

Vlněna

Building I

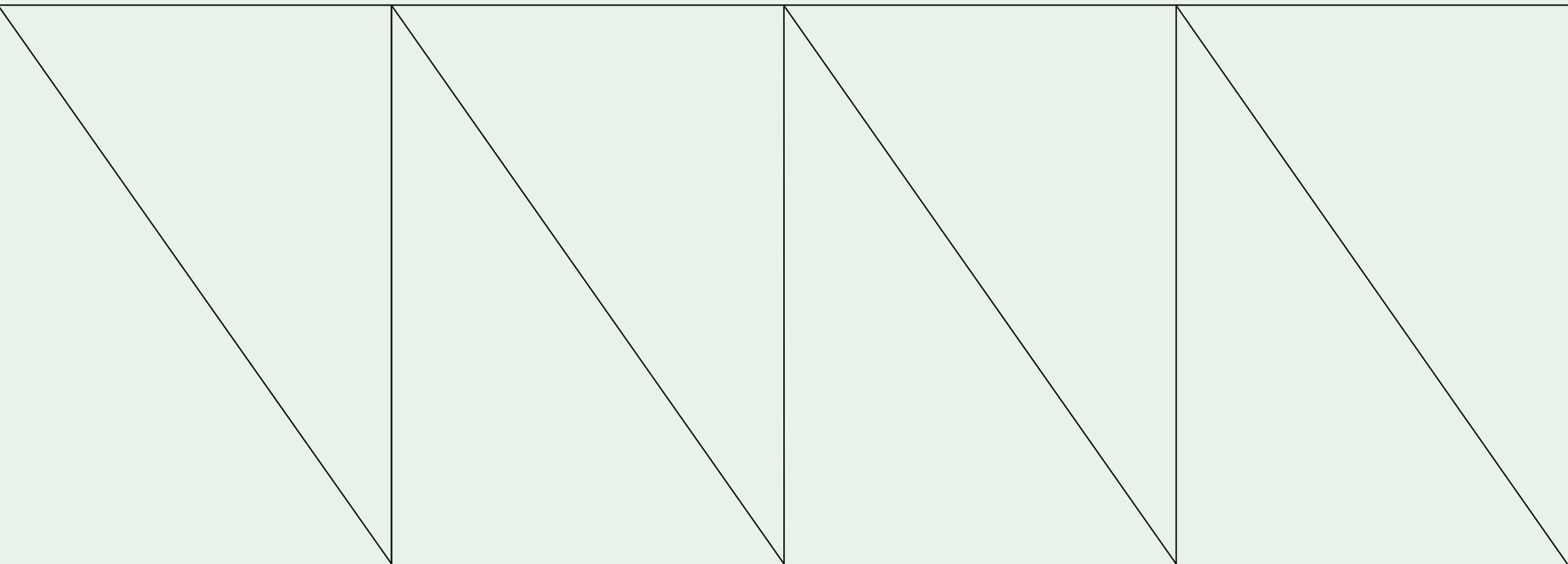


by
CTP.



Vlněna is a new office, retail and lifestyle campus, bridging Brno's historical centre with the developing South Brno commercial zone.

The most modern design and the-state-of-the-art technical solutions including smart office spaces of the BUILDING I in Vlněna are attractive for major multinationals or other prestigious brands looking to establish a HQ in Brno.



Overview

Building I

TOTAL OFFICE SPACE

8,850 m²

NUMBER OF FLOORS
ABOVE GROUND

16

TYPICAL
FLOOR

700 m²

OFFICE
FROM

149 m²

AVAILABILITY

2024

ACCESSIBILITY

Central reception
.....

24/7 security
.....

Smart access system
.....

Magnetic cards access

FLOORS

Kitchenettes
.....

Wheelchair access
.....

Opennable windows
.....

Individual heating & cooling

PARKING

Underground parking
.....

Reservation system
.....

Charging stations
.....

Bike storages & showers

TECHNOLOGY

Smart office spaces
.....

IoT Ready
.....

Smart BMS
.....

AI Lifts

OTHER

Canteen &
Amenities
.....

Sustainability

**BREEAM
CERTIFICATE**
.....
OUTSTANDING
.....

**RAINWATER
COLLECTION**



**BLUE GREEN
ELEMENTS**

**GREY WATER
USABILITY**

**EXTESIVE
GREEN ROOF**

**OWN WATER
SOURCE**
.....
WELL
.....

Smart Office Spaces (to choose)

TYPE/FUNCTION	BASIC / STANDARD	SMART 1 / ABOVE STANDARD	SMART 2 / ABOVE STANDARD
MULTIFUNCTIONAL CONTROL PANEL	Button with display (analog)	Remote control (including a mobile application)	
LIGHTS	LED lights with DALI control	Addition of sensors and control modules	Change to procognitive lighting
VENTILATION	Automatic with CO ₂ sensing	Automatic with CO ₂ sensing. Including air quality sensing	
WINDOW CONTACT	Switching off the air conditioning when the window is opened	Dtto standard	
INTERNAL BLINDS	Manual control	Button control	Automatically according to brightness and sunshine with adaptation to the workplace
PARKING SYSTEM ACCESS	Parking reservation	Dtto standard	
WORK STATIONS RESERVATION SYSTEM		Related to "Lights"	
VEHICLE CHARGING MANAGEMENT		It ensures charging according to the priority and time of departure of the vehicle	
SECURE THE PREMISES – EZS OF THE BUILDING		Connection to the building's EZS	



