



Building I

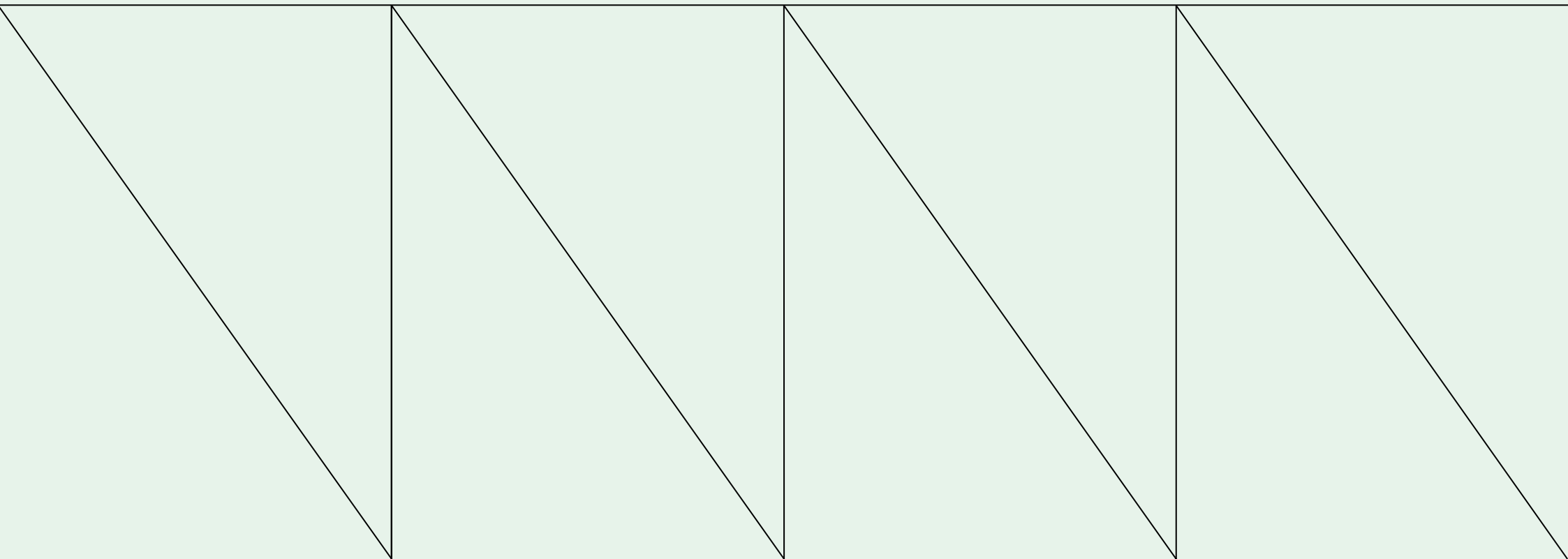


by  
CTP.



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 m<sup>2</sup>

NUMBER OF FLOORS  
ABOVE GROUND

16

TYPICAL  
FLOOR

700 m<sup>2</sup>

OFFICE  
FROM

149 m<sup>2</sup>

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**

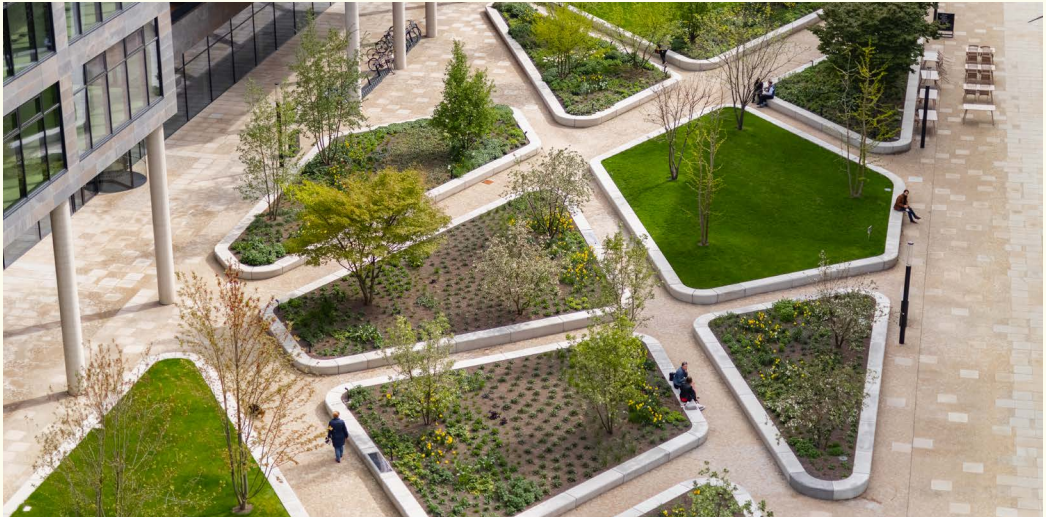
- Canteen & Amenities



# Sustainability

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

RAINWATER  
COLLECTION



BLUE GREEN  
ELEMENTS

GREY WATER  
USABILITY

EXTESIVE  
GREEN ROOF

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

# Smart Office Spaces (to choose)

Building I

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)	Change to procognitive lighting
LIGHTS	LED lights with DALI control	Addition of sensors and control modules	
VENTILATION	Automatic with CO <sub>2</sub> sensing	Automatic with CO <sub>2</sub> 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	
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	

