



# CTPark Brno Líšeň

## Park Address:

Trnkova  
628 00 Brno-Líšeň, Czech Republic  
Czech Republic  
49°11'44"N 16°40'19"E



## Commercial Contact:

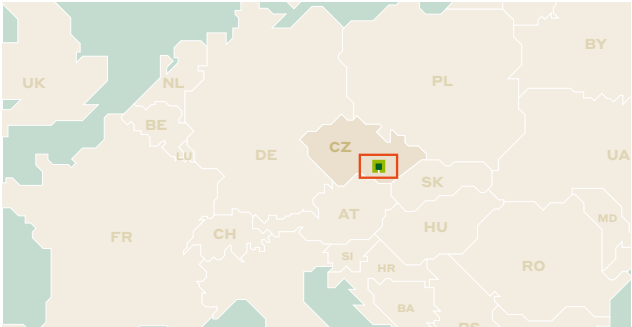
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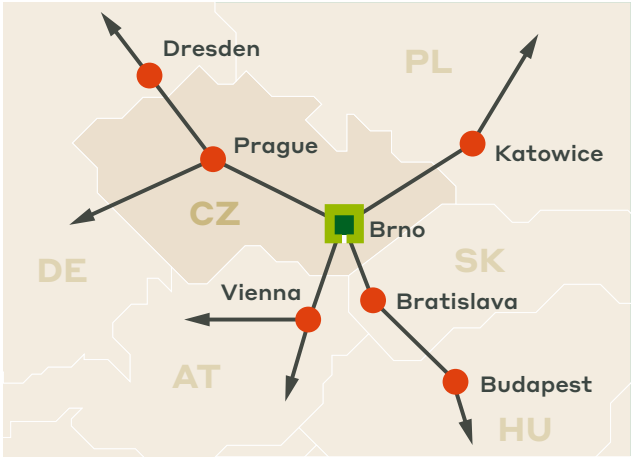


**Second largest City in Czechia**

Brno is situated at the crux of the main corridors connecting Vienna, Bratislava, and Ostrava to Prague, and has historically played a major role in pan-European commerce due to its strategic location.



DISTANCES	
Bratislava	130 km
Vienna	149 km
Prague	205 km
Katowice	258 km
Budapest	328 km



**CTPark Brno Líšeň**

CTP breathes new life into this industrial site which once produced the famous Czech Zetor tractors. Today, with its close urban proximity within Brno’s ring road, the park is ideal for light manufacturing, retail, R&D, and small-scale logistics. All buildings will be built to BREEAM “Excellent” standards and higher which assures the facilities’ top quality. Additionally, the park will harbour charging stations for electric vehicles, a CNG station, grey water recycling, LED lighting, and solar energy generation abilities.





Location

- ▶ CTPark Brno Líšeň is located location close to the Brno city centre
- ▶ CTPark Brno Líšeň offers unique urban location - close proximity to Brno city centre, D1 Highway and Airport
- ▶ Possibility to grow your business in one place

Regional benefits

- ▶ High-tech cluster
- ▶ Available skilled labour
- ▶ 13 Universities in the city/region
- ▶ International airport/train station

Brno Manufacturing

- ▶ High-tech manufacturing and R&D hub
- ▶ Long industrial tradition
- ▶ Lower rents & lowest labor costs in EU

Education

There are 13 universities and all kinds of secondary schools, including technical and vocational.

BRNO UNIVERSITIES
Masaryk University
VUTB
VFU
Mendel University
University of Defence
Janáček Academy (Music & Performing Arts)