Building Types

ABCD IQ Buildings



E



Bochner Palace



FGH Side Street



Building Types

Building I



Building Elevation

Building I

61 m

Floor 15

Floors 7 – 14
Typical upper floor

Floor 6

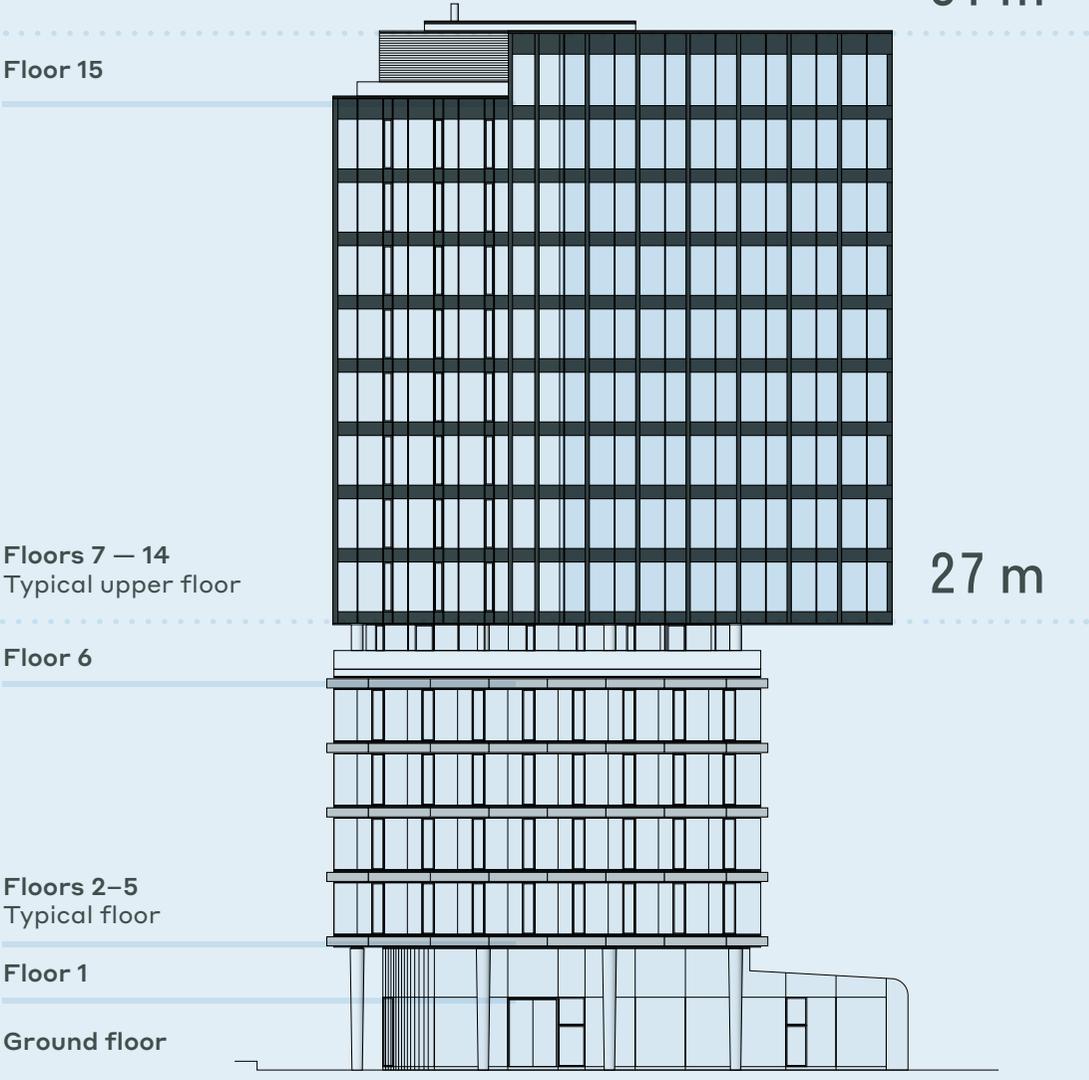
Floors 2–5
Typical floor

Floor 1

Ground floor

27 m

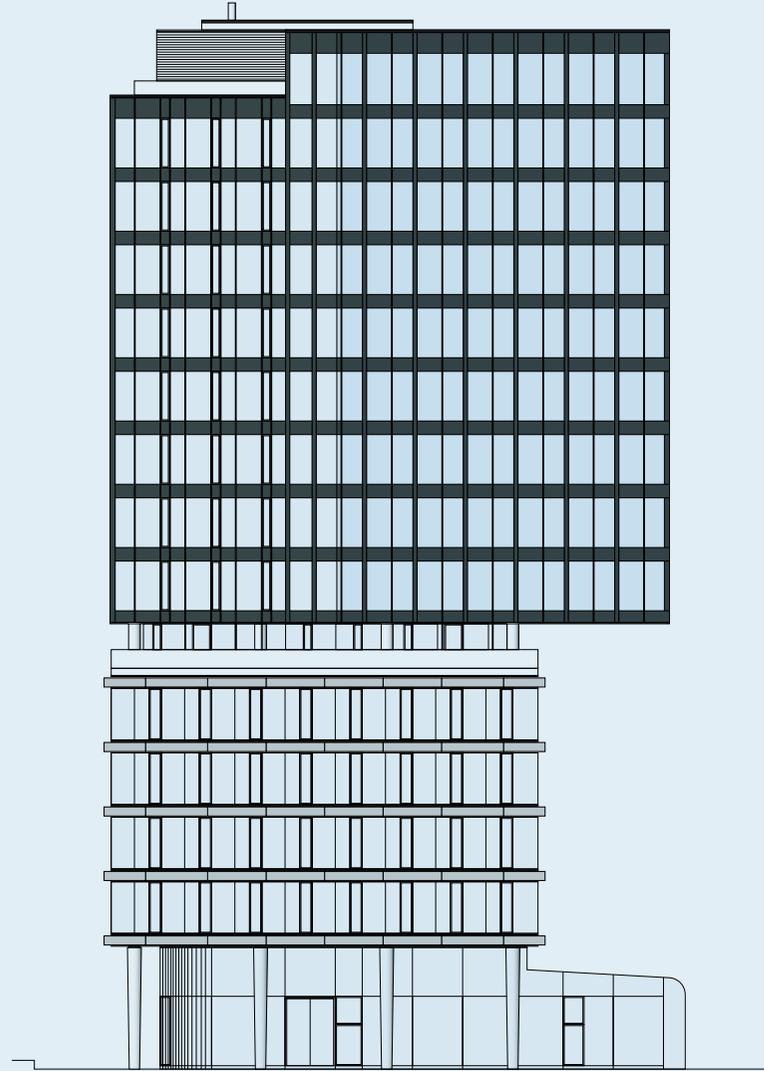
Building E



Building Elevation

Building I

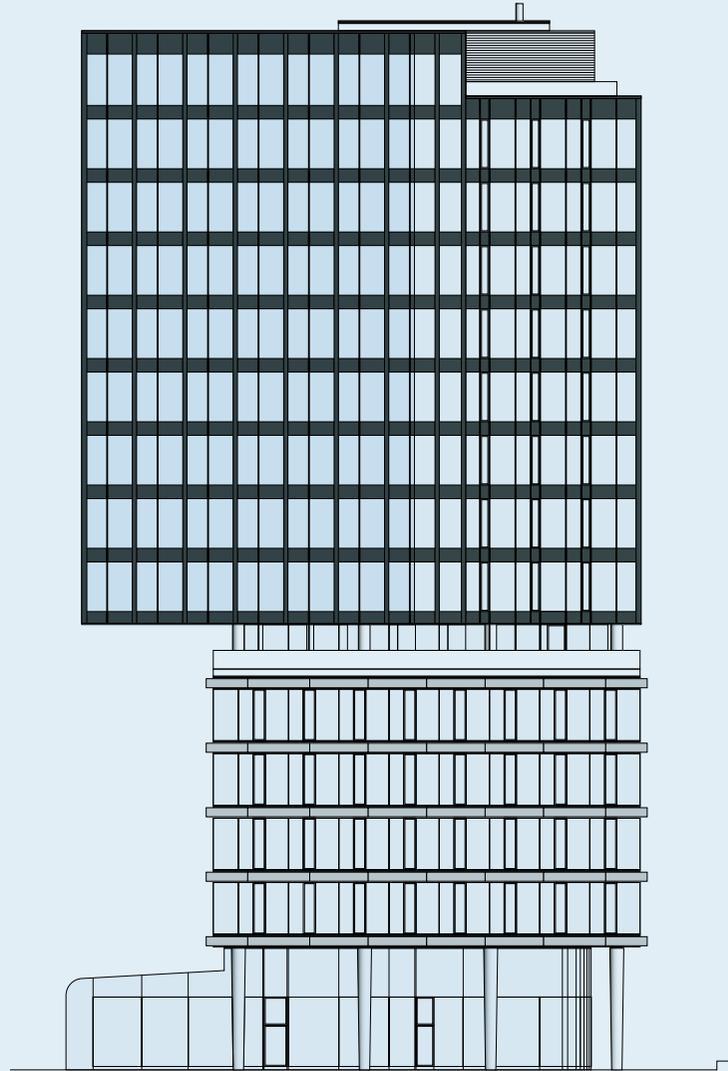
West View



Building Elevation

Building I

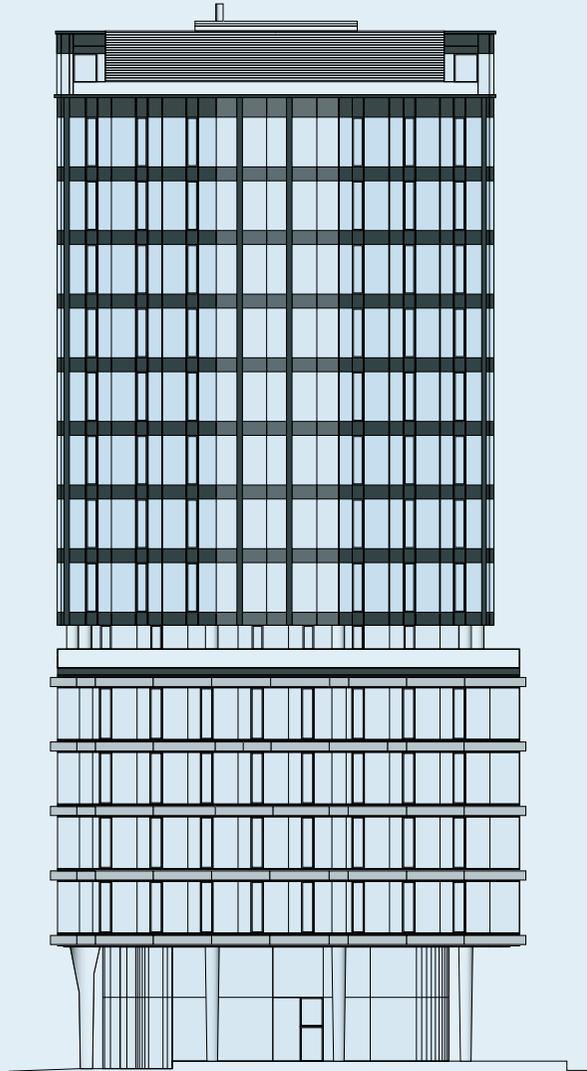
East View



Building Elevation

Building I

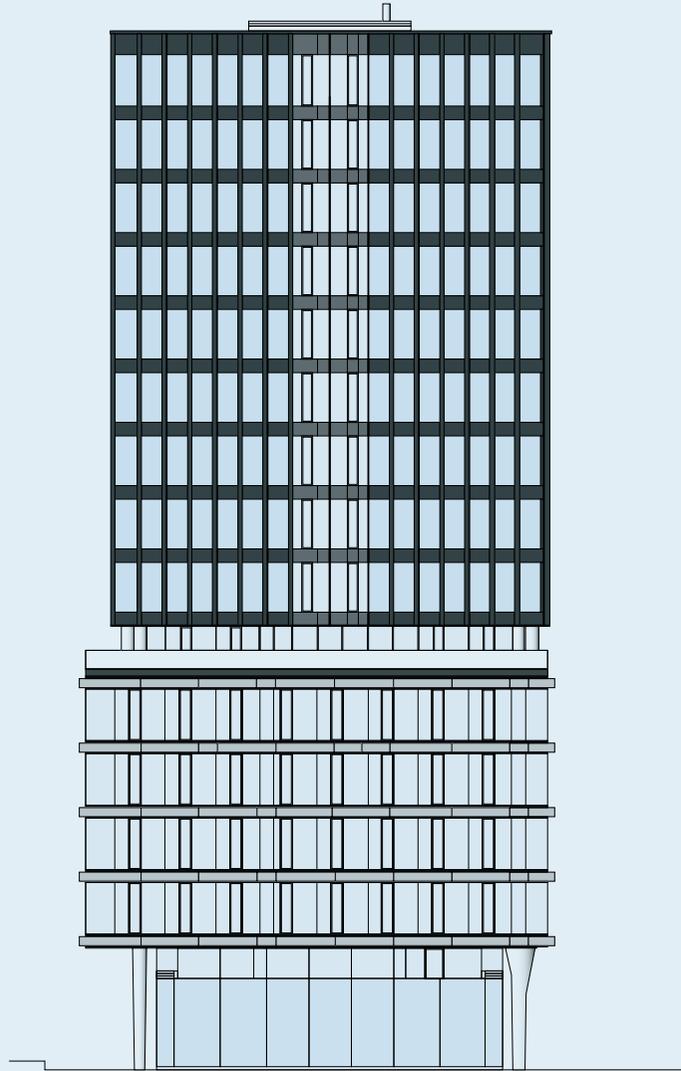
North View



Building Elevation

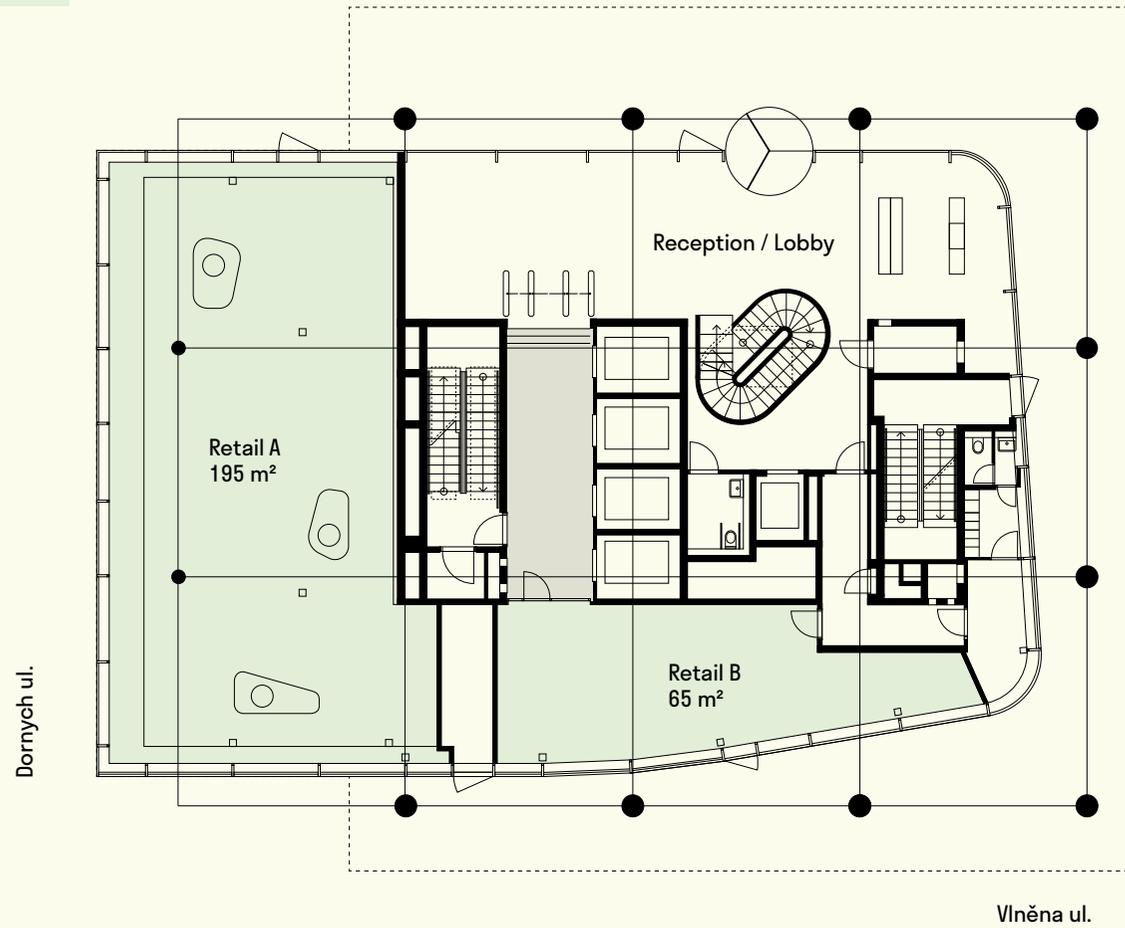
Building I

South View



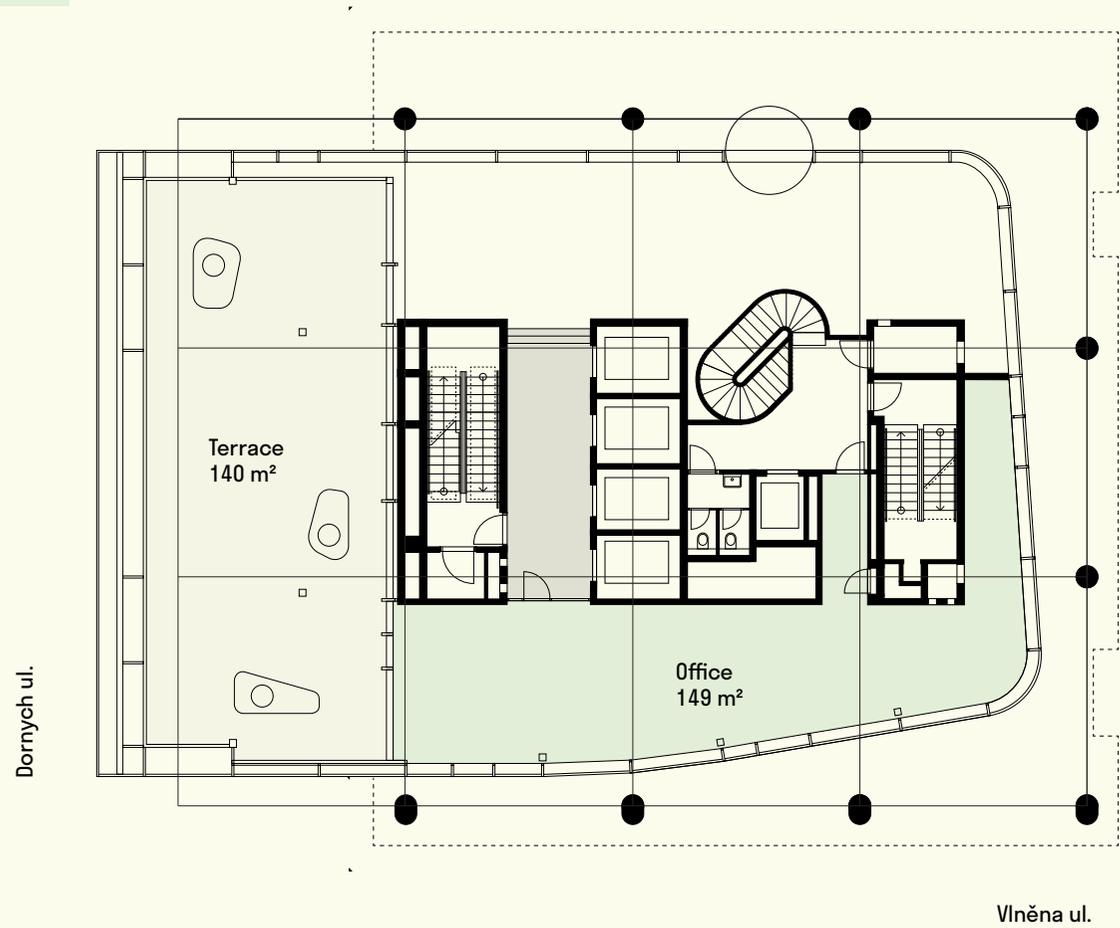
Floor Plans

Ground floor
Retail floor



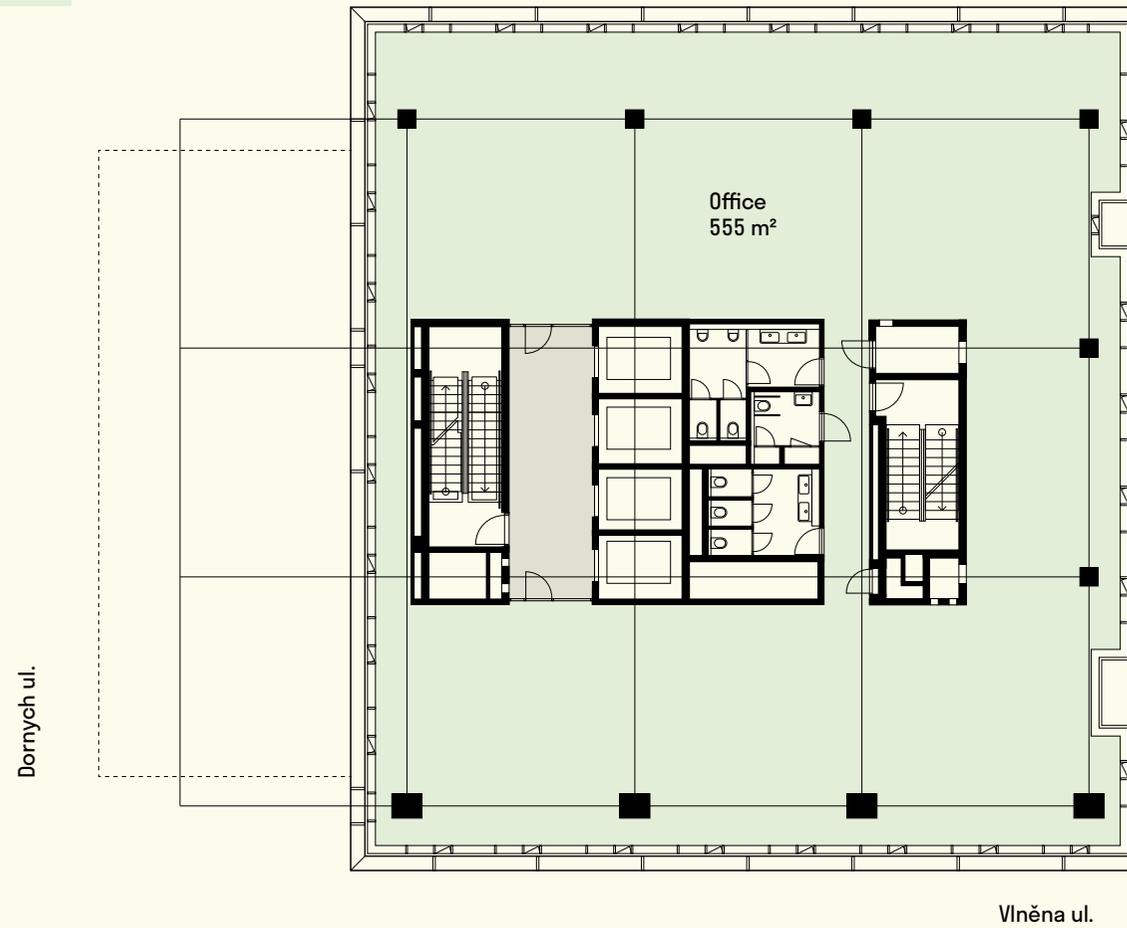
Floor Plans

Floor 1
Terrace floor



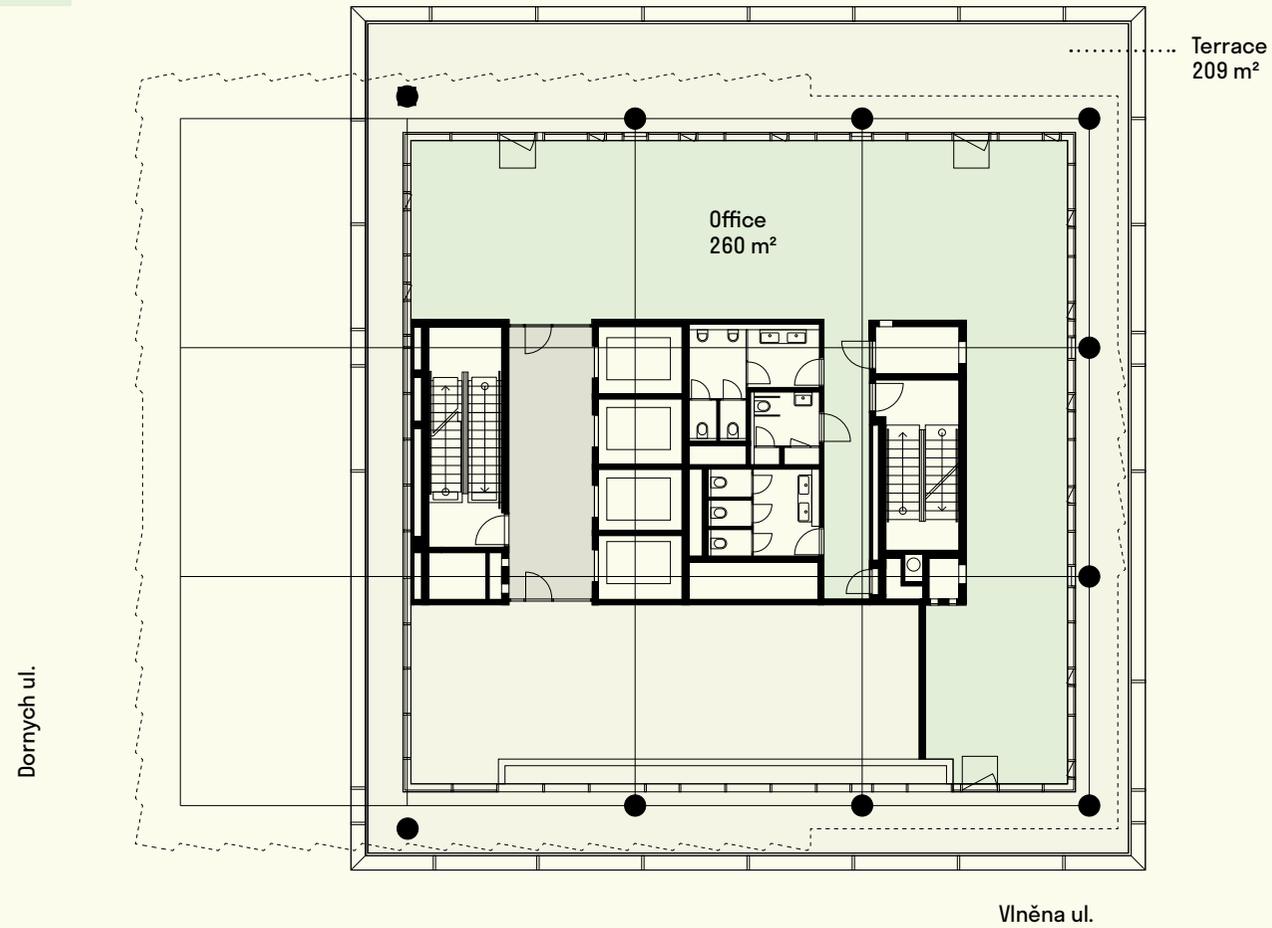
Floor Plans

Floors 2–5
Typical floor



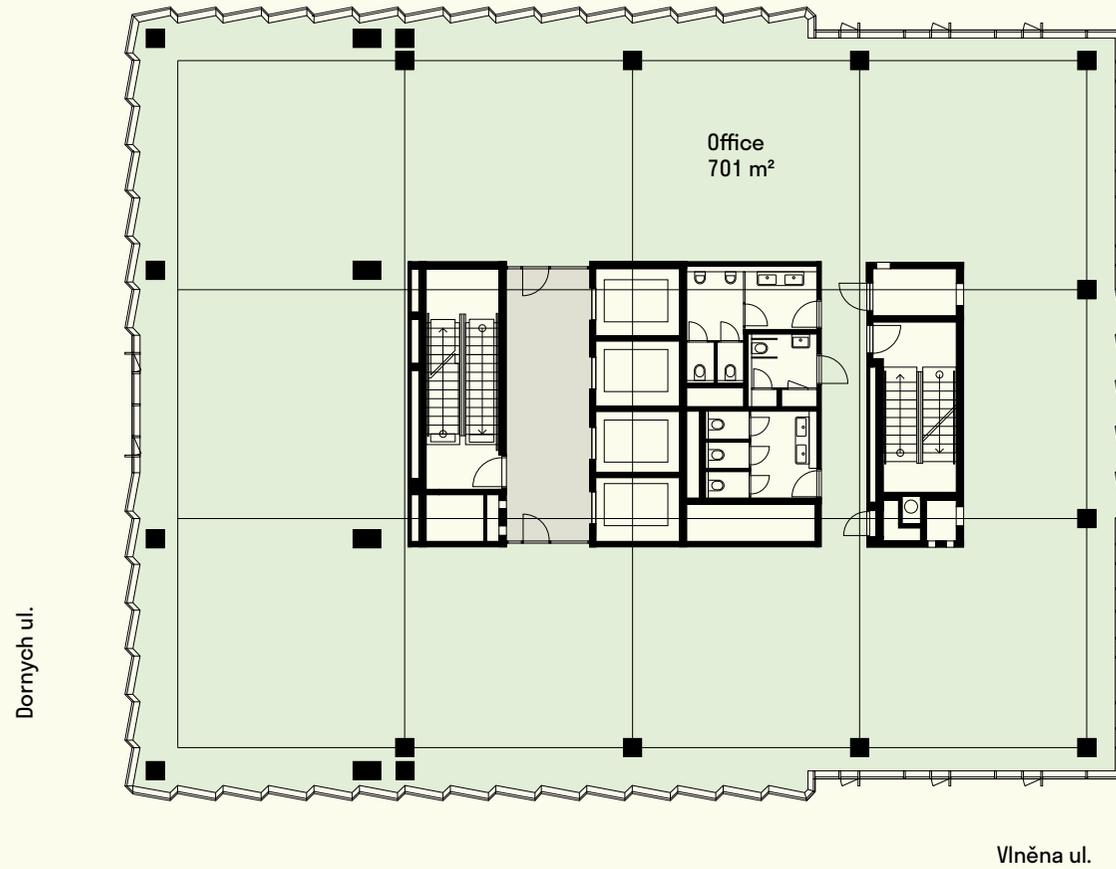
