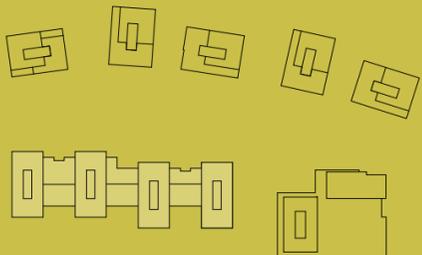


THE INTELLIGENT SOLUTION

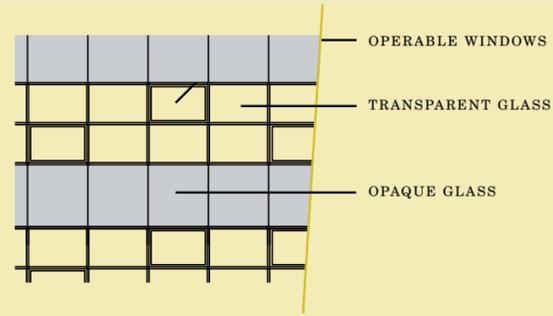
IQ BUILDINGS ARE BUILT TO MAXIMISE THE EFFICIENCY AND FLEXIBILITY OF YOUR OFFICE LAYOUT.



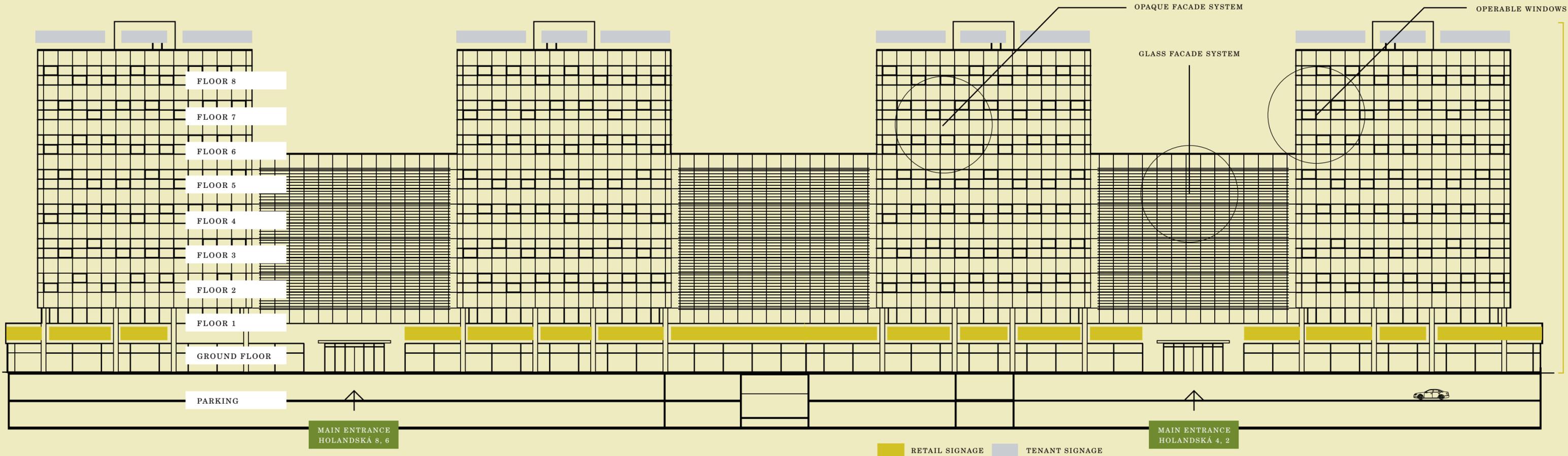
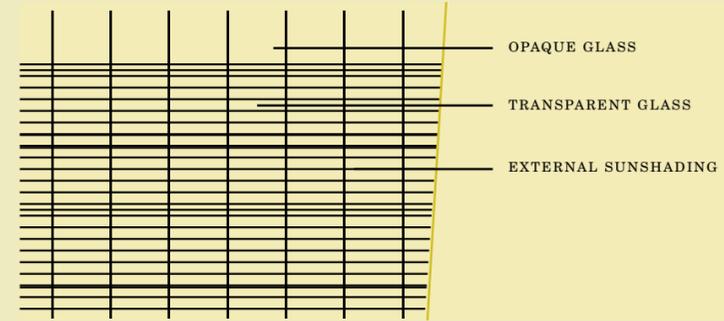
FACADE

The attractive, modern facades feature a textured appearance consisting of alternating opaque and glassed walls, set against the warm Dutch brickwork of the ground floor. All facades comply with international acoustic and thermal insulation norms.

OPAQUE FACADE SYSTEM (DETAIL)



