



 Plzeň

ctp



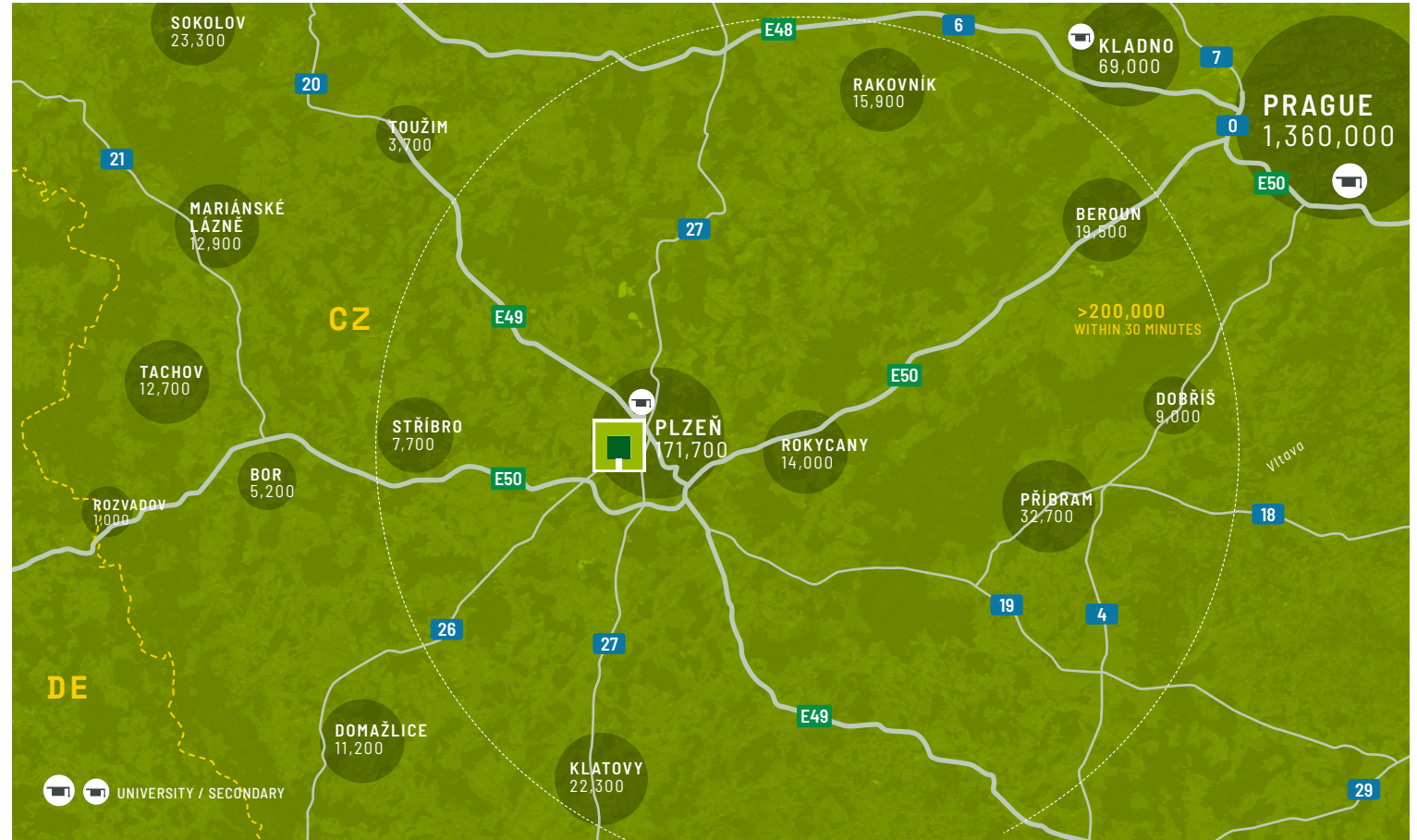
CZ

REGIONAL BENEFITS

# CTPark Plzeň: Where Innovation Meets Strategic Location

CTPark Plzeň is strategically located near Plzeň's city centre, with on-site public transport and easy access to the E50/D5 motorway to Germany / Prague. A number of major international companies have located various types of business operations in the area. The park is ideal for companies locating high-tech, R&D and product development centres in the region.

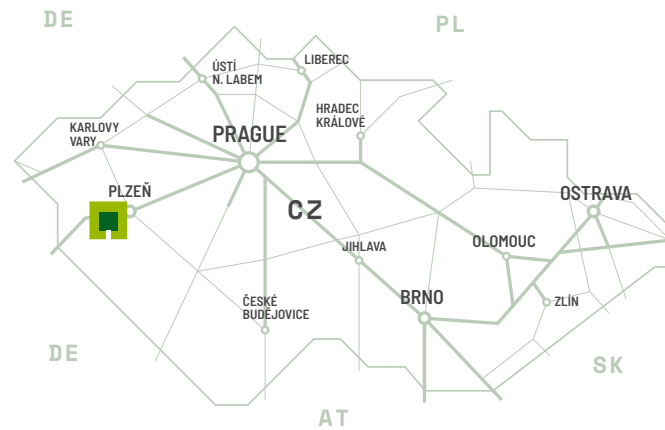
- ▶ Central location/easy accessibility
- ▶ New four-lane connector to E50/D5
- ▶ High level of FDI in the area
- ▶ University city with technical faculty
- ▶ Available skilled labour
- ▶ Onsite public transport
- ▶ Prague Airport – 90 km
- ▶ German border – 75 km
- ▶ Low-wage area
- ▶ Park management on site