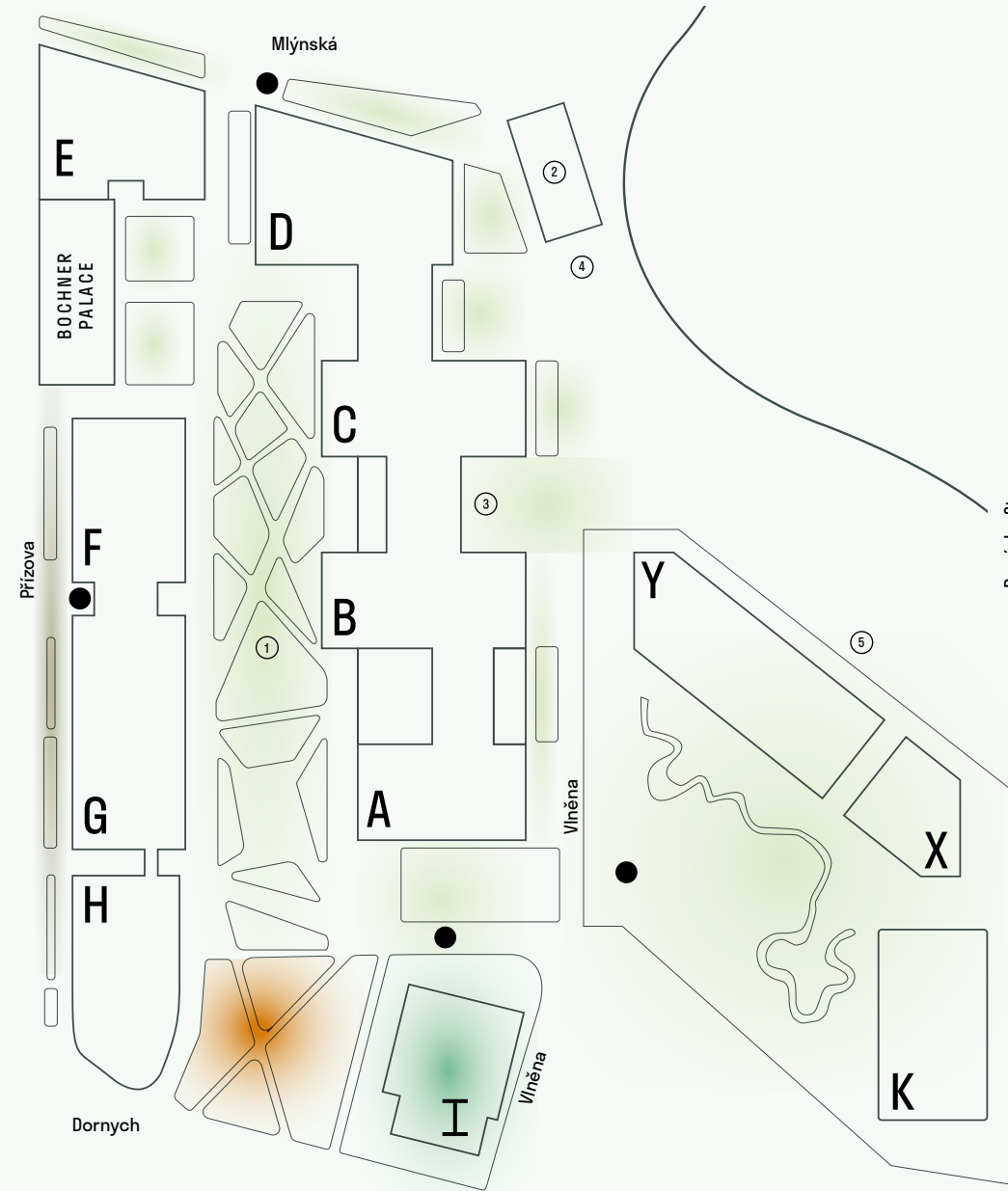






# Siteplan

# Building I



- ① Courtyard  
 ② Old Mill House  
 ③ Clubco Garden  
 ④ Sport Court  
 Buildings ABCDEFGH & Bochner Palace  
 Building I (Under construction)  
 ⑤ Residences KXY (Planned)  
 ● Underground Parking / Charging Station