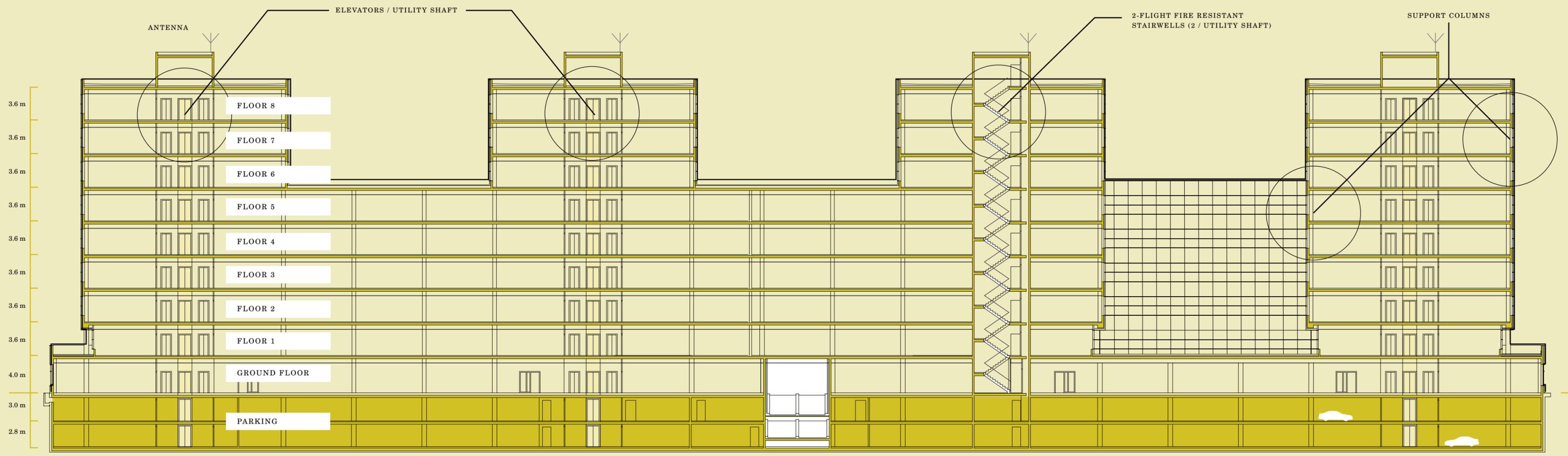
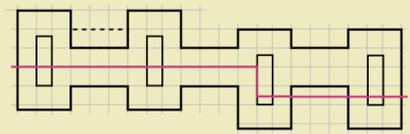
GLASS FACADE SYSTEM (DETAIL)



IQ BUILDINGS ELEVATION VIEW

STAIRWELLS

Dual-flight, reinforced concrete stairwells serve as emergency exits and provide secure access to each floor.

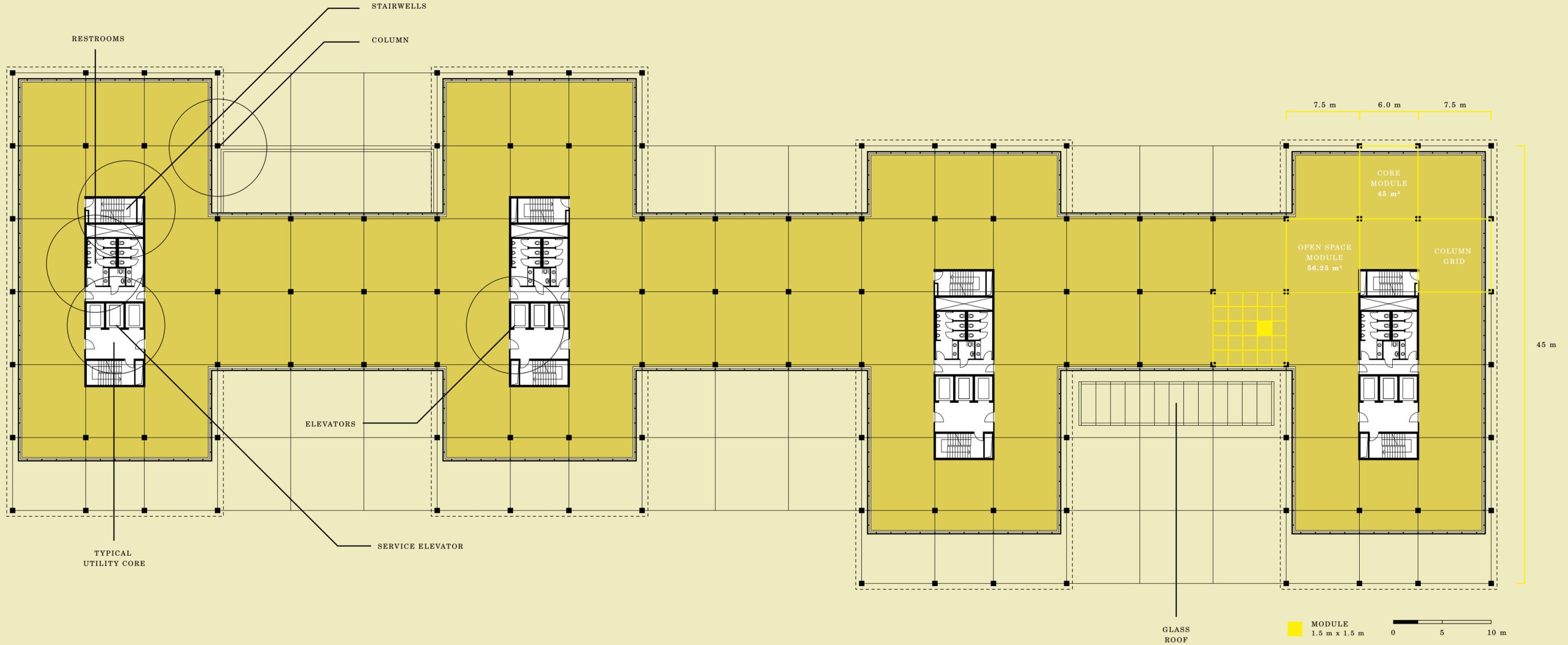


IQ BUILDING (C)		HOLANDSKÁ 8		
FLOOR	RENTABLE AREA	HORIZONTAL COMMUNICATION	OFFICE SPACE	
GROUND FLOOR	1,164	0	1,164	
FLOOR 1	882	50	832	
FLOORS 2—5	1,107	50	1,057	
FLOORS 6—8	936	50	886	
TOTAL	9,282	400	8,882	