Floor Plans

Floor 6
Terrace floor



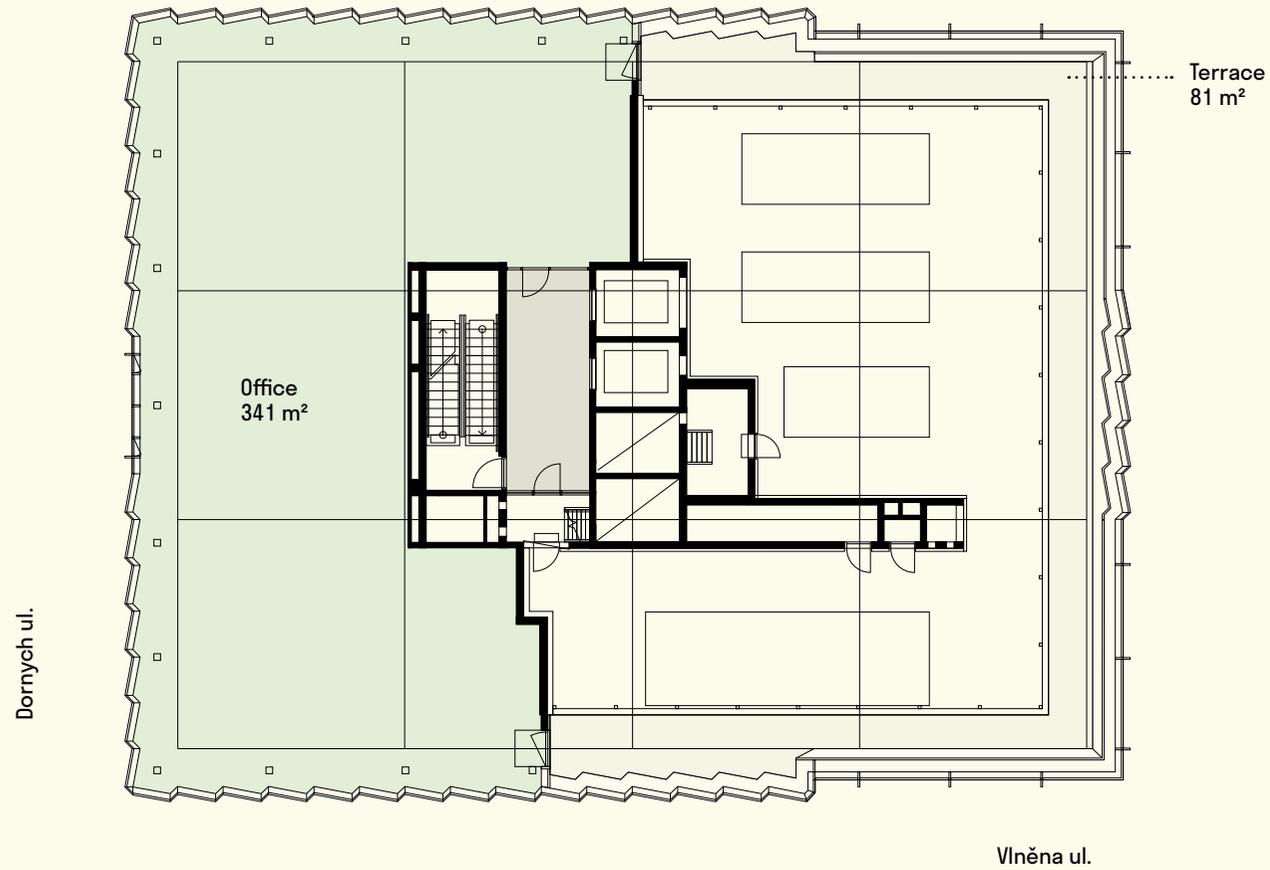
Floor Plans

Floors 7 — 14
Typical upper floor



Floor Plans

Floor 15
Roof floor



Technical Specification

Building I

BASIC DATA

Land owner CTP Vlněna Business Park, spol. s r.o.
CTPark Humpolec 1571
Humpolec 39601

Building I

Number of floors 16 upper floors

Floor area 8,850 sqm of rentable area

Parking 1 underground floor for parking

GENERAL TECHNICAL DATA

Structural system In-situ Concrete Frame

Module Column distance 7,5 x 7,5 m, Locally V 8-16NP AŽ 8,25M

Width of a parking space 2,5 m,
locally 2,3 m,
height 2,1 m
(axis to axis of module)

Facade AL and glazed facade

Floor-to-floor height 1. PP – 3,9 m
1. NP – 4,08 m
2. NP – 3,72 m
3. NP – 6.NP – 3,82 m
7. NP – 15.NP – 3,72 m
16. NP – 3,94 m (office area)

GENERAL TECHNICAL DATA

Load	Typical floors – offices 300 kg/m ² Local areas for servers – 600-700 kg/m ² (close to shorter sides of concrete cores) Reserve for load of partitions 150 kg/m ²
