

ctp



Prague North



CZ





## REGIONAL BENEFITS

# The most sought after location in CZ

CTPark Prague North gives you the best of a Prague's market plus the regional benefits such as large labour pool and lower rental rates. The park is a perfect fit for companies in the distribution, warehousing, and light manufacturing sectors.

The highly populated area with frequent public transport and easy access from main roads ensures an abundant supply of skilled white and blue-collar workers for your business.

- ▶ Prague city limits - 9 km
- ▶ Strategic location at the crossroads connecting Central and Western Europe
- ▶ Population of 360,000 is only 20 minutes away
- ▶ Public transport to the site



DIRECT ACCESS  
TO D8



KRALUPY NAD  
VLTAVOU 5 KM



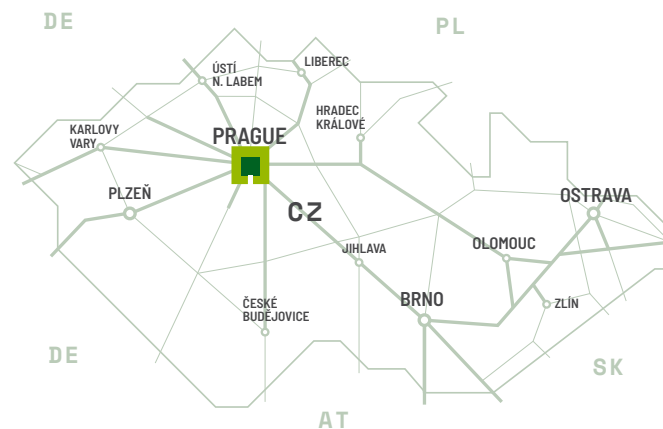
PRAGUE AIRPORT  
25KM



PRAGUE KOBYLISY METRO  
APPX. 30 MIN BY BUS

## MAJOR CITIES

Prague city limit	9 km	0h15m
Dresden	125 km	1h25m
Brno	232 km	2h30m
Berlin	326 km	3h36m
Bratislava	355 km	3h45m
Ostrava	397 km	4h10m
Munich	400 km	4h25m





## LOCAL ACCESS

### Direct highway access to the Prague's market

CTPark Prague North is strategically located within the Prague region, providing excellent highway access to the city centre and the German border via the D8 (E55) highway (Prague – Dresden), as well as the international highway grid surrounding Prague's ring road.

## PARK FEATURES

- ▶ Solar power 25 MWp planned
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations
- ▶ Sports facilities and bike/pedestrian paths
- ▶ Affordable accommodation
- ▶ Clubhaus: cafeteria, amphitheater, medical point, minimarket



