

 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.

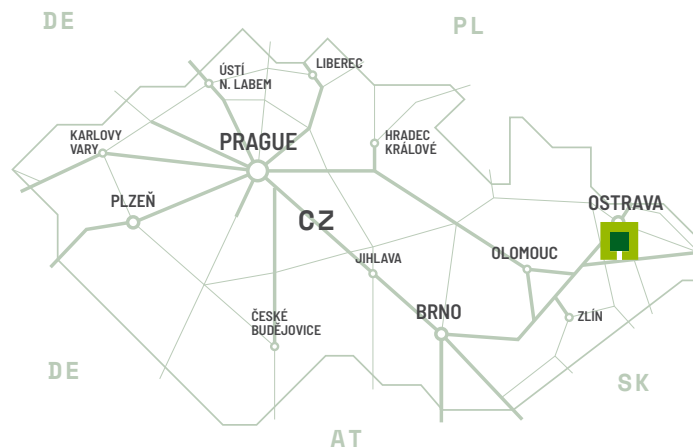
- ▶ Excellent Infrastructure for cross-border business: Poland: 30 km, Slovakia: 60 km
- ▶ Direct motorway to Brno/Austria/Prague
- ▶ 8 Universities in the city/region
- ▶ Highly skilled population



D1 HIGHWAY 50 M
 OSTRAVA CITY CENTRE 4 KM
 OSTRAVA 16 KM
 BUS STOP ON-SITE

MAJOR CITIES

| | | |
|------------|--------|----------|
| Katowice | 94 km | 1h 15min |
| Brno | 170 km | 2h 15min |
| Bratislava | 271 km | 3hrs |
| Vienna | 301 km | 3h 30min |



LOCAL ACCESS

Direct highway access to all directions

The CTPark network includes three parks in the Ostrava region: CTParks Ostrava, Ostrava Poruba and Hrušov, 10, 17 and 4 kilometres from the city centre. Our new project CTZone Ostrava is under construction in Ostrava Hrabová. The A-class office park IQ Ostrava brings 22,000 sqm of energy-efficient office space to the city's downtown.

PARK FEATURES

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



Prime location 10 km from city centre

- Built available
- Planned
- Built occupied



AVAILABILITY & DELIVERY

| | Avail. / bldg. size | |
|-------------|------------------------|------------------|
| 06B | cca 3,026 / 8,693 sqm | available |
| 010B | cca 4,700 / 27,062 sqm | available |
| 011B | cca 1,700 / 10,396 sqm | available |

CTLab 01-05 cca 4,500 sqm **available**

Location of vacancies may not be exact in siteplan.