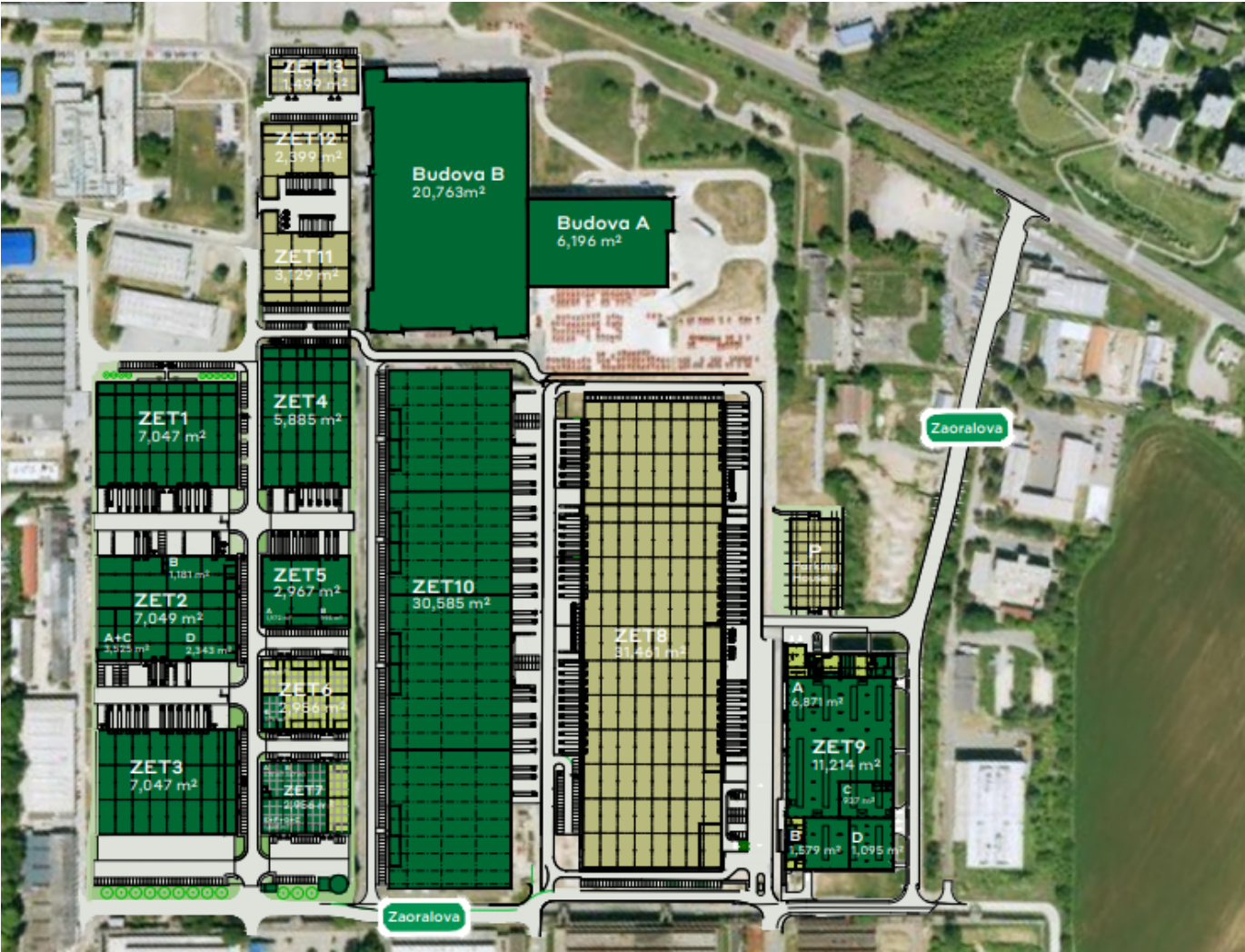
TRANSPORT TIMES	
	center mins
Bus stop Novolišeňská by foot	5
D1 Highway by car	10
Airport by car	15
City center by tram	15
City center by car	15

LOCAL POPULATIONS	
Líšeň	25,264
Vinohrady	11,778
Židenice	19,175
Slatina	9170
Černovice	6779









AVAILABILITY	
AVAILABLE NOW	6,021 m²
DEVELOPMENT OPPORTUNITY	24,471 m²
BUILT-UP AREA	112,084 m²
TOTAL AREA	11.5 ha

MAJOR INVESTORS IN THE PARK	
Moog Brno	Deals with designing, manufacturing and testing of special and non-standard electric rotating machines
Selltime	Online store with sports nutrition, basic home fitness equipment, rehabilitation aids, fitness clothing and healthy nutrition
AD Aqua Europe	specialized wholesale and retail of industrial fittings and plastic pipelines
Fastenal	American distributor of fasteners primarily focused on deliveries to manufacturing companies
Velká pecka	online grocery store
Zetor	Manufacturer of Zetor tractors, supplier of original spare parts and accessories for Zetor tractors

### Standards

- ▶ Fully refurbished industrial area with wide range of possibilities
- ▶ CTPark Brno Líšeň offers a unique urban location - close proximity to Brno city centre, D1 Highway and Airport
- ▶ Possibility to grow your business in one place