# 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

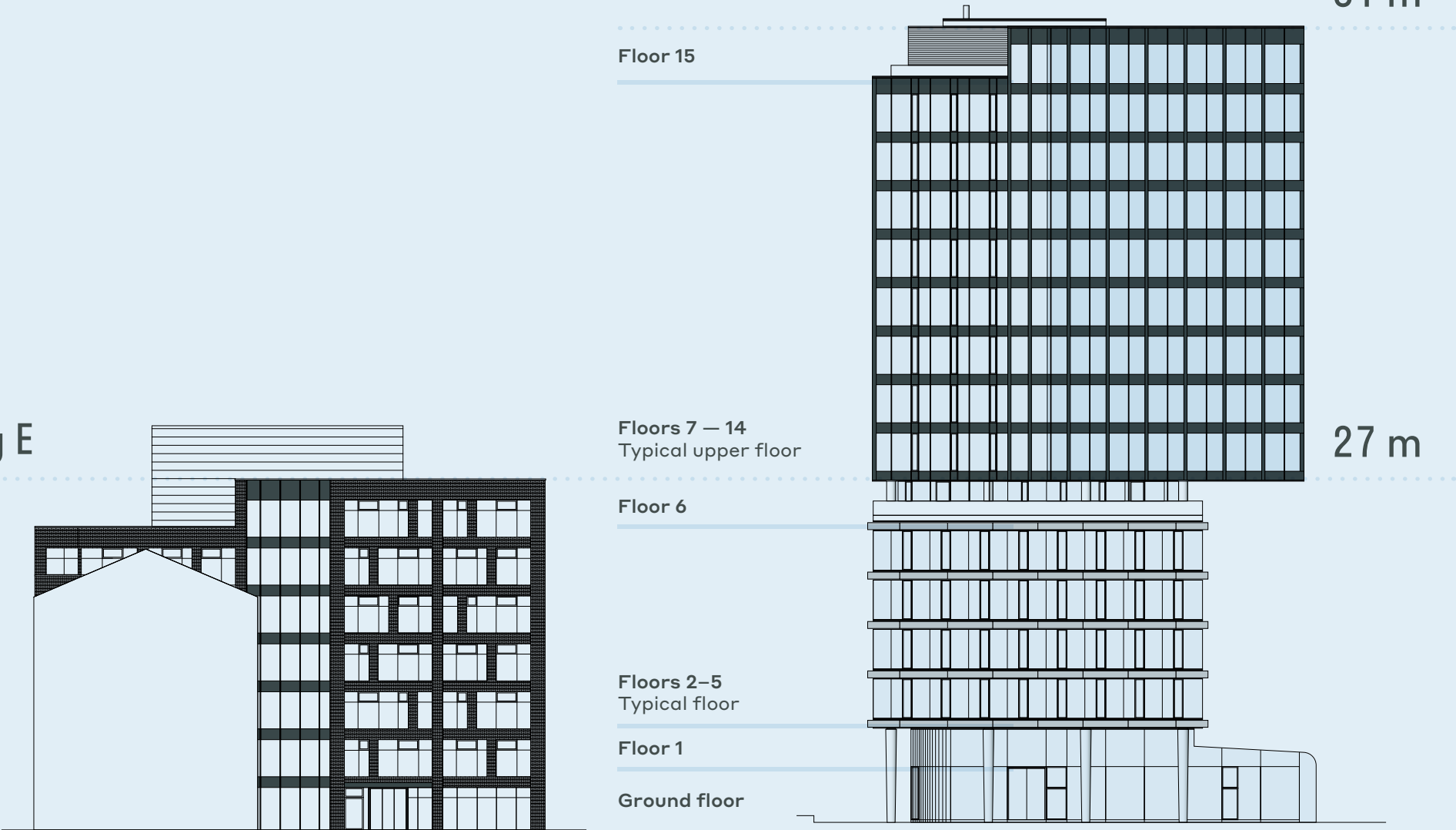
Floors 2–5  
Typical floor

Floor 1

Ground floor

27 m

Building E

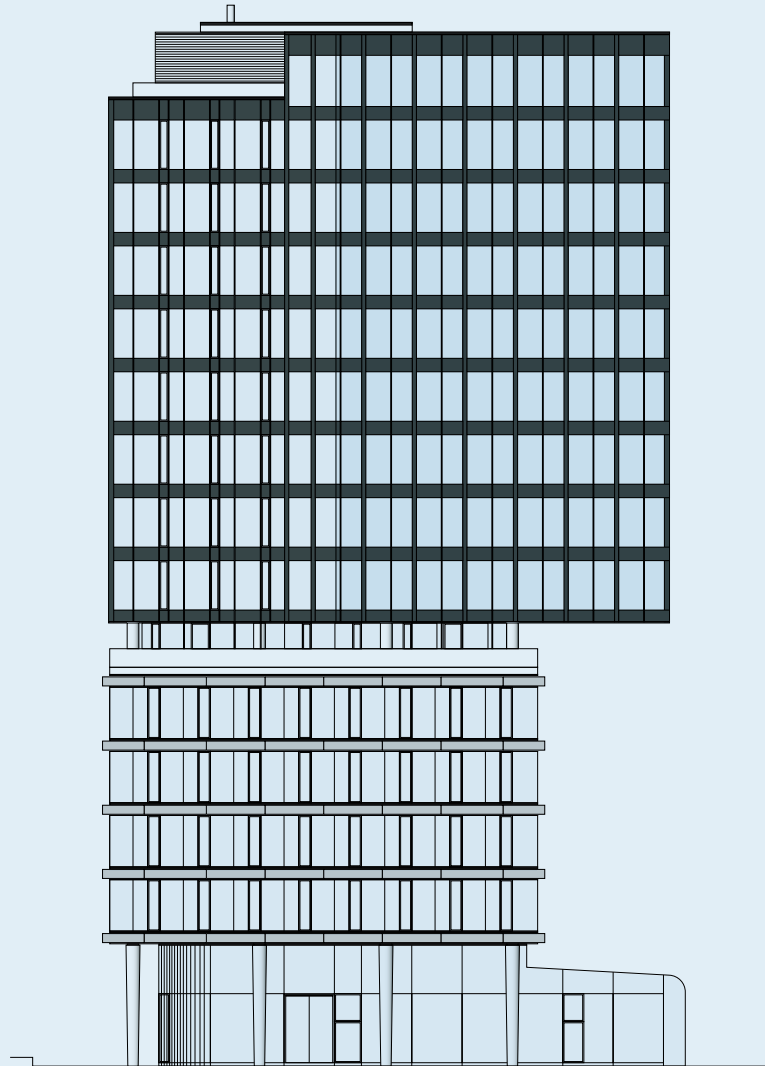




# Building Elevation

Building I

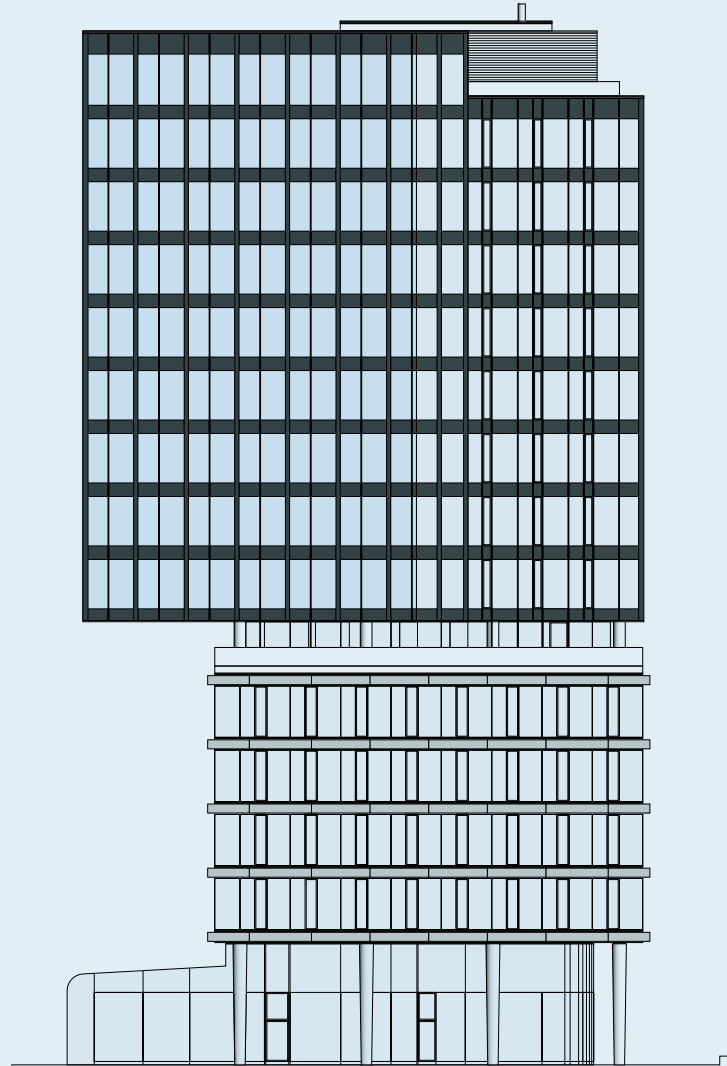
West View



# Building Elevation

Building I

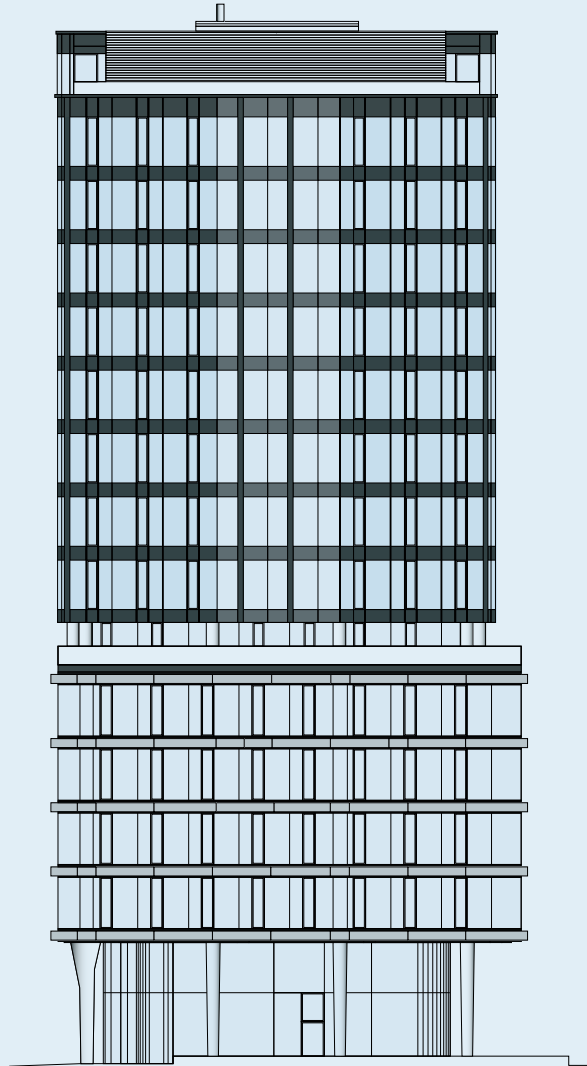
East View



# Building Elevation

North View

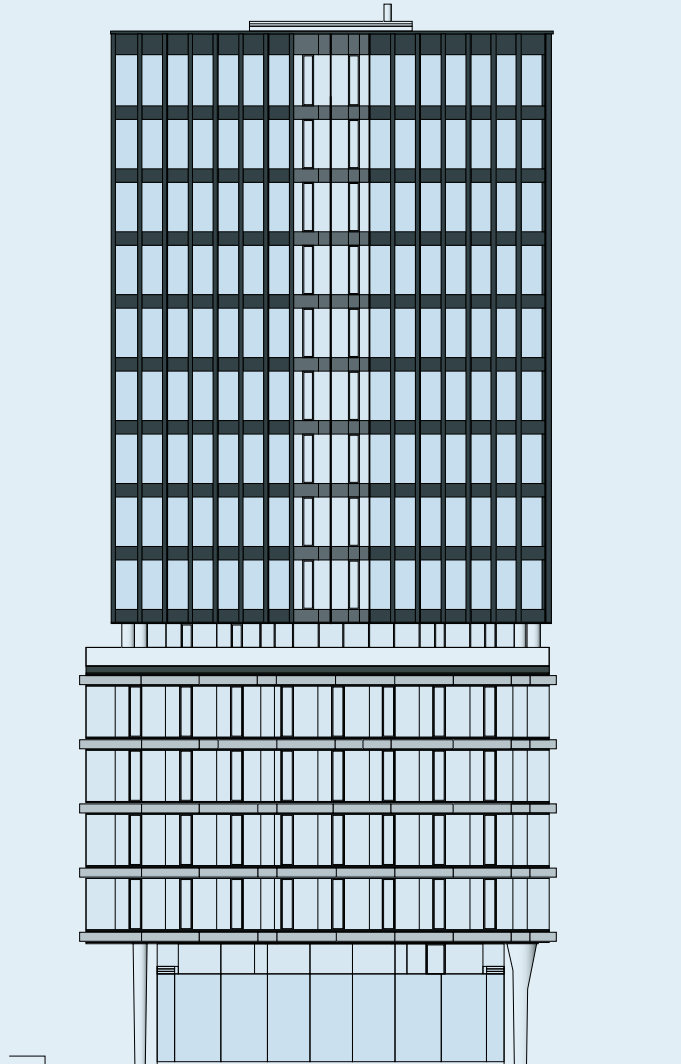
Building I



# Building Elevation

Building I

South View

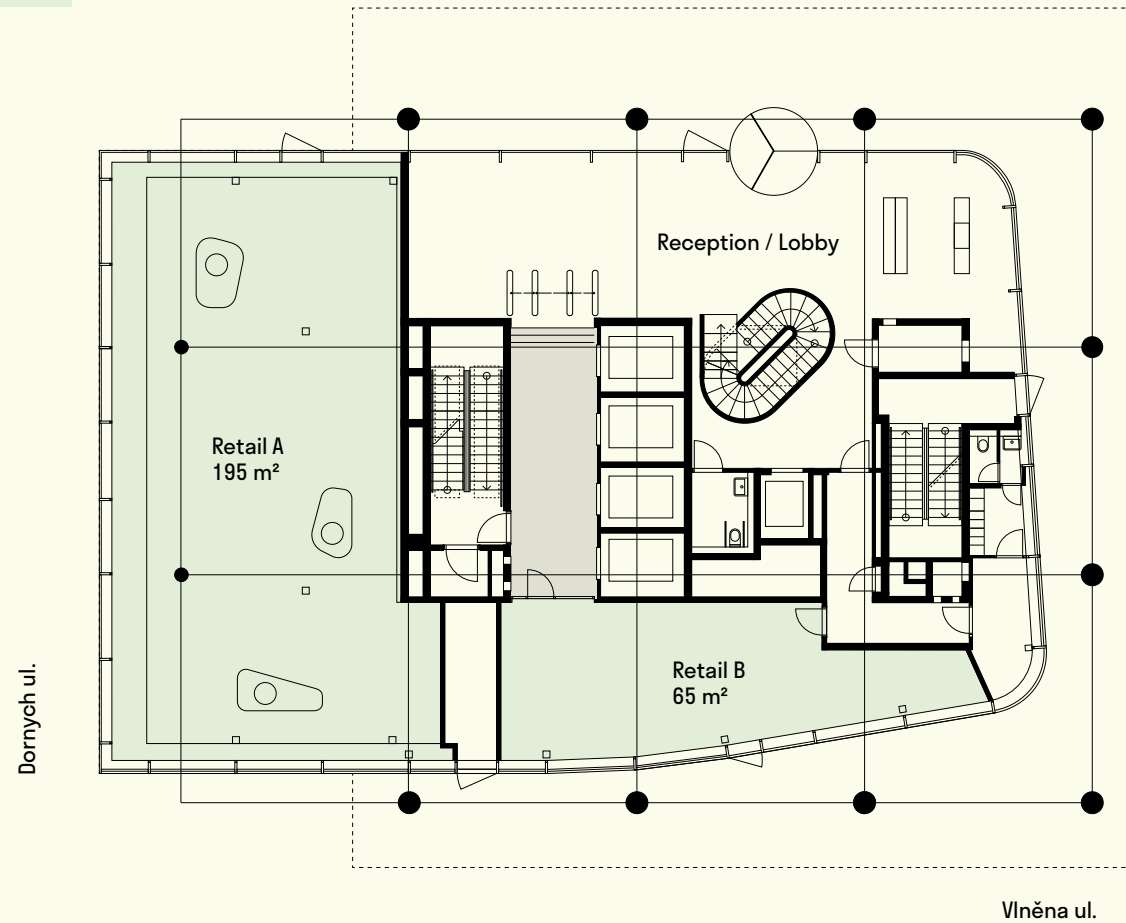




# Floor Plans

Building I

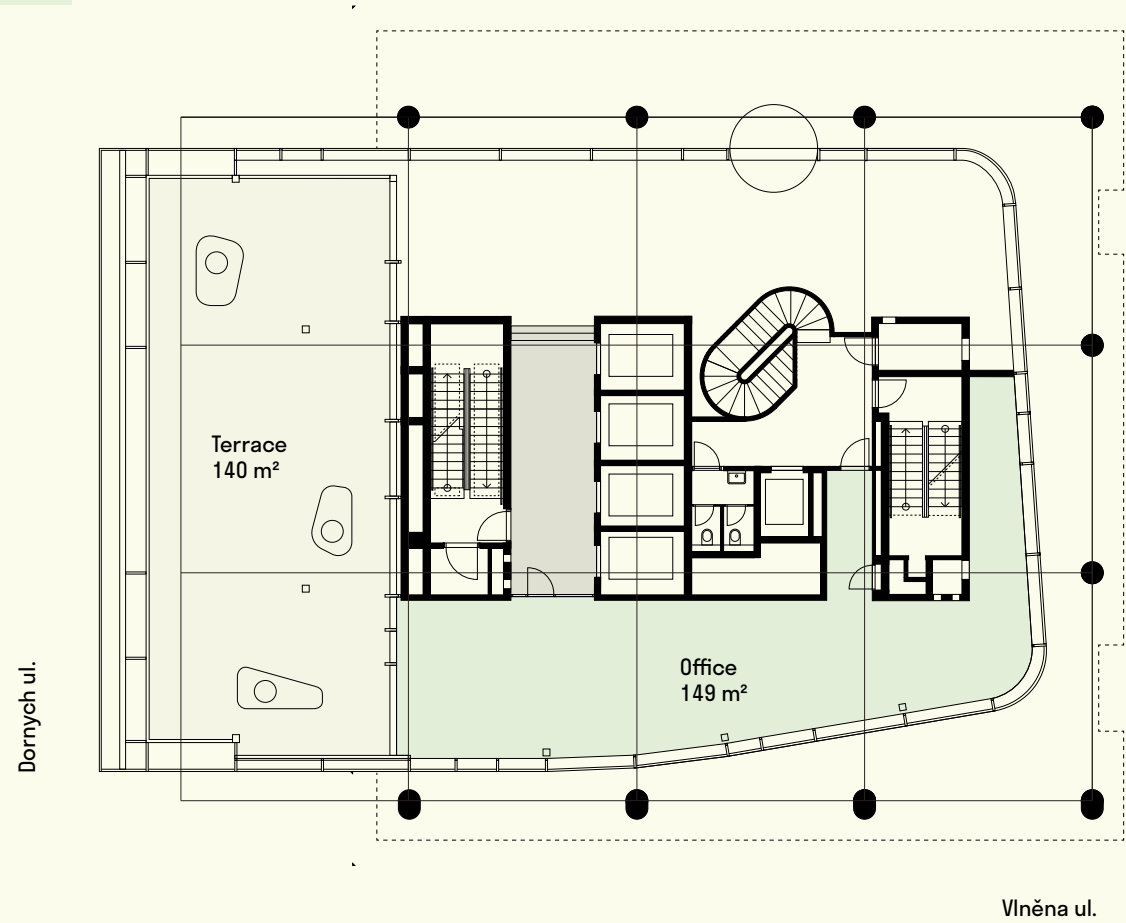
Ground floor  
Retail floor



# Floor Plans

Building I

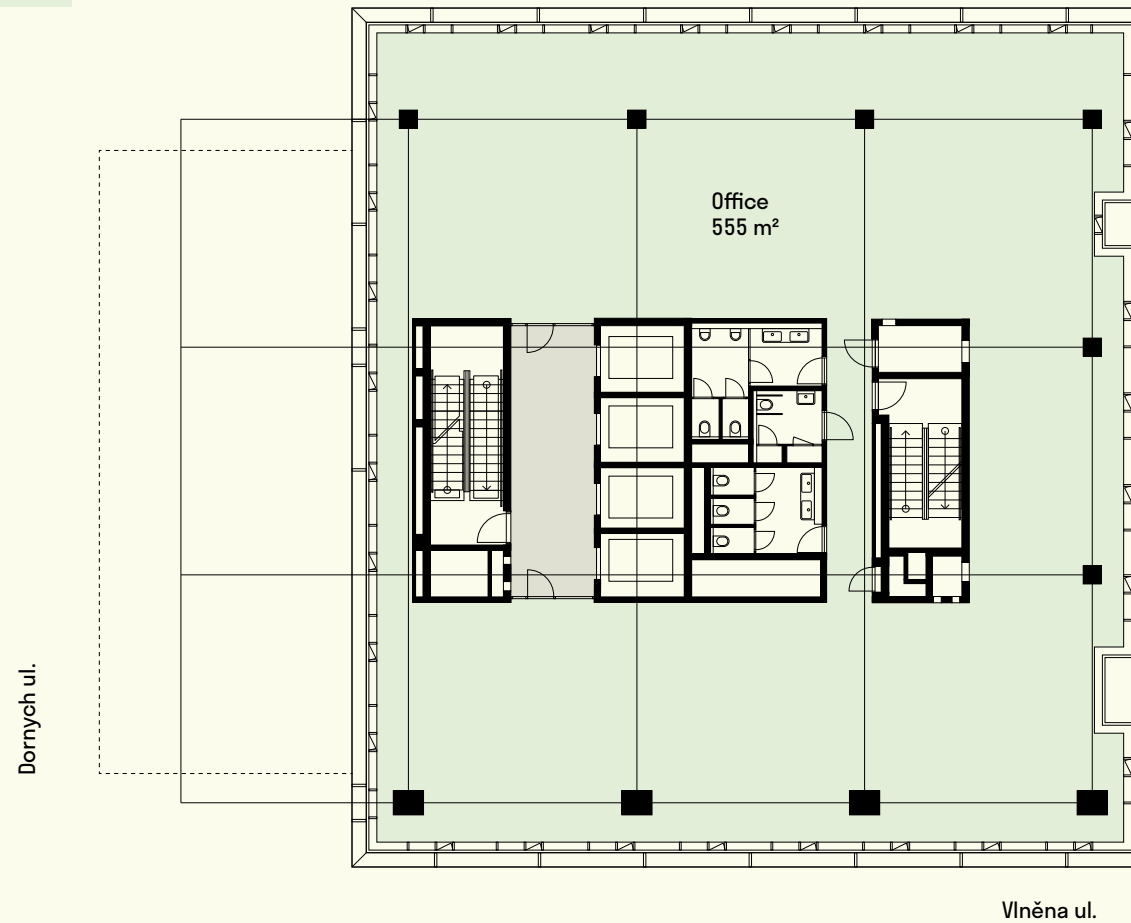
## Floor 1 Terrace floor



# Floor Plans

Building I

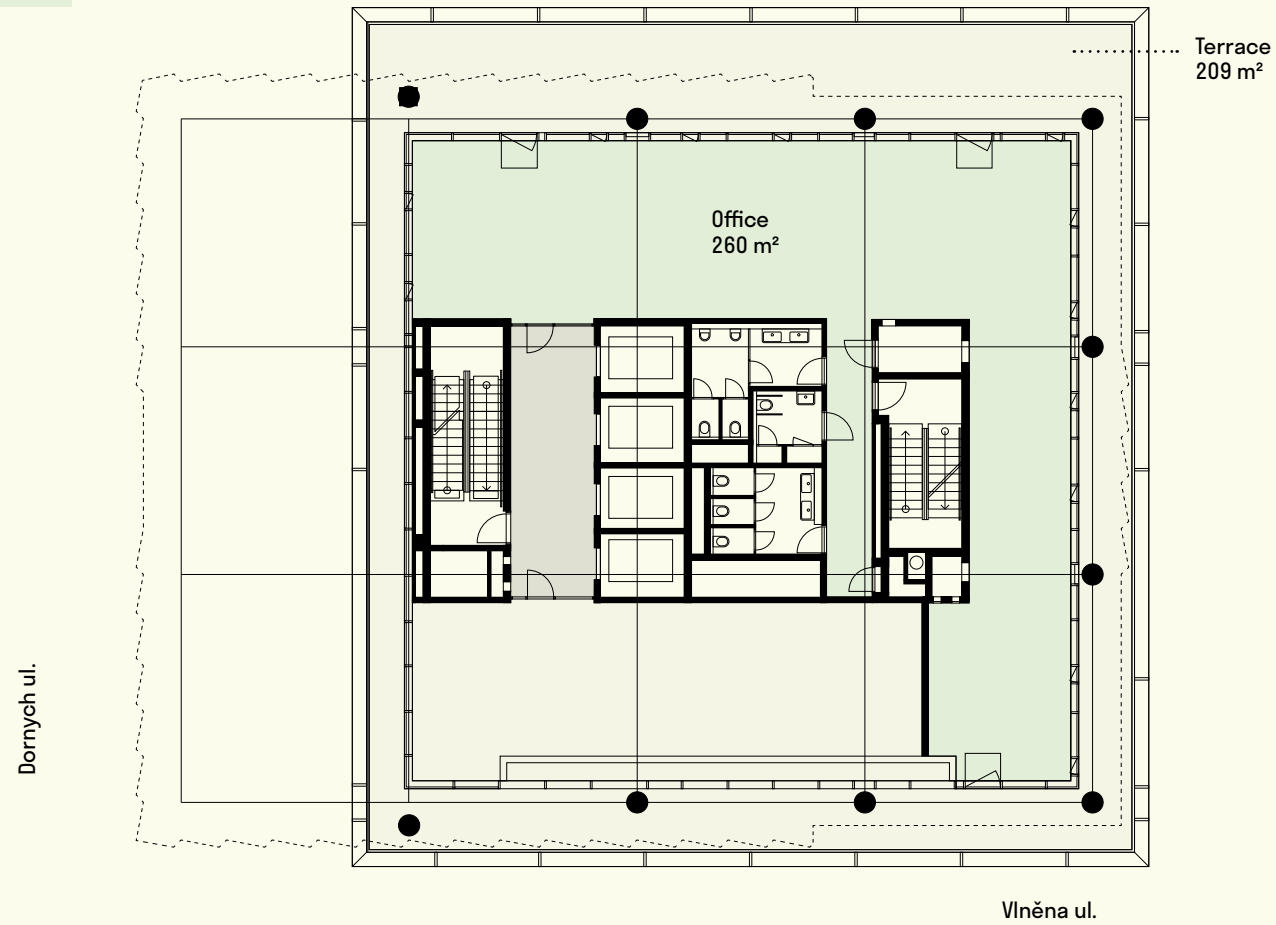
Floors 2–5  
Typical floor



# Floor Plans

Building I

## Floor 6 Terrace floor

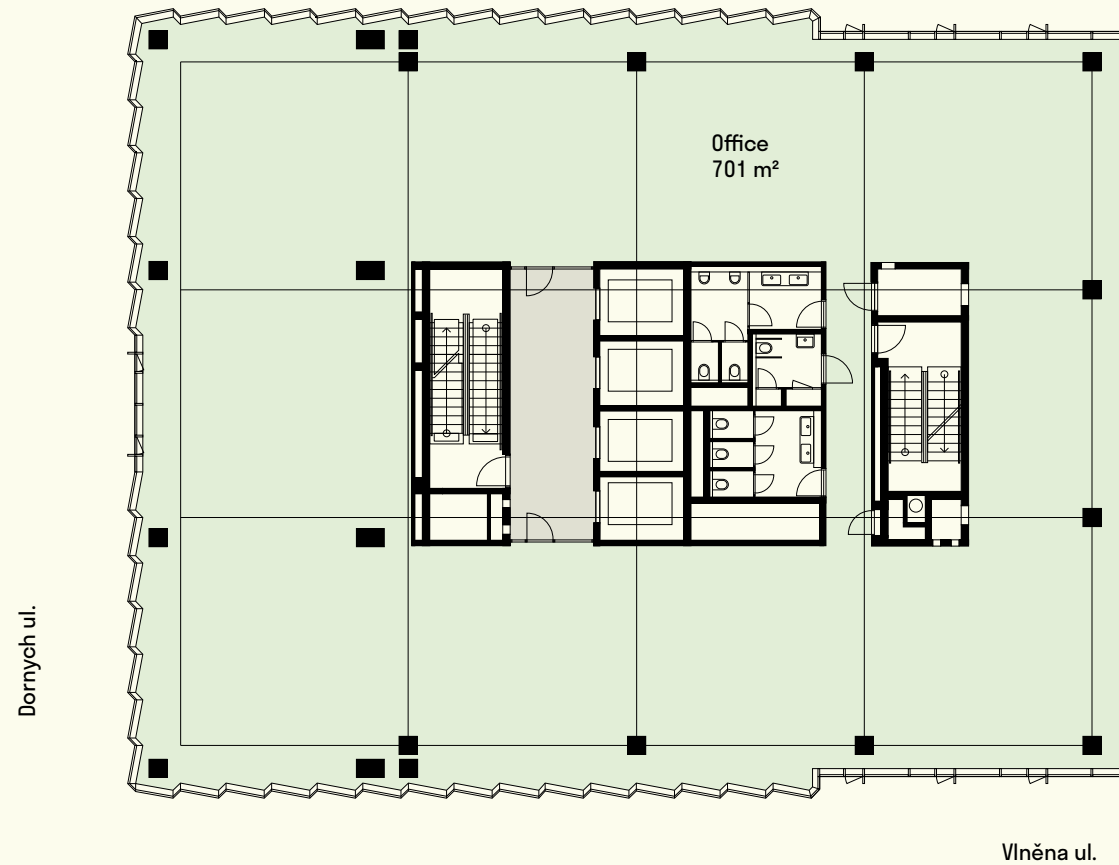




# Floor Plans

Building I

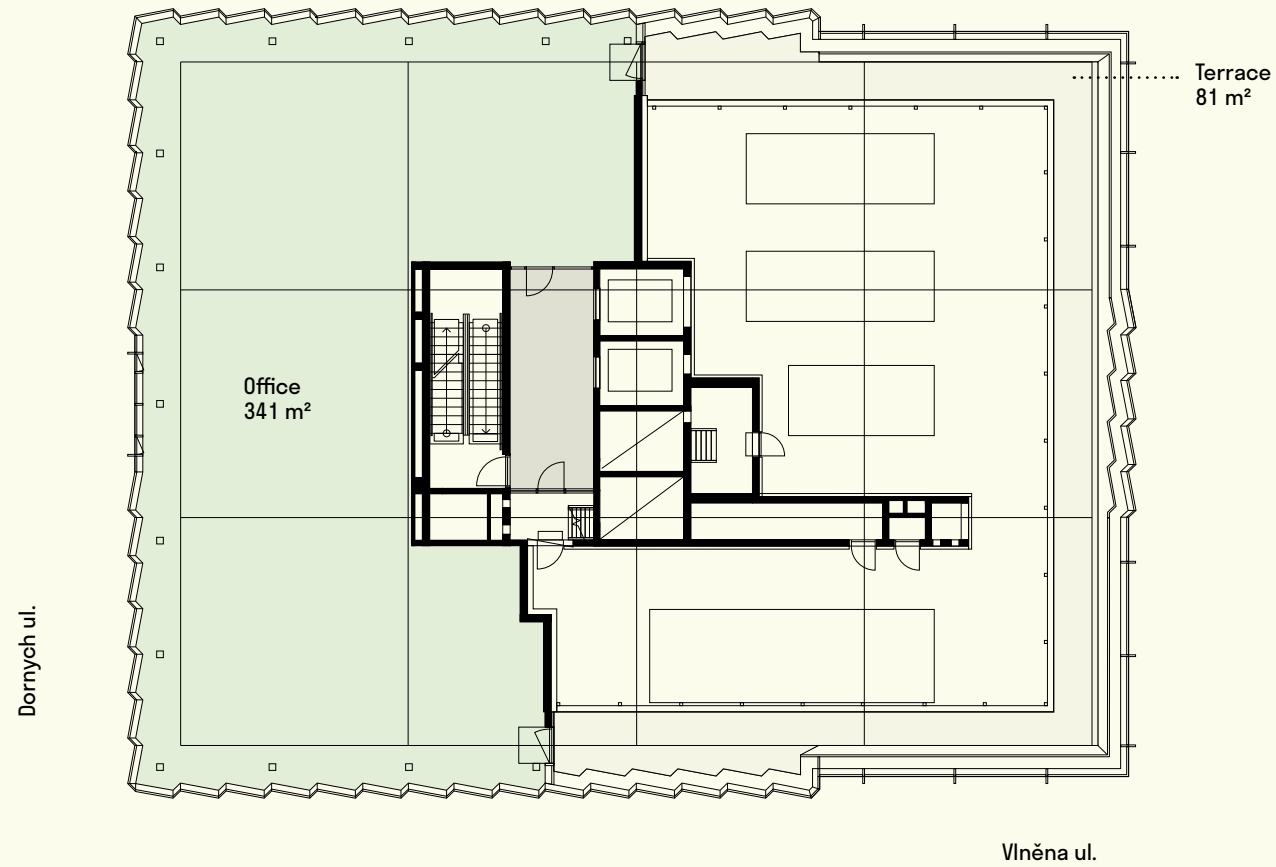
Floors 7 — 14  
Typical upper floor



# Floor Plans

Building I

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

<b>Load</b>	Typical floors – offices 300 kg/m <sup>2</sup> Local areas for servers – 600-700 kg/m <sup>2</sup> (close to shorter sides of concrete cores) Reserve for load of partitions 150 kg/m <sup>2</sup>