Permanent load typical floor	Concrete: 1,75 Double floor: 0,50 Ceiling: 0,10 Technologies: 0,20 Partitions: 0,65kN TOTAL: 3,2 kN/m ²
Utility load office	2,5kN/m ² (furniture and people)
Utility load on terrace	2,5kN/m ² (furniture and people) no trees or tree pots
Floor-to-ceiling height	1. NP 3,68 m (floor/concrete) retail areas 2. NP 2,80m 3. NP–6. NP 2,9 m 7. NP–15. NP 2,8m 16. NP 3,0m 2,8 m in lift lobbies 2,6 m toilets (min. 2,4 m) 2,2 m minimal approved height in underground parking
Office layout	Highly effective smart office spaces with a balanced proportion of common areas, providing flexibility to divide into smaller units. Office depth: aprox. 6 m (depends on location in building) Independent office: 18 m ² (smallest module of 3 x 6 m) Maximum occupancy 150 people in one fire section.
Reception and Entrance Hall	The main reception is situated on the ground floor in the entrance hall. The entrance hall can be accessed from the main entrance on the ground floor or from the underground parking. The main reception consists of a reception desk, security control desk and reception facilities.

GENERAL TECHNICAL DATA

Reception and Entrance Hall (continued)

Finishes in the entrance hall are made of high standard materials. The hall to be equipped with contemporary designed furniture and an artwork when appropriate.

Staircase

The main staircase for connection between the ground floor and the top floor.
Other staircases are dedicated to emergency exit routes functions.

Staircase structure:
Reinforced concrete staircases and landings

Lifts

4 lifts in the central core in building
(One lift from 1. PP, rest from 1. NP)
Lifts are controlled by intelligent managing system – Compass to allow for person the easiest and fastest way to dedicated floor

All the lifts are used for moving furniture and it is equipped with protections.

