

Press release

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Skanska divests second building of the office project Studio in Warsaw, Poland, for EUR 159M, about SEK 1.7 billion

Skanska has divested the second building of the office project Studio in Warsaw, Poland, for EUR 159M, about SEK 1.7 billion. The buyer is Stena Real Estate AB. The transaction will be recorded by Skanska Commercial Development Europe in the third quarter of 2026. The transfer of the property is scheduled for the fourth quarter of 2026.

The high-rise, completed in the fourth quarter of 2025, comprises approximately 27,700 square meters of gross leasable area, across twenty-six above-ground floors. It is distinguished by blending wellbeing, flexibility, and efficiency with vibrant outdoor spaces and sustainable, tenant-focused design, and is occupied with tenants from sectors including finance, energy, pharmaceuticals, technology and professional services.

The project targets LEED and WELL certifications, as well as Building without Barriers, WiredScore and SmartScore. The building's carbon footprint, energy and operational efficiency are supported by AI-driven systems such as a digital twin. At the same time, it features high-quality digital infrastructure and an integrated wallet-based access system.

Studio is a two-phase office complex located in Wola, one of Warsaw's fastest-growing business districts, with convenient access to public transport, including two metro stations, and urban amenities. The project has been developed as a modern office destination, centered around a landscaped green square that creates an inviting social hub with greenery, seating, and a vibrant community atmosphere. The first building of the complex was sold to Stena Real Estate AB in the second quarter of 2024.

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