IQ BUILDING (D)		HOLANDSKÁ 6		
FLOOR	RENTABLE AREA	HORIZONTAL COMMUNICATION	OFFICE SPACE	
GROUND FLOOR	1,356	0	1,356	
FLOOR 1	1,072	50	1,022	
FLOORS 2—5	1,279	50	1,229	
FLOORS 6—8	936	50	886	
TOTAL	10,352	400	9,952	

IQ BUILDING (E)		HOLANDSKÁ 4		
FLOOR	RENTABLE AREA	HORIZONTAL COMMUNICATION	OFFICE SPACE	
GROUND FLOOR	1,442	0	1,442	
FLOOR 1	1,072	50	1,022	
FLOORS 2—5	1,279	50	1,229	
FLOORS 6—8	936	50	886	
TOTAL	10,438	400	10,038	

IQ BUILDING (F)		HOLANDSKÁ 2		
FLOOR	RENTABLE AREA	HORIZONTAL COMMUNICATION	OFFICE SPACE	
GROUND FLOOR	1,224	0	1,224	
FLOOR 1	882	50	832	
FLOORS 2—5	1,107	50	1,057	
FLOORS 6—8	936	50	886	
TOTAL	9,342	400	8,942	



IQ BUILDINGS
FLOORS 2, 3, 4, 5

TYPICAL FLOOR
4,772 m²

LAYOUT

The flexible design of the IQ Buildings allows you to create your ideal work environment, effectively balancing office and common spaces. Offices may be open plan, cellular, or a combination of the two.

OFFICE DEPTH

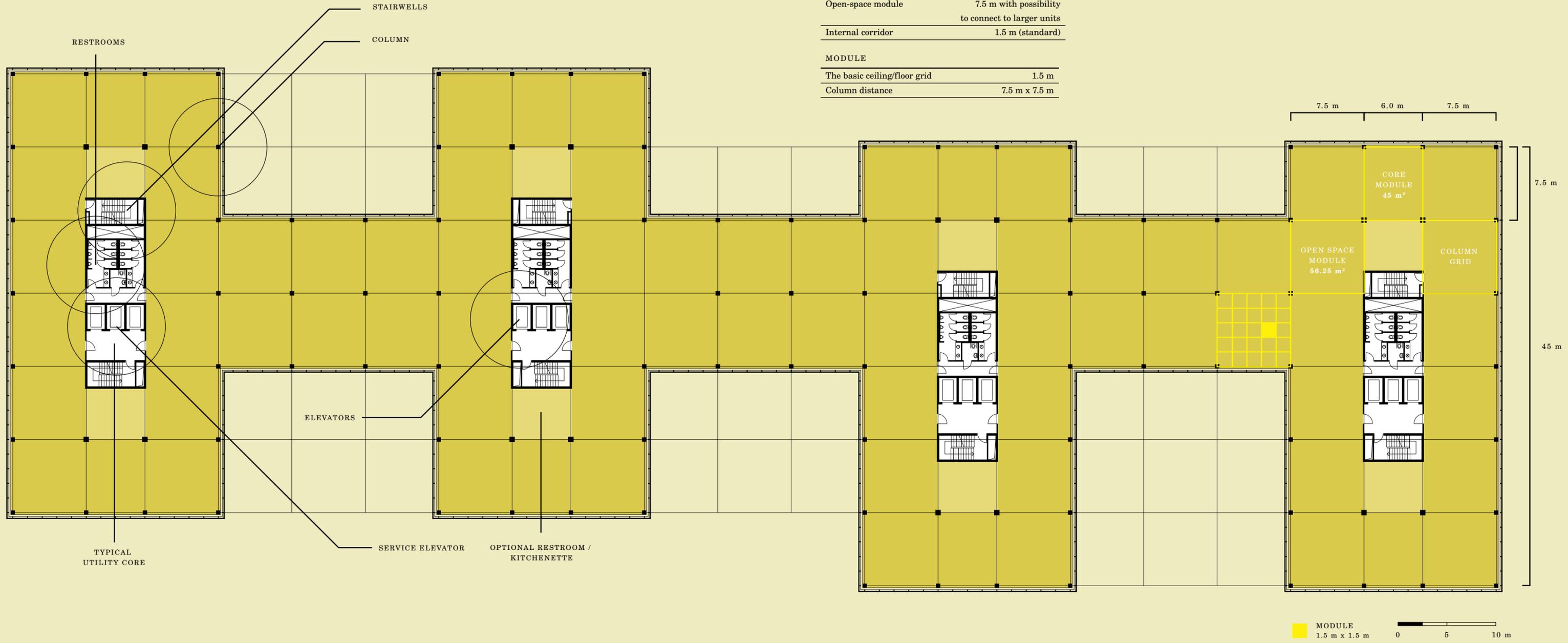
Single office	6 m (smallest module 3 m x 6 m)
Open-space module	7.5 m with possibility to connect to larger units
Internal corridor	1.5 m (standard)

MODULE

The basic ceiling/floor grid	1.5 m
Column distance	7.5 m x 7.5 m

ELEVATORS

Each building is equipped with three elevators, including one service model suitable for moving furniture or handling large deliveries.



