

 Ostrava



ctp

CZ



REGIONAL BENEFITS

Direct motorway access to Brno and Poland

Just 15 kilometres from the Polish border, the Czech city of Ostrava offers investors a prime location from which to reach the Polish and Slovak markets as well as a vast network of consumers in Europe's east, west, and south. Home to three accredited universities, Ostrava offers a highly educated, multilingual workforce and a culture of research and innovation. The Czech Republic ranks amongst the safest, most politically stable countries in the world and continues to attract foreign investors with tax incentives and favourable business conditions.

- ▶ Excellent Infrastructure for cross-border business: Poland: 30 km, Slovakia: 60 km
- ▶ Direct motorway to Brno/Austria/Prague
- ▶ 8 Universities in the city/region
- ▶ Low wage area, highly skilled population



D1 HIGHWAY
50 M



OSTRAVA CITY
CENTRE 4 KM



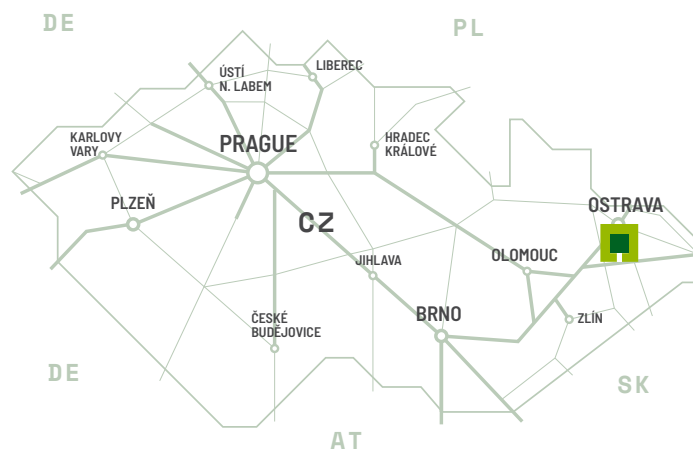
OSTRAVA
16 KM



BUS STOP ON-SITE

MAJOR CITIES

Katowice	94 km	1.15 min
Brno	170 km	2.15 min
Bratislava	271 km	3.00 hrs
Vienna	301 km	3.5 hrs



LOCAL ACCESS

Direct highway access to all directions

The CTPark network includes three parks in the Ostrava region: CTParks Ostrava and Ostrava Poruba, 10 and 17 kilometres from the city centre, respectively, and CTPark Nový Jičín, near Leoš Janáček Airport on the E642 roadway. The A-class office park IQ Ostrava brings 24,000sqm of energy-efficient office space to the city's downtown.

PARK FEATURES

- ▶ Solar power plant planned in 2023
- ▶ Water retention and reuse
- ▶ Clubhouse offering all services
- ▶ On site CTP team
- ▶ Catering
- ▶ Supermarket
- ▶ Public transport on site
- ▶ Sports playground planned
- ▶ Shared bikes
- ▶ EV charging stations