Technical specification:

Maximum load	1250 kg, 17 people
Speed	2,5 m/s
Size of door	1100 x 2,300
Size of lift	1200/2300/2500 (largest in Brno)

Fifth lift in the central core connecting parking underground area with reception (from 1. PP to 1. NP and 2. NP)

Technical specification:

Maximum load	675 kg, 9 people
Speed	1,0 m/s
Size of door	900 x 2,100
Size of lift	1100/1500/2200

Machine rooms propelled inside the shaft.

Lifts (continued)**Cabin interior:**

- Cabin corners – mirror, width ¼ of rear side of cabin
 - Wood cladding panels
 - Floor – marble “Grigio”
 - Lights: Indirect light around the ceiling
-

EXTERNAL AREAS**External areas**

All external areas, i.e. access communications, pavements etc. meet the general requirements for safety and access for disabled people.

Attention is devoted to architecture of the parterre: natural green surroundings.

**INTERIOR – FINAL
STRUCTURES
AND MATERIALS
(FINISHING)****Suspended ceiling**

Office - mineral acoustic tiles 600/600 mm, lights and cooling units fitted within the same level of suspension.

Standard - ARMSTRONG „C3“ (OP pearl, Microlook 90 semi-recessed edge, Shadowline suspension system, 600x600x15mm, perimeter shadow strip), alphaW = 0.95

Sanitary – plasterboard suspended ceiling

Partitions

No partitions in standard.

Portable partitions with door wings in Al frame. Anchored on the raised floor to the ceiling construction. Acoustic filling in the ceiling void in order to achieve standard values for acoustics.

All partition types on request – at a special rate.

Kitchenettes

Preparation for kitchenettes in designated areas. One point per floor near central communication cores on each building.

Possible connection for:

- Microwave oven
 - dish-washer machine
 - refrigerator
 - other standard equipment
-

INTERIOR – FINAL
STRUCTURES
AND MATERIALS
(FINISHING)

Toilets

High standard finishes. Number according to CZ standards.