LAYOUT

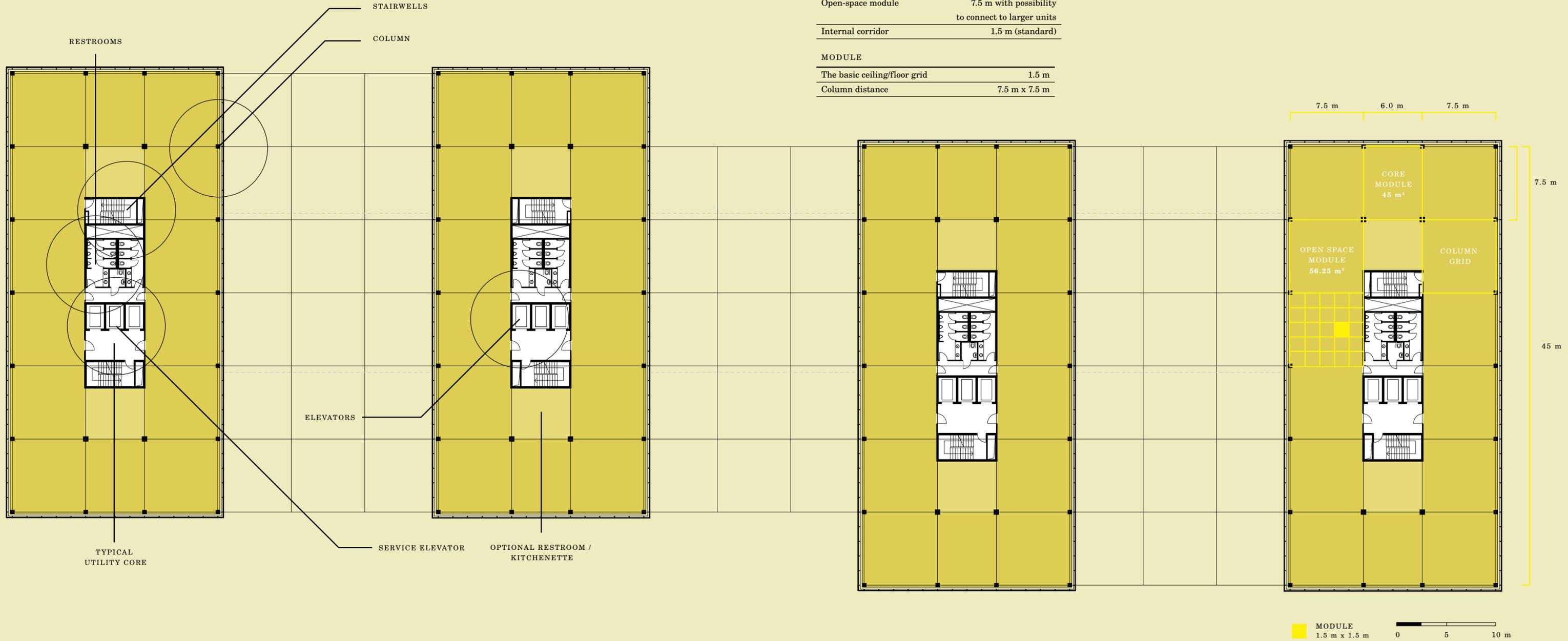
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IQ BUILDINGS
FLOORS -1, -2