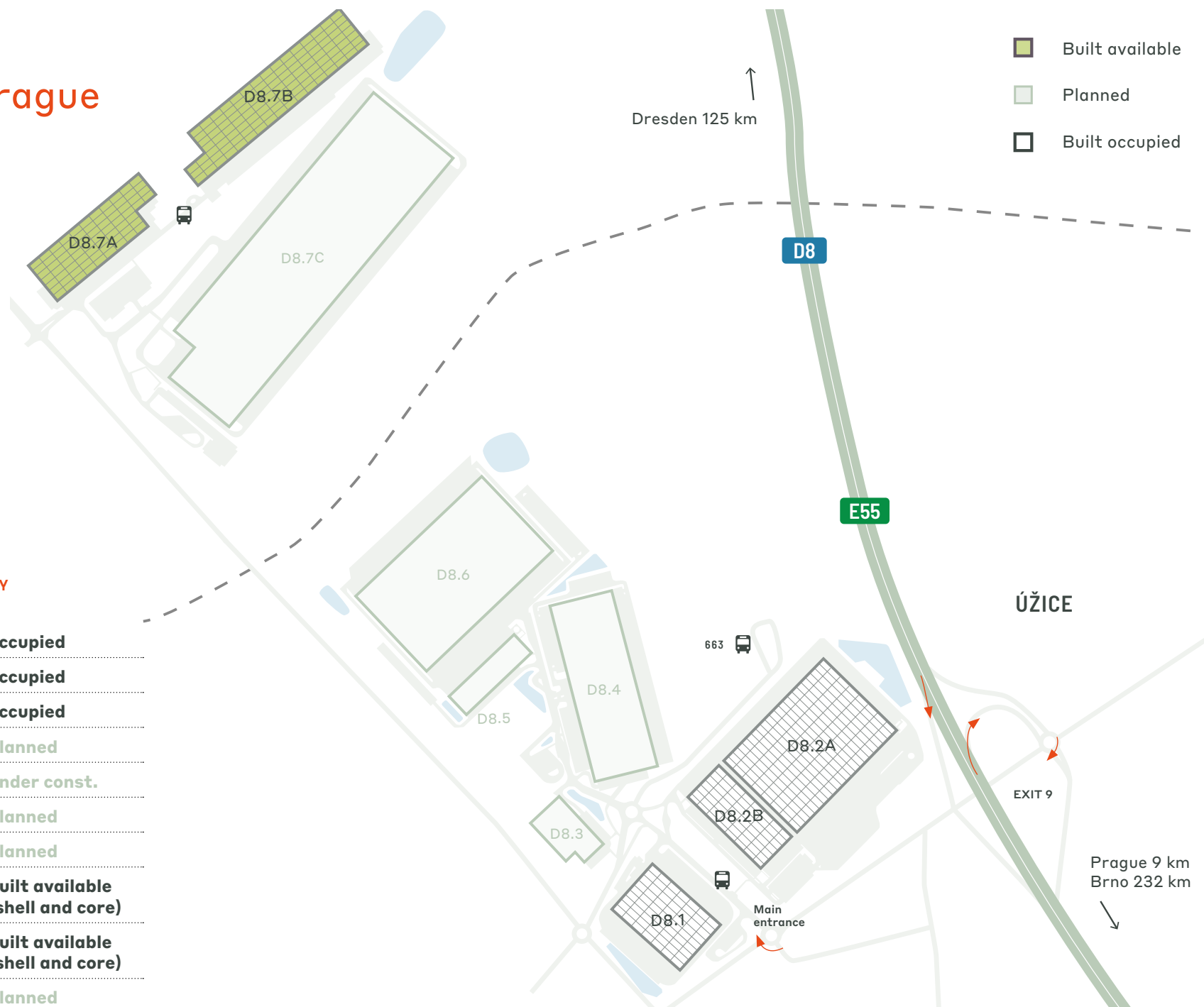
# The largest Prague development

The site is the perfect choice for companies looking to grow due to its large development pipeline and expansion options.

CTPark Prague North offers maximum flexibility in terms of size, accommodating both large and small businesses, with units from 1,500 sqm up to 120,000 sqm under one roof.

## AVAILABILITY & DELIVERY

<b>D8.1</b>	<b>20,162 sqm</b>	<b>occupied</b>
<b>D8.2B</b>	<b>16,349 sqm</b>	<b>occupied</b>
<b>D8.2A</b>	<b>51,080 sqm</b>	<b>occupied</b>
<b>D8.3</b>	<b>8,218 sqm</b>	<b>planned</b>
<b>D8.4</b>	<b>40,685 sqm</b>	<b>under const.</b>
<b>D8.5</b>	<b>8,237 sqm</b>	<b>planned</b>
<b>D8.6</b>	<b>62,62 sqm</b>	<b>planned</b>
<b>D8.7A</b>	<b>20,710 sqm</b>	<b>built available (shell and core)</b>
<b>D8.7B</b>	<b>32,326 sqm</b>	<b>built available (shell and core)</b>
<b>D8.7C</b>	<b>121,549 sqm</b>	<b>planned</b>



## KEY PARK DATA

# CTPark Prague North

## AVAILABLE NOW

53,036 sqm

## DEVELOPMENT OPPORTUNITY

241,310 sqm

## BUILT-UP AREA

87,591 sqm

## TOTAL AREA

8.98 ha

## PARK & NEARBY INVESTORS

Metro/Makro

ACC

Metmo

Hruby MOVING TRANSPORT

Nüssli

Bohemia Dokument Logistik

Blum

Český Caparol



SOLAR: 25 MWP  
PLANNED



WATER RETENTION  
AND RECYCLING



MEDICAL POINT



CAFETERIA



ELECTRIC  
CHARGERS



SPORTS FIELD  
BIKE PATHS



LANDSCAPED  
AREAS



ACCOMMODATION



MINIMARKET



THEATRE

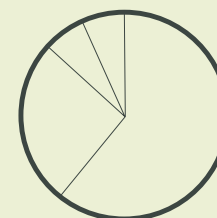
## INDUSTRIES IN THE PARK

60% Wholesale Trade

26% Manufacturing

7% Services

7% 3PL





## Full-service CTPark for all types of investor

CTP adds value due to its vertically integrated business model and dedicated team of over 380 professionals. The CTP platform provides seamless, end-to-end property development services including in-house design, construction, legal and permitting teams.