<b>Permanent load typical floor</b>	Concrete: 1,75 Double floor: 0,50 Ceiling: 0,10 Technologies: 0,20 Partitions: 0,65kN TOTAL: 3,2 kN/m <sup>2</sup>
<b>Utility load office</b>	2,5kN/m <sup>2</sup> (furniture and people)
<b>Utility load on terrace</b>	2,5kN/m <sup>2</sup> (furniture and people) no trees or tree pots
<b>Floor-to-ceiling height</b>	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
<b>Office layout</b>	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 <sup>2</sup> (smallest module of 3 x 6 m) Maximum occupancy 150 people in one fire section.
<b>Reception and Entrance Hall</b>	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	<p>The main staircase for connection between the ground floor and the top floor. Other staircases are dedicated to emergency exit routes functions.</p> <p>Staircase structure: Reinforced concrete staircases and landings</p>																
Lifts	<p>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</p> <p>All the lifts are used for moving furniture and it is equipped with protections.</p> <p><b>Technical specification:</b></p> <table><tr><td>Maximum load</td><td>1250 kg, 17 people</td></tr><tr><td>Speed</td><td>2,5 m/s</td></tr><tr><td>Size of door</td><td>1100 x 2,300</td></tr><tr><td>Size of lift</td><td>1200/2300/2500 (largest in Brno)</td></tr></table> <p>Fifth lift in the central core connecting parking underground area with reception (from 1. PP to 1. NP and 2. NP)</p> <p><b>Technical specification:</b></p> <table><tr><td>Maximum load</td><td>675 kg, 9 people</td></tr><tr><td>Speed</td><td>1,0 m/s</td></tr><tr><td>Size of door</td><td>900 x 2,100</td></tr><tr><td>Size of lift</td><td>1100/1500/2200</td></tr></table> <p>Machine rooms propelled inside the shaft.</p>	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)	Maximum load	675 kg, 9 people	Speed	1,0 m/s	Size of door	900 x 2,100	Size of lift	1100/1500/2200
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EXTERNAL AREAS	Lifts (continued)	<b>Cabin interior:</b> <ul style="list-style-type: none"> <li>- Cabin corners – mirror, width ¼ of rear side of cabin</li> <li>- Wood cladding panels</li> <li>- Floor – marble “Grigio”</li> <li>- Lights: Indirect light around the ceiling</li> </ul>
	External areas	<p>All external areas, i.e. access communications, pavements etc. meet the general requirements for safety and access for disabled people.</p> <p>Attention is devoted to architecture of the parterre: natural green surroundings.</p>