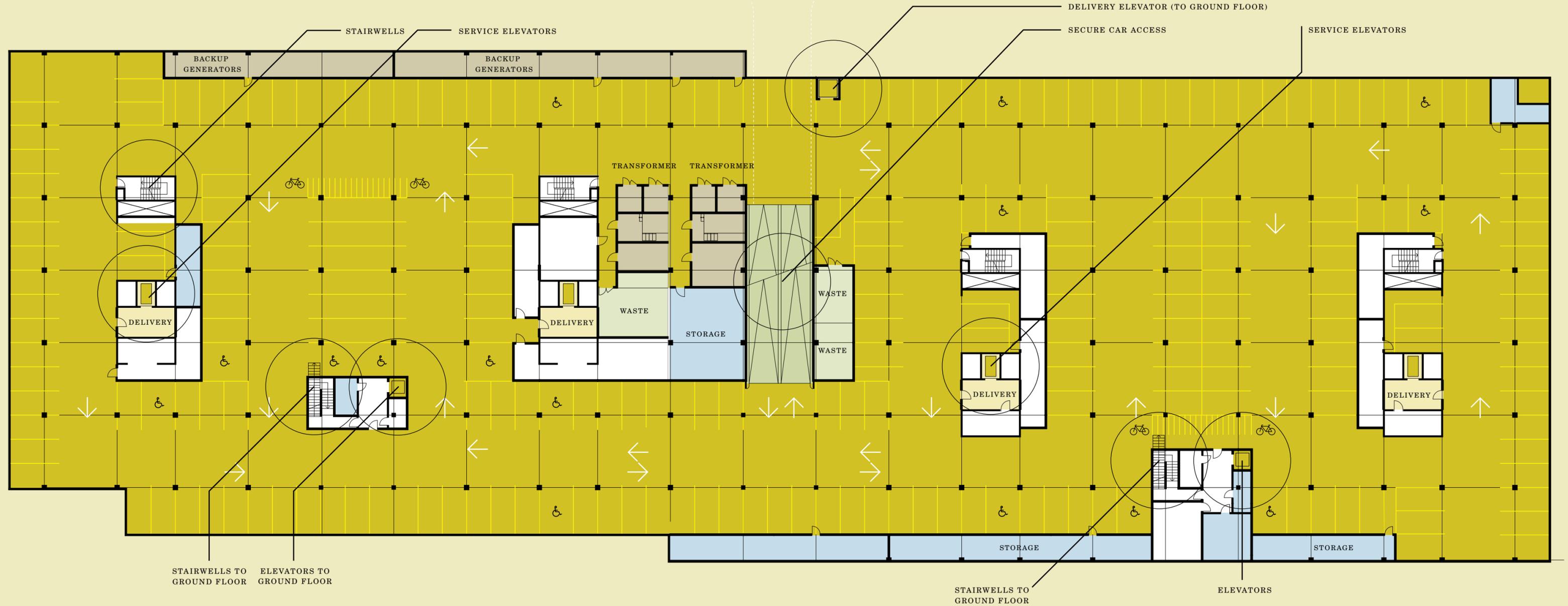
BASEMENT / PARKING
497 PLACES

PARKING

The IQ Buildings offer secure underground parking for up to 497 vehicles, including reserved handicapped and visitor spaces. There are 50 above-ground parking spaces in front of the buildings, and an additional 150 secure spaces within easy walking distance. All parking areas are monitored by CCTV 24 hours a day.

EMERGENCY POWER SUPPLY

The building's backup generators supply power to both tenants and the emergency signalling system.



IQ BUILDINGS
GROUND FLOOR

RETAIL / RECEPTION
5,186 m²

OPEN ATRIUM

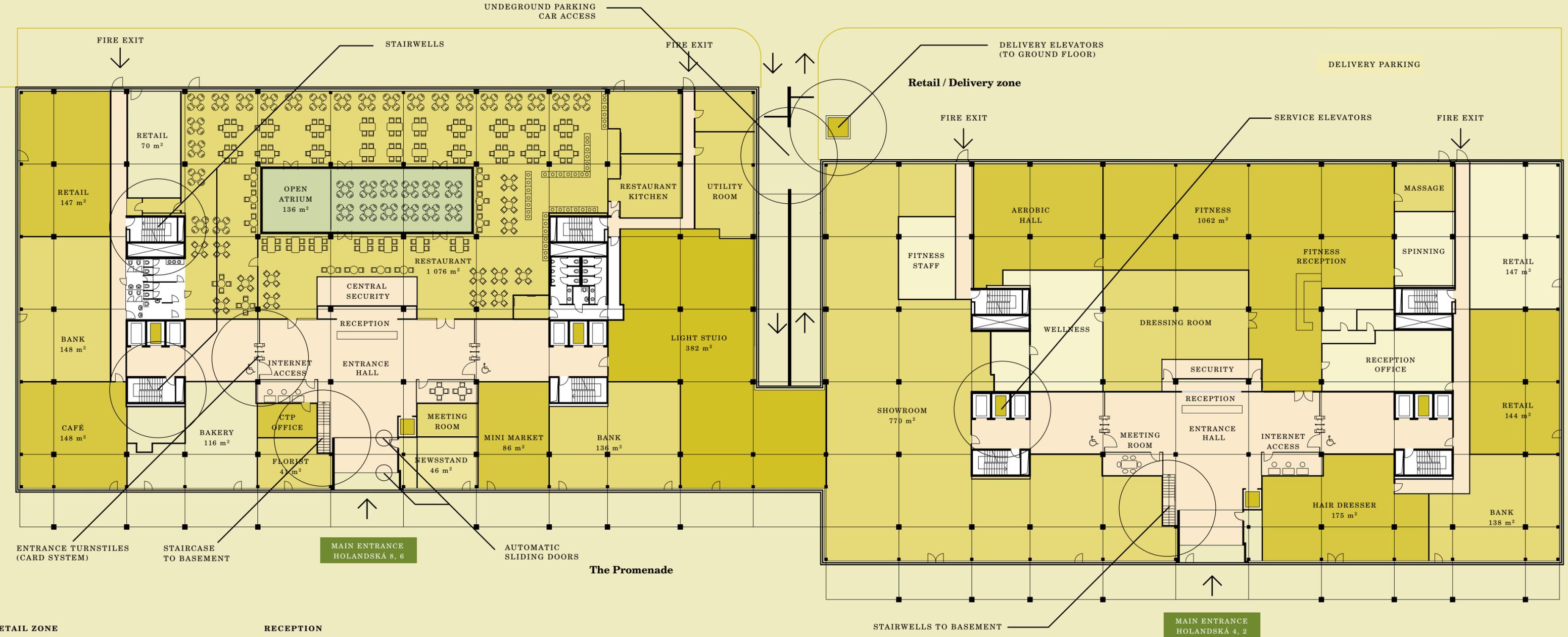
The atrium in Holandská 8 and 6 is an open-air, landscaped courtyard containing both a play area for children from the day care centre and outdoor tables for those dining in the restaurant.

DELIVERY ZONE

The special purpose delivery zone at the back of the buildings can be used for lorry and service deliveries. A delivery elevator carries goods to the basement where the main service elevators are accessed.

SECURITY

Site security is controlled from the central security desk in the Holandská 8,6 reception area, which monitors the CCTV and fire signalling systems. Access to the IQ Buildings, including floor access from staircases, is controlled by a card system; offices are only accessible through the ground-floor reception.



RETAIL ZONE

The ground-floor retail zone features amenities such as convenience stores, retail shops, restaurants, cafes, day care and a fitness centre.