## SUSTAINABILITY

# Sustainability is in our DNA

Sustainability is built into all aspects of our parks, with the ultimate goal of mitigating the environmental impact our parks have.

We provide:

- ▶ energy-efficient buildings
- ▶ high-quality insulation
- ▶ low-carbon materials
- ▶ BMS monitoring of energy use to reduce overall energy consumption
- ▶ solar plants to ensure the supply of clean energy to our tenants
- ▶ EV charging stations
- ▶ water containment and reuse systems
- ▶ landscaping with high grasses and local trees to ensure water stays in the soil
- ▶ biodiversity with insect hotels & beehives

Because we build parks, not just buildings, CTP's approach to sustainability ensures the lower environmental impact of our operations, but also pleasant and enjoyable places to work—a benefit to park residents and local communities alike.





## Embedding parks in communities

In large parks, we develop our Clubhaus concept, which acts as the community hub, not only for the people working in the park, but also for nearby residents. Each Clubhaus incorporates spaces for public meetings, educational and training events, as well as team building. Outfitted with a pleasantly designed atmosphere, the Clubhaus is a vibrant community setting with healthy food options, doctors offices and a place where park residents can meet with our on-site community and park managers.

CTParks are designed to be both a convenient and healthy workplace. We go the extra mile to incorporate safe bike and walking lanes, and work with local authorities to ensure ample public transportation connections to nearby cities and towns, making it easy for employees to get to work.





## CTP Parkmaker Service Provider

**Long-term Owner Operator:** We are with you for the long term.

**Developer:** We build to the highest quality standards, and know how to upgrade or, expand your premises on time and on budget.

**Energy:** CTP invests in solar energy to compliment our already energy-efficient buildings to supply our tenants and surrounding communities with green energy.

**On Site:** CTP as a long-term owner views our clients as partners, and we have friendly, service-oriented park managers to maintain on-going communication with you as our client, to better understand your needs, so you can focus on your core business.



**Grow Together:** CTP adds value by taking care of your premises through on-going maintenance, permitting and local regulations. More than just facility managers, our team is trained to care for your labour needs in addition to your company growth and ESG goals, acting as a partner between your company and local schools, universities, charities and public administrators. And when you need to expand, CTP is there with you to expand no matter if its in the current or to a new location. Our strong financial position allows us to invest to help your company expand, so you can focus on your core business.





SOLAR  
READY



PUBLIC BUS/  
TRANSIT



SECURED  
AREA



WATER  
RECYCLING



LANDSCAPED  
AREAS



ELECTRIC  
CHARGERS

## TECH SPECS OUTSIDE

### A high-quality building in a healthy environment

Intelligent engineering extends beyond the building's walls. Smart landscaping, water retention technology, and solar-energy solutions ensure low environmental impact and a workplace where employees can thrive.

**ROOF :** Tenants benefit from secure, low-maintenance insulation that is 100% waterproof and UV-resistant. All new roofs are built 'solar-ready' with a minimum of 10% skylight coverage. Ventilation flaps provide ample natural light and a source of sustainable energy.

**OUTSIDE AREAS :** Yards, parking lots, and pavements are illuminated by parapet lights located at 18-metre intervals. Illumination intensity is set according to functional use and applicable standards.

**HYDRAULIC DOCK LEVELLERS :** Large industrial sectional doors are equipped with motorised/hydraulic control and dynamic load capacity of 6,000 kilograms, with insulation between leveller and frame. Dock levellers reach a height of 1.15 metres above the loading yard at the initial position.

**SIGNAGE & BRANDING :** All CTParks are well-signed to ensure visitors and suppliers can easily locate our tenants. Ample space is provided for tenant logos for high visibility and brand recognition.

**FACADE :** Facade sandwich panels (Trimo, Kingspan, or similar) have a mineral wool core, providing 120 minutes of fire resistance.

**FENCE, GATES & PAVEMENT :** Fences encircle the yard at a height of two metres. A gatehouse can be found at the entrance to the yard or site according to local conditions. Roads are primarily paved with asphalt and parking lots with industrial concrete.

**LANDSCAPING :** CTParks are landscaped with trees, shrubs, grass, and flowers, so employees enjoy a refreshing and productive work environment.