 DIRECT ACCESS TO D49	 CITY CENTRE 5 MIN
 PRAGUE AIRPORT 90 KM	 GERMAN BORDER 75 KM

MAJOR CITIES

Rozvadov	69 km	0h 45 m
Karlovy Vary	80 km	1h 10m
Prague	90 km	1h 10m
Regensburg	167 km	1h 40m
Nuremberg	200 km	2h 0m
Mnichov	288 km	2h 50m



## LOCAL ACCESS

# Perfect location within the city of Plzeň

CTPark Plzeň is strategically located within the fourth biggest city in the Czech republic, providing excellent highway access to the German border via the D5 highway (Prague – Nuremberg).

## PARK FEATURES

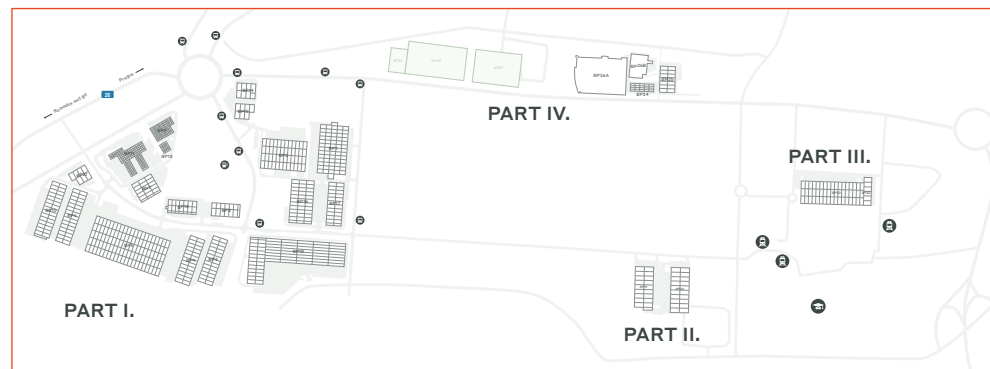
- ▶ Solar ready roofs
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations
- ▶ Bike/pedestrian paths, fitness centre

- ▶ University within the area
- ▶ All necessary amenities close by
- ▶ Market leading building and sustainability standards