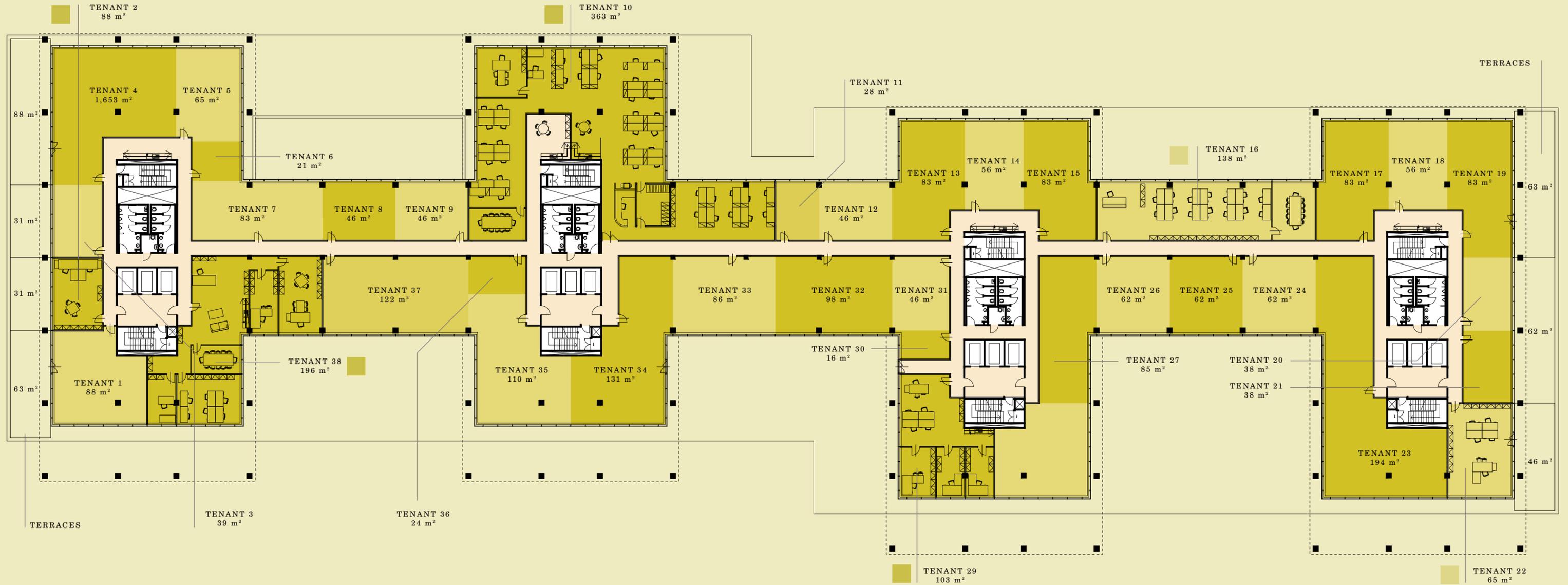
RECEPTION

Reception desks are located at each of the two main entrances. The reception areas feature meeting rooms, work stations and refreshment areas for visitors.

IQ BUILDINGS
FLOOR 1
MULTIPLE TENANTS
3,908 m²

SMALL BUSINESS ZONE

The first floor is the ideal location for a variety of small businesses. Tenants are within easy reach of the reception area and all ground floor amenities, including shops and cafes.



CALL CENTRE

To accommodate a large staff, special features include extra restrooms, a coffee room for operators on their breaks, and locker facilities where employees can safely store belongings. The call centre is also equipped with training areas and private offices for managers.

TENANT I	
TOTAL FLOOR AREA	1,048 m ²
OPEN-SPACE SEATING	173
MANAGERS SEATING	4
MEETING (ROOMS) SEATS	(2) 12
RATIO	5.54 m ²
DESKS	1.2 x 0.8 m

RESEARCH & DEVELOPMENT

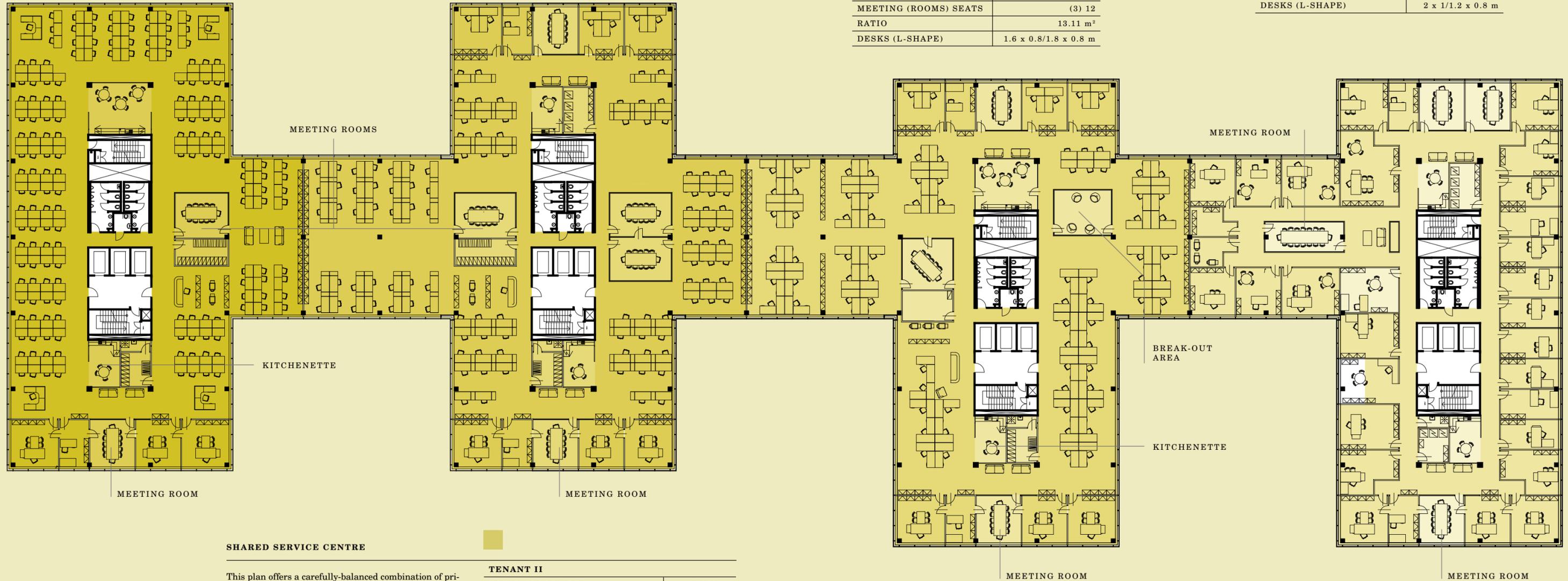
The open-plan design allows for ease of communication between employees in lab and research areas, which are equipped with extended work tables. Meeting rooms of varying sizes can accommodate more formal presentations or group discussions; individual offices are suitable for managers.