KEY PARK DATA

CTPark Ostrava



SOLAR POWER PLANT
PLANNED IN 2023



WATER
RECYCLING



GAS STATION 500 M



HOSPITAL 10 KM



2 RESTAURANTS
ON-SITE



SHOP 1 KM



CLUBHOUSE
ON-SITE



COFFEE SHOP



SHARED BIKES

AVAILABLE NOW

3,026 sqm

DEVELOPMENT OPPORTUNITY

0 sqm

BUILT-UP AREA

350,765 sqm

TOTAL AREA

87.16 ha

PARK & NEARBY INVESTORS

Škoda Vagonka

A123 Systems

Brembo

Vitesco Technologies Czech Republic

Czech News Center

Dachser

Grupo Antolin

HP Pelzer

ITT

Moneta Money Bank

INDUSTRIES IN THE PARK

64% Automotive

21% Manufacturing

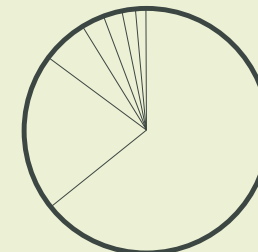
6% 3PL

3% Wholesale Trade

3% Retail Trade

2% Services

1% Other

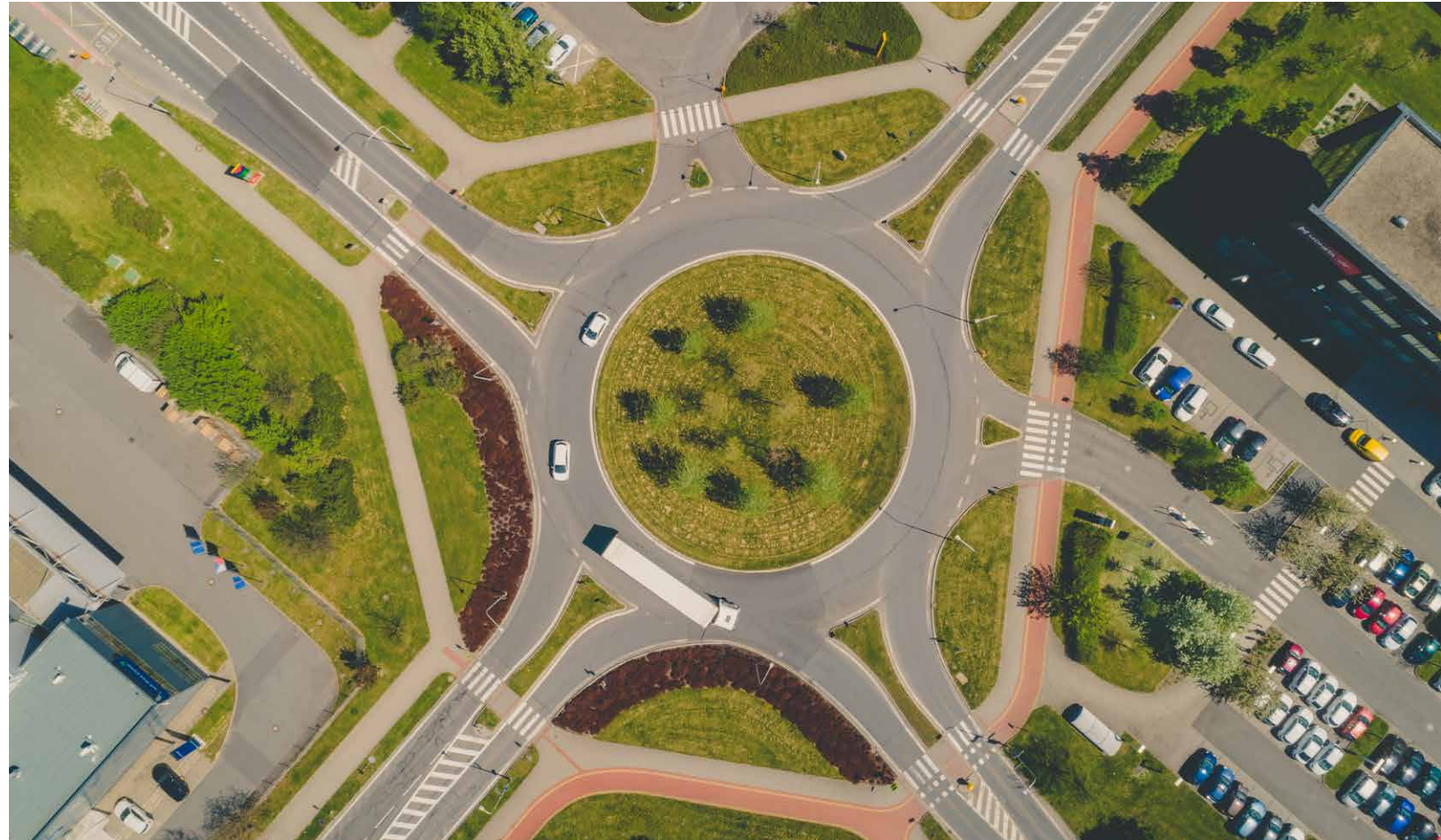


Full-service CTPark for all types of investors

CTPark Ostrava is one of the most successful projects in the CTPark Network. With the multifunctional project Clubhaus, CTPark Ostrava offers all the facilities for its residents such as restaurant with terrace, playground, 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 planned





WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

11.8 million sqm
GLA

SPACE FOR YOU TO GROW

23.4 million sqm
landbank

LONG TERM PARTNER

>1,000 clients



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CONTACT ME