Prime location 10 km from city centre

- Built available
- Planned
- Built occupied



KEY PARK DATA

CTPark Ostrava

AVAILABLE NOW

7,750 sqm

DEVELOPMENT OPPORTUNITY

16,983 sqm

BUILT-UP AREA

350,765 sqm

TOTAL AREA

87.16 ha

PARK & NEARBY INVESTORS

Škoda Vagonka

A123 Systems

Brembo

Vitesco

Czech Print Center

Dachser

Grupo Antolin

HP Pelzer

ITT

Moneta Money Bank

Forvia



SOLAR POWER PLANT
PLANNED IN 2023



WATER
RECYCLING



GAS STATION 500 M



HOSPITAL 10 KM



RESTAURANT
ON-SITE



SHOP 1 KM

INDUSTRIES IN THE PARK

64% Automotive

21% Manufacturing

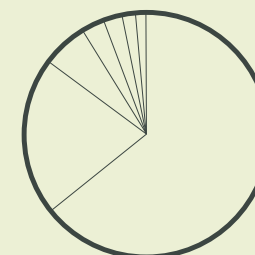
6% 3PL

3% Wholesale Trade

3% Retail Trade

2% Services

1% Other

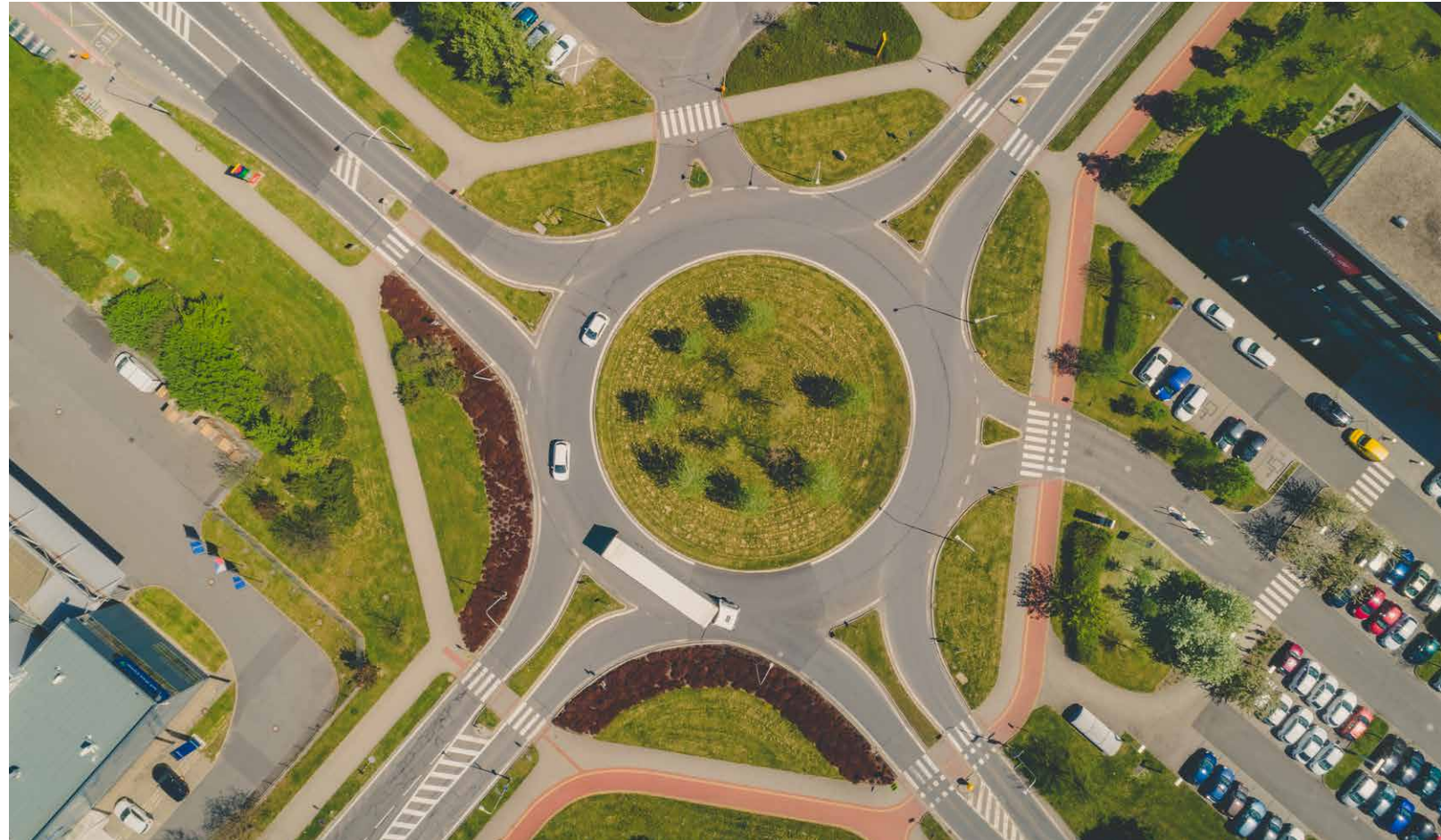


Full-service CTPark for all types of investors

CTPark Ostrava is one of the most successful projects in the CTPark Network. With the multifunctional project Clubahus, CTPark Ostrava offers all the facilities for its residents such as restaurant with terrace, yoga garden, minimarket, coffee shop, shared bikes, meeting rooms, expansive green areas with water features for employees to relax in their spare time and separated bicycle/pedestrian paths for safety and comfort.