TENANT III	
TOTAL FLOOR AREA	1,285 m ²
OPEN-SPACE SEATING	75
CELLULAR SEATING	11
MEETING (ROOMS) SEATS	(3) 12
RATIO	13.11 m ²
DESKS (L-SHAPE)	1.6 x 0.8/1.8 x 0.8 m

BUSINESS CENTRE

A cellular layout, with office sizes ranging from 13.7 m² to 28.6 m², provides for smaller meeting rooms and offices ideal for private consultations with clients. The design also incorporates storage areas for records and files.

TENANT IV	
TOTAL FLOOR AREA	1,167 m ²
CELLULAR SEATING	30
MEETING (ROOMS) SEATS	(3) 12; (1) 16
RATIO	20.12 m ²
DESKS (L-SHAPE)	2 x 1/1.2 x 0.8 m



SHARED SERVICE CENTRE

This plan offers a carefully-balanced combination of private offices (suitable for small departments or teams), managers' offices, and open work areas to meet all the space requirements of the average business.

TENANT II	
TOTAL FLOOR AREA	1,272 m ²
OPEN-SPACE SEATING	91
MANAGERS SEATING	11
MEETING (ROOMS) SEATS	(4) 12
RATIO	11.15 m ²
DESKS	1.6 x 0.8 m

IQ BUILDINGS
FLOORS 2, 3, 4, 5

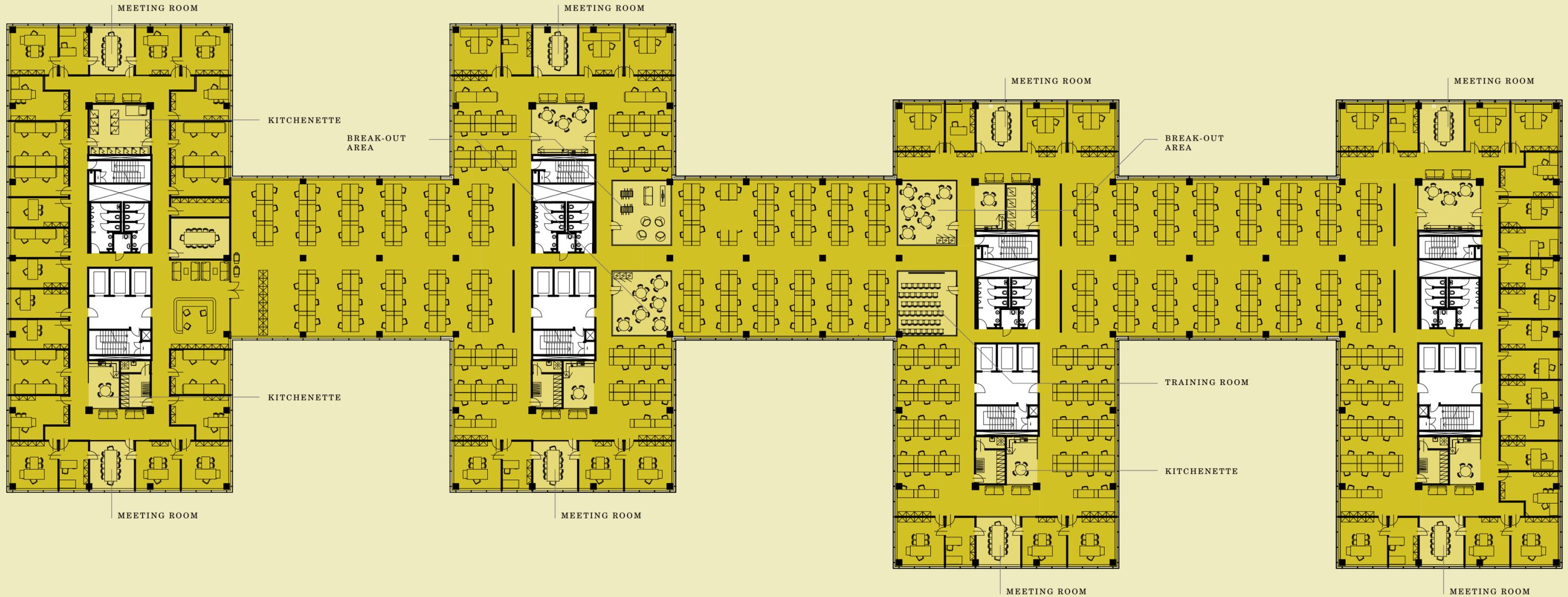
SINGLE TENANT
4,772 m²

SOFTWARE DEVELOPER

Linking four buildings together results in a spacious and versatile working environment that can be organised to suit the needs of individual departments. All the elements of a state-of-the-art modern office are here—open work areas, private offices, meeting rooms, labs and research facilities—in virtually any combination.