# The largest Plzeň development - Borská pole

The whole CTPark Plzeň siteplan



- Built available
- Planned
- Built occupied



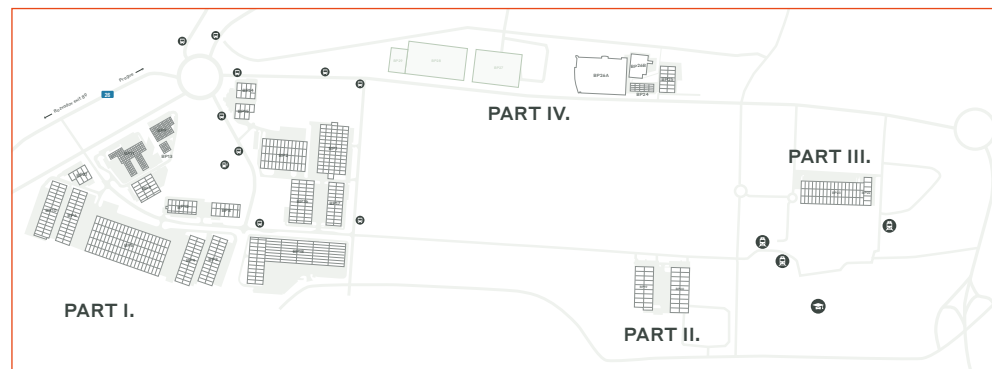
Siteplan continues on next page

## AVAILABILITY & DELIVERY

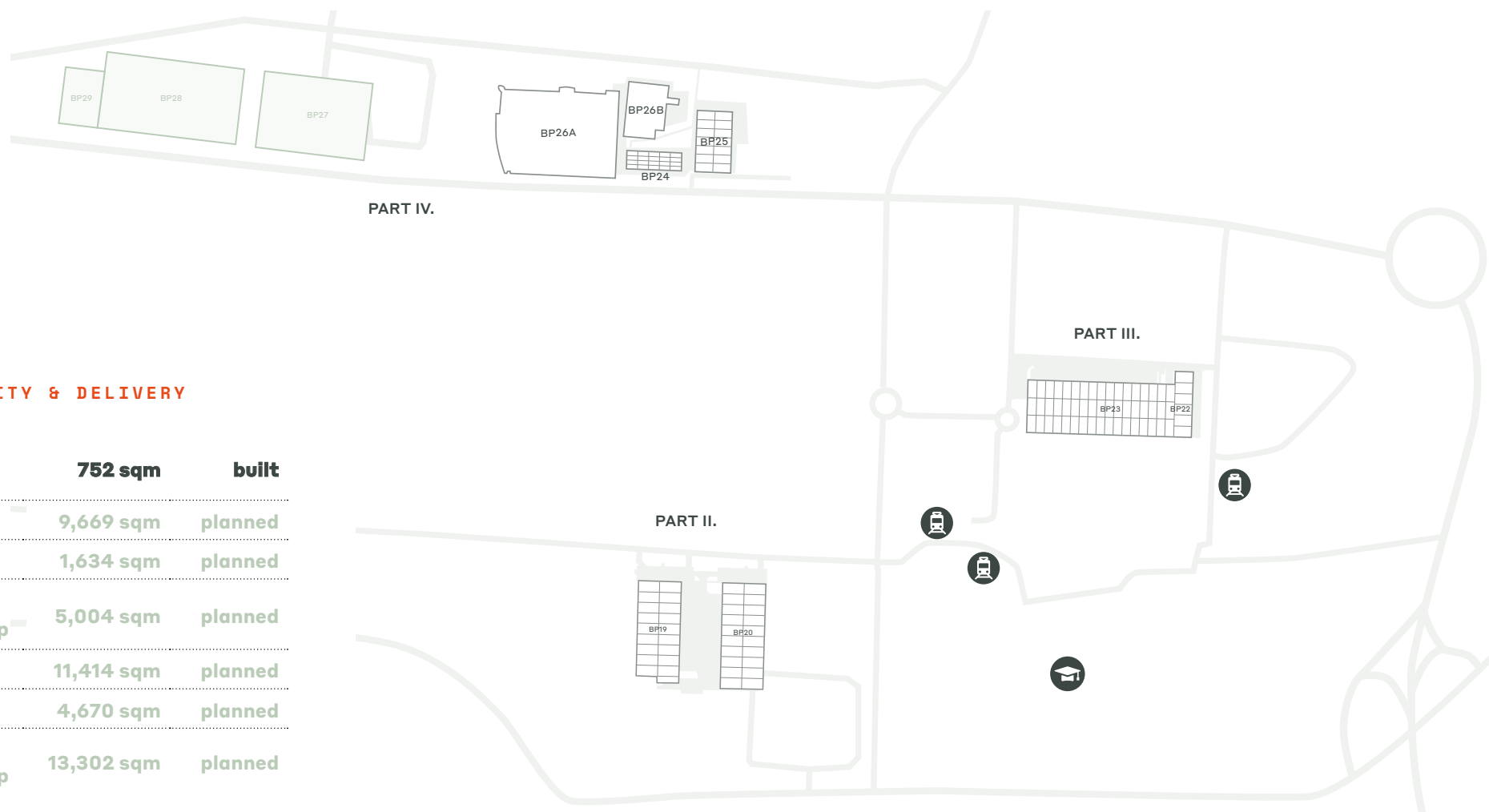
<b>BP14 - Unit 1, 2</b>	<b>752 sqm</b>	<b>built</b>
BP27	9,669 sqm	planned
BP28	1,634 sqm	planned
BP29 - CTWorkshop	5,004 sqm	planned
BP30	11,414 sqm	planned
BP31	4,670 sqm	planned
BP32 - CTWorkshop	13,302 sqm	planned

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## AVAILABILITY & DELIVERY

Unit	Area (sqm)	Status
<b>BP14 - Unit 1, 2</b>	<b>752 sqm</b>	<b>built</b>
BP27	9,669 sqm	planned
BP28	1,634 sqm	planned
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KEY PARK DATA

# CTPark Plzeň

AVAILABLE NOW

## 0 sqm

DEVELOPMENT OPPORTUNITY

## 51,354 sqm

BUILT-UP AREA

## 225,918 sqm

TOTAL AREA

## 45.16 ha

PARK & NEARBY INVESTORS

- SGL Solutions
- Megatech
- Lidl
- PPL
- Lagermax
- DHL Solutions
- MOL
- MD Elektronik



SOLAR READY ROOFS



WATER RETENTION AND RECYCLING



MEDICAL POINT IN CLOSE VICINITY



CAFETERIA/ RESTAURANTS



ELECTRIC CHARGERS



BIKE PATHS AND FITNESS



LANDSCAPED AREAS



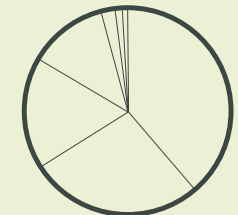
ACCOMMODATION WITHIN THE LOCATION



SUPERMARKET

INDUSTRIES IN THE PARK

- 39% 3PL
- 27% Manufacturing
- 18% Automotive
- 12% Retail Trade
- 2% Other
- 1% Wholesale Trade
- 1% Services



## Full-service CTPark for all types of investor

CTP adds value due to its vertically integrated business model and dedicated team of over 780 professionals. The CTP platform provides seamless, end-to-end property development services including in-house design, construction, legal and permitting teams.





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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