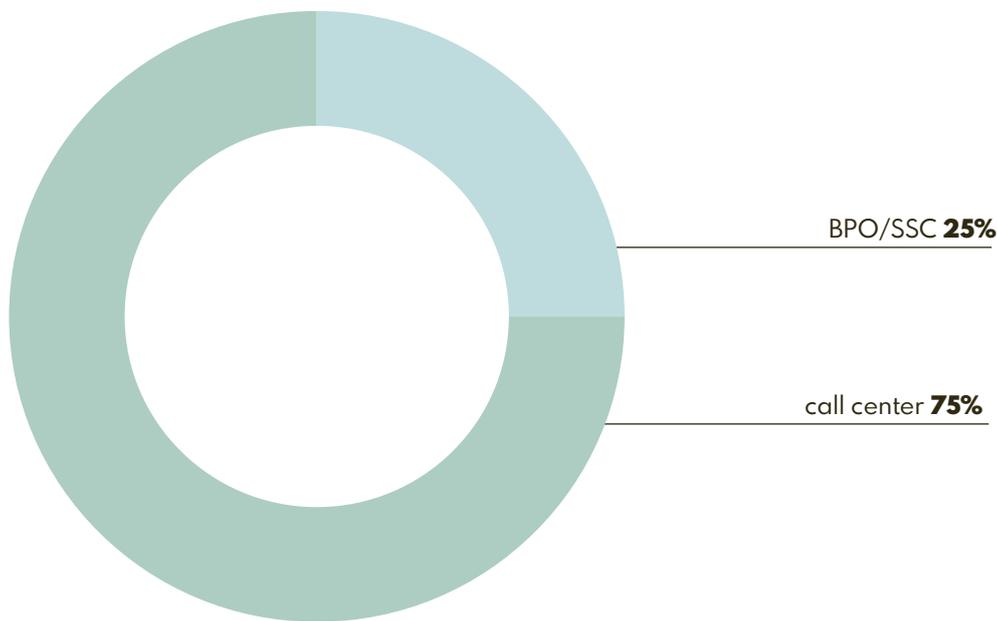
Selected shopping centres

BUILDING	ADDRESS	OWNER	TOTAL EXISTING SPACE
CH Ogrody	Stanisława Dąbka 152	Local investor/CPI	40 100 sqm
Zielone Tarasy	Teatralna 5	Budizol/LCP	14 000 sqm
E. Leclerc	Żeromskiego 2	E. Leclerc	4 900 sqm

Source: Cushman & Wakefield

13 337

Total number of business entities in Elbląg (2020)



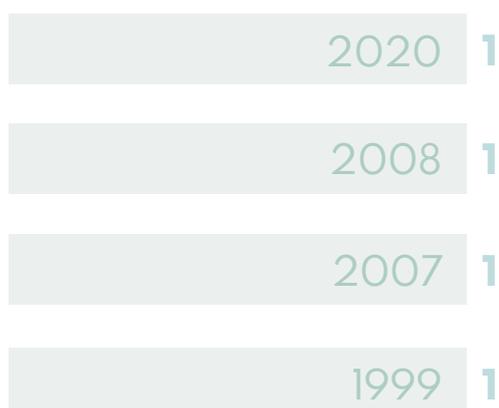
Type of operation

COMPANY	TYPE
Siemens Sp. z o.o. (engineering center)	BPO/SSC
Contact Center	call center
Best S.A.	call center
Transcom	call center

Outsourcing centers using foreign languages

- Polish: 3
 Italian: 2
- English: 3
 Dutch: 1
- German: 2
 Finnish: 1
- French: 2

Year of inauguration



Country of origin



Call Center

Jobs - English speakers (PLN gross)



POSITION	MINIMUM	MAXIMUM
Junior Consultant	3 500	4 200
Consultant	4 000	6 000
Senior Consultant	6 000	7 500
Team Leader	7 500	8 500
Supervisor	9 000	11 000
Manager	10 000	13 000

IT

Jobs - English speakers (PLN gross)

salaries given for candidates with 2-5 years of experience



POSITION	MINIMUM	MAXIMUM
Net Developer	11 000	19 000
C++ Developer	10 000	18 000
Help Desk	5 000	8 000

**Gross average monthly salary in PLN
in Elbląg in SSC sector (2019)**

4 521

Accounts Payables / Accounts Receivables

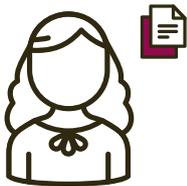
Jobs - English speakers (PLN gross)



POSITION	MINIMUM	MAXIMUM
Junior accountant	4 000	4 500
Accountant	4 500	6 500
Senior accountant	6 500	8 000
Team Leader	8 000	11 000
Supervisor	10 000	13 000
Manager	12 000	15 000

General Ledger

Jobs - English speakers (PLN gross)



POSITION	MINIMUM	MAXIMUM
Junior accountant	4 300	5 000
Accountant	5 000	6 800
Senior accountant	6 500	8 500
Team Leader	9 000	12 000
Supervisor	11 000	14 000
Manager	13 000	17 000

Source: Randstad

/Culture, entertainment, recreation

2  cinemas

1  theatre

1  museum

2  festivals

3  shopping malls

10  hotels including:

2 four-star hotels ****

6 three-star hotels ***

2  hospitals

Examples of business, cultural and sports events

- Open to Scandinavia
- Elbląg Days
- Fit Summer
- Elbląg Bread Fest
- Christmas Meetings of Elbląg Citizens
- Garmin Iron Triathlon
- RFC Poland
- Baltic Cup
- Jazzblag
- International Sound Art „Wydźwięki/Resonances” Festival

Conference facilities

- Elbląg Technological Park
- Old Town Hall
- Sports and Entertainment Hall
- Elbląg Hotel

Addresses of Investor Office Centers in Elbląg

Focus on Elbląg
prepared by:



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Pro Progressio manages the Pro Progressio Club, to which it invites business entities providing business services and organisations operating in direct environment of the sector. The Club promotes and supports the development of the business activities, both in the area of services and production, furthermore, it facilitates business networking activities and increases brand awareness.

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Source: Pro Progressio, Elbląg Municipal Office, Statistics Poland, Randstad and Cushman & Wakefield.