	Suspended ceiling	<p>Office - mineral acoustic tiles 600/600 mm, lights and cooling units fitted within the same level of suspension.</p> <p>Standard - ARMSTRONG „C3“ (OP pearl, Microlook 90 semi-recessed edge, Shadowline suspension system, 600x600x15mm, perimeter shadow strip), alphaW = 0.95</p> <p>Sanitary – plasterboard suspended ceiling</p>
	Partitions	<p>No partitions in standard.</p> <p>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.</p> <p>All partition types on request – at a special rate.</p>
INTERIOR – FINAL STRUCTURES AND MATERIALS (FINISHING)	Kitchenettes	<p>Preparation for kitchenettes in designated areas. One point per floor near central communication cores on each building.</p> <p>Possible connection for:</p> <ul style="list-style-type: none"> <li>- Microwave oven</li> <li>- dish-washer machine</li> <li>- refrigerator</li> <li>- other standard equipment</li> </ul>

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 soap 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. VencI 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 m<sup>2</sup> / 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

## INTERIOR – TECHNOLOGY

<b>Air-handling (continued)</b>	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.
	<b>Sanitary</b>
	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.
<b>Grey watter usability</b>	Pre-cooling AC air, Toilet flushing
<b>Sprinklers</b>	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.
<b>Electricals</b>	<b>Cabling in offices:</b>
	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

<b>Back – up</b>	Diesel-generator on the underground floor in neighbouring building. Total reserved capacity for clients – 400kVA/320kW.
<b>Lighting/</b>	Lighting requirements: offices            500 lux halls               200 lux reception        300 lux parking           125 lux
<b>Sockets/</b>	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.
<b>Server</b>	Floor boxes and sockets (includes 4pcs of power sockets) are included as standard (1pcs/20 m <sup>2</sup> office area)
<b>Data and telecomm connections</b>	There are recommended areas for servers in the building, load-bearing capacity 6kN/m <sup>2</sup> (according to e-mail description).
<b>Internal emergency systems</b>	External connection of at least 2 independent operators. Preparation for optical connection on each floor.
<b>Security systems</b>	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
<b>Security control desk</b>	In operation: 24 hours / day, 7 days / week. Central control Fire alarm CCTV Access control

## ACCESS FOR EMPLOYEES / VISITORS

<b>Location/</b>	Easy access Direct access from Dornych Street 3 min. walking distance from the Man Train Station, Main Bus Station and Main Tram station.
<b>Main entrance</b>	Access from the parkings from underground parkings directly to a reception from outside parking through main entrance into reception
<b>Reception</b>	In operation 24 hrs.  Day operation: access through turnstiles Night operation: security control desk – basic scope of services, access through main entrance door.
<b>Office floors</b>	Entrance door secured, glazed access-card system info system Interior blinds
<b>Parking</b>	Access Control Employees – access-card system Visitors – audio connection with reception and security control desk.
<b>Deliveries</b>	From outside designated parking spaces, through a lift from the ground floor in co-operation with receptionists. Ready for DRONE delivery.
<b>Furniture etc. Moving</b>	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.
<b>Smart solutions</b>	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



## Commercial Contact

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## For more information

visit our websites  
[vlnena.eu](http://vlnena.eu)  
[ctp.eu](http://ctp.eu)

by  
**CTP.**