**PUBLIC TRANSPORT & ACCESS :** Because each CTPark is an integral part of the local community, we work with authorities to provide dedicated bus stops and other public transit links, and we sometimes offer CTPark shuttle services where needed.





## TECH SPECS INSIDE

## Cost saving & high quality

### SUSTAINABILITY

All buildings are designed for minimal environmental impact and efficient utilisation of energy, water, and other resources. Materials and installations are carefully selected to minimise maintenance costs. All buildings are built to achieve a minimum certification of BREEAM Very Good CTP is ISO 14001 certified for Construction and Property Management. All new buildings are constructed according to ISO guidelines. New buildings are added to the ISO certification list during annual audits.

### SPRINKLERS & FIRE SAFETY

Each warehouse and production hall is equipped with an ESFR ceiling sprinkler system. Fire protection design, including portable fire extinguishers and other equipment, is adapted and implemented according to applicable standards.

**HALLS** Halls are constructed of precast reinforced concrete frames with a modular column grid and a standard clearance height of 12 metres, allowing for maximum mobility. Adequate preparations are made for cranes and crane-ways as needed. A mezzanine above the docks boasts a load-bearing capacity of 500 kilograms per square metre.

**OFFICES** Designed for optimal functionality, office units have a maximum depth of eight metres, with raised floors and drop ceilings and clearance height of 2.75 metres. Wiring ducts run along each room below window sills for easy access to electrical and network outlets. Heating and air conditioning units are hidden above suspended ceilings, and ventilation units can be found in rooms without windows. Each kitchenette is outfitted with a linoleum floor, sink, microwave oven, fridge, and dishwasher.

**LIGHTING** Energy-efficient lighting provides just the right lux in just the right location. Recessed LEDs in the production and warehouse areas adjust automatically according to daylight intensity. Lighting intensity also varies throughout the warehouse space: corridors between racks are lit to 150 lux, storage areas 200 lux, and loading dock areas 300 lux. The production hall is lit to 300 lux.

**FLOORS** Steel-fibre reinforced concrete floor slabs resist dust and stains. A standard load-bearing capacity of five tons per square metre is ideal for all warehouse racking systems and light industrial machinery.

**HVAC SYSTEMS** All air-handling units are equipped with heat recovery with over 67% efficiency. Production halls are kept at 17°C and warehouses at 12°. Roof units ensure hall ventilation, destratification fans circulate hot air, and over- and underpressure technologies ventilate locker rooms and bathrooms. Warm-water and decentralised gas heating units keep hallways warm.



## CTP CAPABILITIES

### CLIENTS REQUIREMENTS

Turn-key, built-to-suit solutions to fit clients' exact requirements.



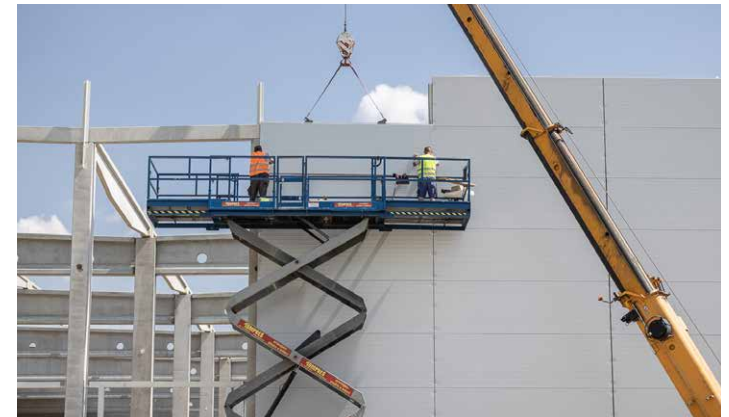
### FLEXIBLE OPTIONS

Flexible options for dock levellers and loading ramps.



### END-TO-END DEVELOPMENT SERVICE

End-to-end development services including permitting, design, construction, project management, and facility management after move-in.





## CTP SPECIFICATIONS

### HIGH-QUALITY STANDARDS

High-quality standards including flexible 12×24m grid, partition walls, sprinkler & fire safety systems, LED & natural lighting



### LANDSCAPED GREEN

Landscaped green areas with year-round park management services.



### EPC RATINGS

Energy efficient buildings built to BREEAM standards and high EPC ratings. All new buildings are built to BREEAM Very Good or Higher rating







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

ctp



Michal Přib  
Senior Business Developer  
Czech Republic

+420 778 734 734  
michal.prib@ctp.eu  
ctp.eu

CONTACT ME