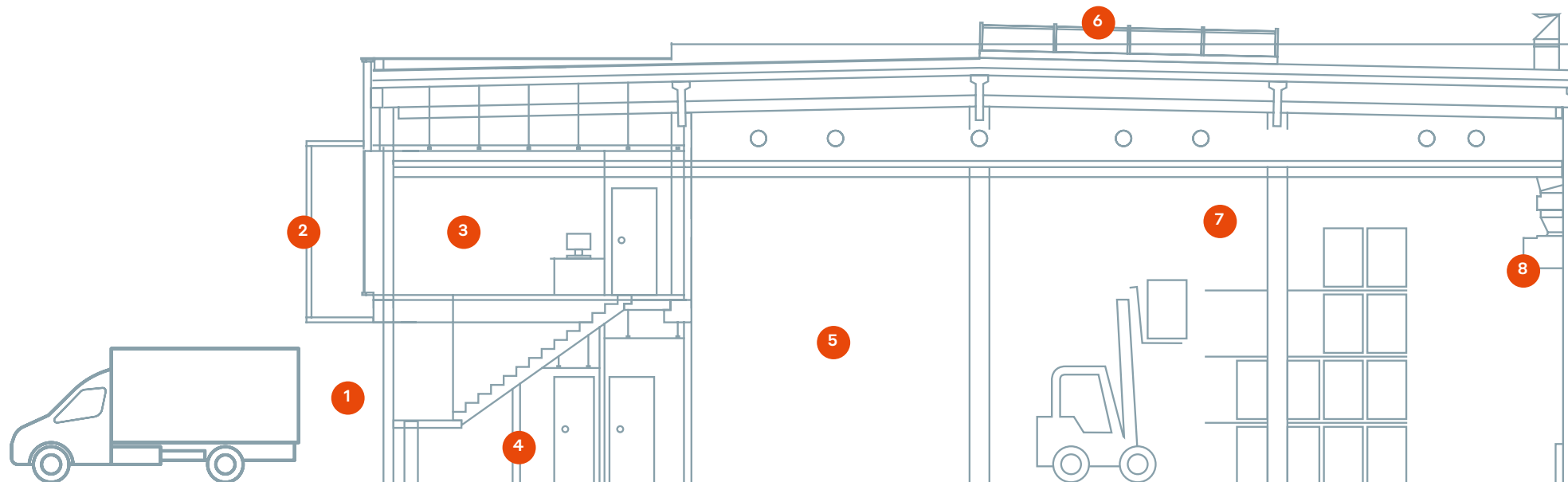
**ctBox****SIZE**from 450 m<sup>2</sup>**Thinking Inside the Box**

The three-in-one functionality of the CTBox concept provides showroom, warehousing and office space in one efficient unit. CTBoxes are designed to support a wide range of activities, from test facilities and light manufacturing to R&D and wholesale/retail operations. Built-in flexibility makes it easy to expand or customise CTBox units as business grows.

**Standards**

- ▶ Ideal for SMEs
- ▶ Expandable & Combinable
- ▶ Built with energy efficient and sustainable technologies

- 1 Drive-in access
- 2 High visibility tenant branding opportunities
- 3 Flexible office space
- 4 Customisable retail space
- 5 High standard warehouse/production space
- 6 Natural lighting
- 7 7 m clear height
- 8 Energy efficient technologies built in

















Illustrative images



Turn-key, built-to-suit solutions to fit clients' exact requirements



Flexible options for dock levelers and loading ramps



Landscaped green areas with year-round park management services



Energy efficient buildings built to BREEAM standards and high EPC ratings



End-to-end development services including permitting, design, construction, project management, and facility management after move-in



High quality standards including flexible 12x24 m grid, partition walls, sprinkler & fire safety systems, LED & natural lighting



CTP is a full-service commercial real estate developer and manager

specializing in the delivery and management of custom-built, high-tech business parks for leading international and domestic companies making strategic investments in new or expanded operations in Central Europe.

- ✦ CTP adds value due to its vertically integrated business model and dedicated team of over 520 professionals. The CTP platform provides seamless, end-to-end property development services including in-house design, construction, legal and permitting teams.
- ✦ After move-in, CTP provides full park and property management services. On-site, or through our 24/7 on-line ServiceDesk, CTP is able to provide quick response times and a personal, professional approach.
- ✦ CTP remains the owner and manager of our business parks, continually investing and upgrading our facilities to ensure lasting value to our clients.
- ✦ Awarded ISO 14001 certification in 2011, continual improvement is part of our DNA. Every year we rigorously review our building standards to keep up with the latest developments to both save you time, lower your energy costs, and create the most efficient and comfortable workplace for your employees.

#1  
Market leader in CEE

8 Million m<sup>2</sup>  
Total Lettable Area

10  
European countries

520+  
Employees

750+  
Clients

NOTES