Coming soon:

- ▶ CTZone Ostrava project close to this park offering flexible units from 300 sqm
- ▶ Photovoltaic plants in 2023
- ▶ Accommodation facility next to the CTZone Ostrava



CTPARK

Network

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

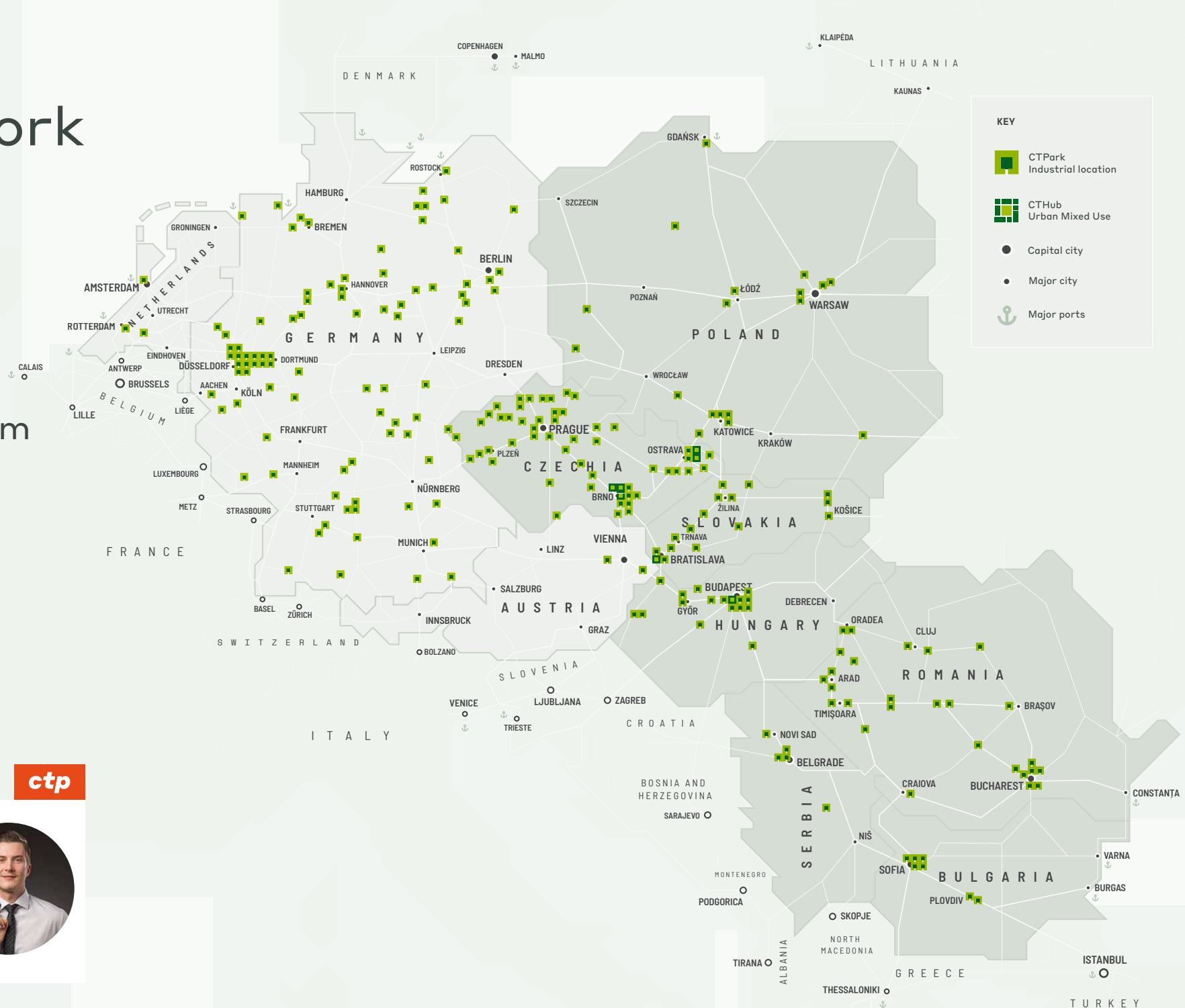
11 million sqm
GLA

SPACE FOR YOU TO GROW

20.7 million sqm
landbank

LONG TERM PARTNER

>1,000 clients



CONTACT ME

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