Outer (perimeter) partitions: double gypsum board from the floor to concrete ceiling

Inner partitions: standard one (single, up to suspending ceiling).

Walls + floor:

ceramic tiling, e.g. RAKO NOE, DAKV 7100, partly (10%) RAKO NOE, DDV2N100

Washbasin: in-built

Contactless tap

Liquid soup dispenser: glass/chrome, e.g. Laufen LB3 384683

Paper dispenser: stainless steel, e.g. Franke Rodan

El. hand dryer: contactless stainless steel, e.g. Optimal

Urinal: e.g. Laufen Vila, 841141 including photocell

Pendant water closet: e.g. Laufen, Palomba Collection

Push button above WC: e.g. Geberit, Sigma 50

Brush holder: e.g. Laufen, LB3, 383682

Basket: e.g. Vencil prim V1312CS, 12 l

Handicap toilet: washbasin: e.g. Keramag Dejuna 128565, pendant water closet: e.g. Keramag Dejuna 268500

INTERIOR – TECHNOLOGY

Heating and cooling

Offices – combined heating / cooling units with local micro-climate regulation. 4 per floor.

Surface area per person: 8 m² / person

Heat exchanger connected to the central heating supply.

Cooling – water coolers installed on the roof.

Central cooling water distribution for additional floor cooling (e.g. floor wiring infrastructure)

Filtered grey water is used for air pre-cooling.

Air-handling

Office

External conditions (according to local standards):

	Winter	Summer
Temperature	-15°C	32°C
Relative humidity:	30 %	enthalpy 62 kJ/Kg

Air-handling (continued)

Interior conditions:

Air temperature:

- Heating season 22°C +/-1,0°C
- Outside heating season 24,5°C +/- 1,5°C

- Fresh air supply – office
(permanent working place 36 m³/h.prs (8 m²/prs)
- Office (meeting room) 36 m³/h.prs (2,5 m²/prs)
- Retail 36 m³/h.os (6 m²/os)

Relative humidity: min 30 %

Combined 4 pipes and 2 pipes system equipped with 6 ways valves and induction units.

Sanitary

Independent systems of air ventilation according to local regulations. Cleaned grey water usability for flushing.

Garage ventilation – standard air-flow according to local standards.

In the areas designated for servers – provision for independent server cooling.

Emergency exit routes – depends on fire signalization.

Grey watter usability

Pre-cooling AC air, Toilet flushing

Sprinklers

Sprinkler system in whole building.
The building is connected through an independent connection to its own trafo-station on the underground floor.
Cabling from the main switchboard – in vertical shafts.

Electricals

Cabling in offices:

either in suspended ceiling for light distribution
or within double floor for standard power sockets
Fire-signalling – in fire-proof cables.
Power supply per floor – 80 A per floor on each building.

INTERIOR – TECHNOLOGY

Back – up	Diesel-generator on the underground floor in neighbouring building. Total reserved capacity for clients – 400kVA/320kW.
Lighting/	Lighting requirements: offices 500 lux halls 200 lux reception 300 lux parking 125 lux
Sockets/	Lights are embedded in the suspended ceiling (apart from garages and design lighting) and are located within raster. Standard: LED lights comparable to THORN, etc.
Server	Floor boxes and sockets (includes 4pcs of power sockets) are included as standard (1pcs/20 m ² office area)
Data and telecomm connections	There are recommended areas for servers in the building, load-bearing capacity 6kN/m ² (according to e-mail description).
Internal emergency systems	External connection of at least 2 independent operators. Preparation for optical connection on each floor.
Security systems	Fire alarm – EPS, in accordance with fire standards and regulations. Control panel located at the main reception. Ensures security in selected areas. The system is supported by camera system CCTV in common areas. Monitoring is located at the security control desk and is recorded. Internal communication in lifts is connected to reception (security control desk). Access inside the building is possible by magnetic cards (MYFAIR) or by QR-codes
Security control desk	In operation: 24 hours / day, 7 days / week. Central control Fire alarm CCTV Access control

ACCESS FOR EMPLOYEES / VISITORS

Location/	Easy access Direct access from Dornych Street 3 min. walking distance from the Man Train Station, Main Bus Station and Main Tram station.
Main entrance	Access from the parkings from underground parkings directly to a reception from outside parking through main entrance into reception
Reception	In operation 24 hrs. Day operation: access through turnstiles Night operation: security control desk – basic scope of services, access through main entrance door.
Office floors	Entrance door secured, glazed access-card system info system Interior blinds
Parking	Access Control Employees – access-card system Visitors – audio connection with reception and security control desk.
Deliveries	From outside designated parking spaces, through a lift from the ground floor in co-operation with receptionists. Ready for DRONE delivery.
Furniture etc. Moving	All the lifts are equipped for moving provided the protection is used. The lifts for moving are available on request and one is accessible from the car parkings on the groundfloor. Details at reception desk.
Smart solutions	All the rental floors are designed in standard “Smart office spaces”. A catalogue of the proposed “Smart office spaces” will be processed. The building is ready and assembled for IoT solutions.

CTP — A Trusted Partner



CTP Europe's largest listed owner, developer, and manager of logistics and industrial real estate by gross lettable area, owning 10.5 million sqm of GLA across 10 countries as at 31 December 2022. CTP certifies all new buildings to BREEAM Very Good or better and earned a 'Low-Risk' ESG rating by Sustainalytics, underlining its commitment to sustainability. CTP's shares are traded on the Euronext Amsterdam stock exchange (CTP N.V.).

ABOUT OUR WORK

Portfolio Overview

CTP's portfolio comprises industrial, office, mixed-use and retail properties throughout CEE. Our strategy focuses on key CEE regions with a large, educated workforce to support investments in high-tech and added-value activities. CTP chose to develop in CEE due to the region's right mix of location, smart people, industrial tradition, developed infrastructure and cost-effectiveness.

CTP Platform

CTP derives a competitive edge thanks to its vertically integrated business model and dedicated team of professionals, who bring extensive, hands-on experience to each project. The CTP platform provides seamless, full-service coverage at all stages of property development, together with comprehensive property management services.

Building Quality

Awarded ISO 14001 certification in 2011, CTP provides seamless service to clients relating to their business facilities. Continual improvement is part of our DNA, and every year we rigorously review our building standards to keep up with the latest developments to save you time, lower your energy costs, and create the most efficient and comfortable workplace for your employees.

Contacts



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by
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