TENANT I

OFFICE	80
OPEN-SPACE SEATING	360
MEETING (ROOMS) SEATS	(4) 90
TRAINING ROOM	42
RATIO	8.3 m ²
DESKS	1.8 x 0.8 m



IQ BUILDINGS
FLOORS 6, 7, 8

MULTIPLE/SINGLE TENANT
936 m²

SOFTWARE DEVELOPER

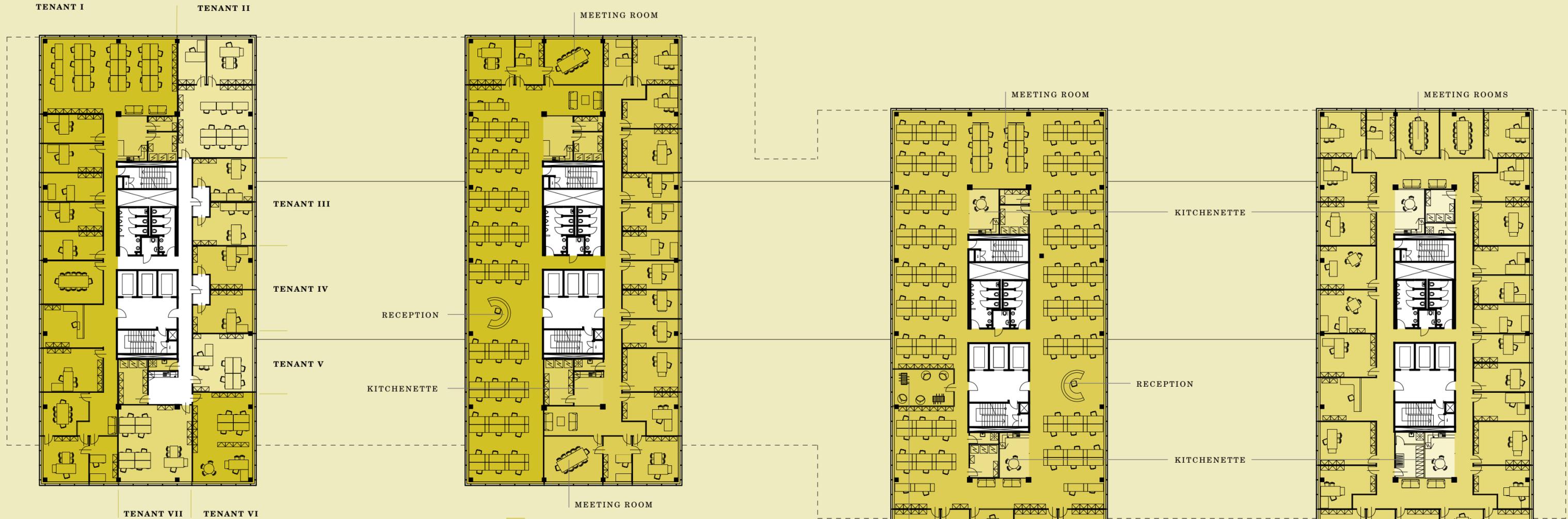
This layout includes spacious offices for regional managers while providing comfortable working areas for various administrative departments. Meeting rooms are large and enjoy panoramic city views.

TENANT I	
TOTAL FLOOR AREA	468 m ²
OFFICE	2
OPEN-SPACE SEATING	57
MEETING ROOM	12
RATIO	6.59 m ²
DESKS	1.6 x 0.8 m

CONSULTING COMPANY

This layout is best suited to businesses whose workers are mobile, spending as much time with clients as in the office. The "hot desk" system allows employees to share work stations, economising space. Also included are more traditional elements like meeting rooms and private offices.

SINGLE TENANT	
TOTAL FLOOR AREA	936 m ²
OFFICE	6
OPEN-SPACE SEATING	125
MEETING ROOM	13
RATIO	6.5 m ²
DESKS	1.6 x 0.8 m



SMALL BUSINESS FLOOR

This independent floor is the ideal location for a variety of small businesses, with a common kitchenette and toilets.

MULTIPLE TENANTS

TOTAL FLOOR AREA	936 m ²
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LAW OFFICE

The versatile environment can be organised to meet the needs of individual departments.

TENANT II	
TOTAL FLOOR AREA	468 m ²
OFFICE	14
MEETING ROOM	12
RATIO	16.7 m ²
DESKS	2 x 1 m

HEAD FINANCIAL OFFICE

This layout accommodates administrative staff, placing entire departments together for easy communication. Board rooms, meeting rooms, and spacious private offices complete the design, providing all the facilities necessary for head office operations.

SINGLE TENANT

TOTAL FLOOR AREA	936 m ²
OFFICE	25
MEETING ROOM	36
RATIO	15.3 m ²
DESKS	2 x 1 m