

9. April 2025

Plzeň

## **The former Zátíší Barracks in Plzeň come to life: CTP signs its first leases at CTPark Plzeň Kasárny, continues transforming the brownfield site into a modern business hub**

CTP, Europe's largest listed industrial developer, continues the transformation of a nearly 65,000 sqm brownfield site in Plzeň into a modern business centre. At completion, CTPark Plzeň Kasárny will provide flexible, energy efficient spaces for manufacturing, research and development, and logistics, reflecting the current needs of the market. The park's first tenants, MITO LIGHT and Avenier a. s., will find a strategic base for their further growth, confirming CTP's vision to transform the former Zátíší Barracks into a dynamic hub for business, research, and innovation in the West Bohemian region. The handover of the premises to both clients is planned for autumn 2025.

CTPark Plzeň Kasárny represents a key transformation of a brownfield site into a modern business centre offering flexible spaces for a wide range of companies. The initially planned six buildings have been consolidated into three multifunctional facilities that more effectively reflect current market needs. The campus offers versatile CTBox units, ideal for warehousing, showrooms, light manufacturing, and research centres. For companies with higher operational demands, CTSpace units are available, providing large-scale manufacturing and logistics space that meet the highest sustainability standards. CTPark Plzeň Kasárny also introduces a new property type to CTP's offer, CTWorkshop—multi-storey buildings designed for startups, small businesses, and development centres that require flexible facilities for innovation and growth.

*"The transformation of the Zátíší Barracks is one of the most complex projects that we are working on in the region. Thanks to innovative technologies such as BMS systems, photovoltaics, and energy recovery, we are succeeding in creating a park that not only meets high technical and environmental standards but also offers a quality working environment. This project proves that even a brownfield can be turned into a modern business centre that fosters innovation and growth,"* explains **Josef Šindelář, CTP Senior Construction Project Manager in the Czech Republic.**

*"Even at the early stages of construction, CTPark Plzeň Kasárny is proving to be an attractive choice for companies seeking modern and flexible facilities. The park's first tenants, MITO LIGHT and Avenier a. s., confirm that the combination of top-tier infrastructure, sustainable technologies, and strategic location creates ideal conditions for growth. Each project at CTPark Plzeň Kasárny is tailored to the specific needs of our*

clients, ensuring facilities that meet both their operational and expansion requirements,” adds **Kristýna Dinebierová, CTP Business Developer in the Czech Republic.**

### **First tenants: innovative companies with a clear vision**

MITO LIGHT specialising in technologically advanced red and infrared light therapy using LED panels that support regeneration, performance, and vitality. The company has leased a 556 sqm CTBox unit at the site, which it plans to use as a warehouse, distribution centre, small showroom, and company headquarters.

*“CTPark Plzeň Kasárny offers exactly what we were looking for—flexibility for our expansion, modern facilities for efficient distribution, and excellent accessibility for our customers. This move will allow us to strengthen our position as a leader in innovative light technologies,”* emphasises **Adrien Fajfr, CEO of MITO LIGHT.**

Avenier a. s., is a leading Czech distributor of vaccines and innovative pharmaceuticals and operator of the Vaccination and Travel Medicine Centres. The company has leased a 588 sqm CTBox unit, which will serve as a warehouse and distribution centre for supplying healthcare facilities and vaccination centres across the country.

*“As a leading distributor of vaccines and innovative pharmaceuticals with an expanding network of vaccination centres across the Czech Republic, we require efficient logistics solutions. CTPark Plzeň Kasárny will provide us with modern warehouse facilities and access to sustainable technological solutions that fully align with our commitment to innovation and healthcare,”* says **Ivana Žváčková, Marketing Manager at Avenier a. s.**

### **Emphasis on sustainability and modern technology**

CTP’s revitalisation of the former Zátíší Barracks emphasises sustainability and efficient use of resources. The project uses recycled materials from the site’s original structures, photovoltaic panels for renewable energy, and intelligent BMS systems to manage energy consumption. Green roofs will improve the microclimate, and rainwater harvesting systems will be used to irrigate the site. Outdoor areas full of greenery, water features, and pedestrian and cycling paths will encourage an active lifestyle, contribute to environmentally friendly operations, and create a pleasant working environment.

CTPark Plzeň Kasárny benefits from a strategic location near the centre of Plzeň and award-winning CTPark Plzeň, with direct access to the D5 motorway ensuring excellent connectivity and efficient logistics. Vacant premises are still available for lease—ideal for companies looking for modern facilities for manufacturing, research, or logistics.



## ABOUT CTP

CTP is Europe's largest listed owner, developer, and manager of logistics and industrial real estate by gross lettable area, with a portfolio of 13.3 million sqm of gross leasable area across ten countries (as at 31 December 2024). CTP certifies all new buildings to BREEAM "Very Good" or better and earned a negligible-risk ESG rating from Sustainalytics, underlining its commitment to being a sustainable business.

For more information, visit CTP's website: [www.ctp.eu](http://www.ctp.eu)

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