



# CTPark Bucharest

**Park Address:**  
Dragomirești-Vale  
077096 Bucharest  
Romania  
44°26'36"N 25°56'15"E



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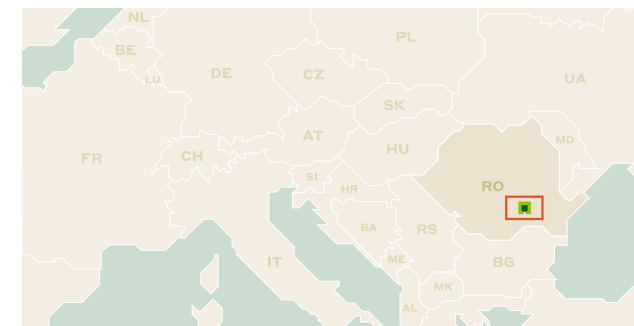
Our A-class Premium Business Units are designed with small businesses in mind. Each unit is equipped with—a modern office, warehouse and retail space—in a size that fits with fully customizable options from 500 m<sup>2</sup> to 6,000 m<sup>2</sup>. With our on-site park and facility managers taking care of cleaning, outside utilities, groundskeeping, site maintenance and 24/7 security, clients are able to focus on their business. Flexibility on demand for your business CTFlex are flexible spaces, starting from 500 sq m, with all the benefits of an industrial park included, where you can grow your business. This business solution is designed to accommodate the growing demand of small and medium business owners looking for modern ...

## Park Benefits

- ▶ Public Transport on site
- ▶ Park & Facility management
- ▶ Landscaping
- ▶ Parking

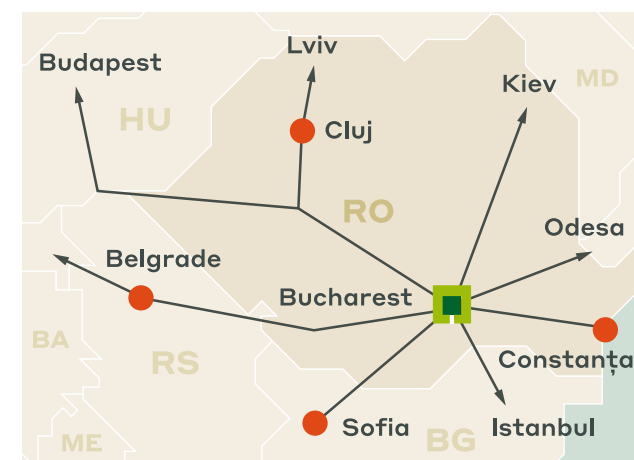
## CTP Benefits

- ▶ Facility managers on-site
- ▶ Leading built-to-suit developer
- ▶ Flexible, long-term lease options
- ▶ Market leading building & sustainability standards



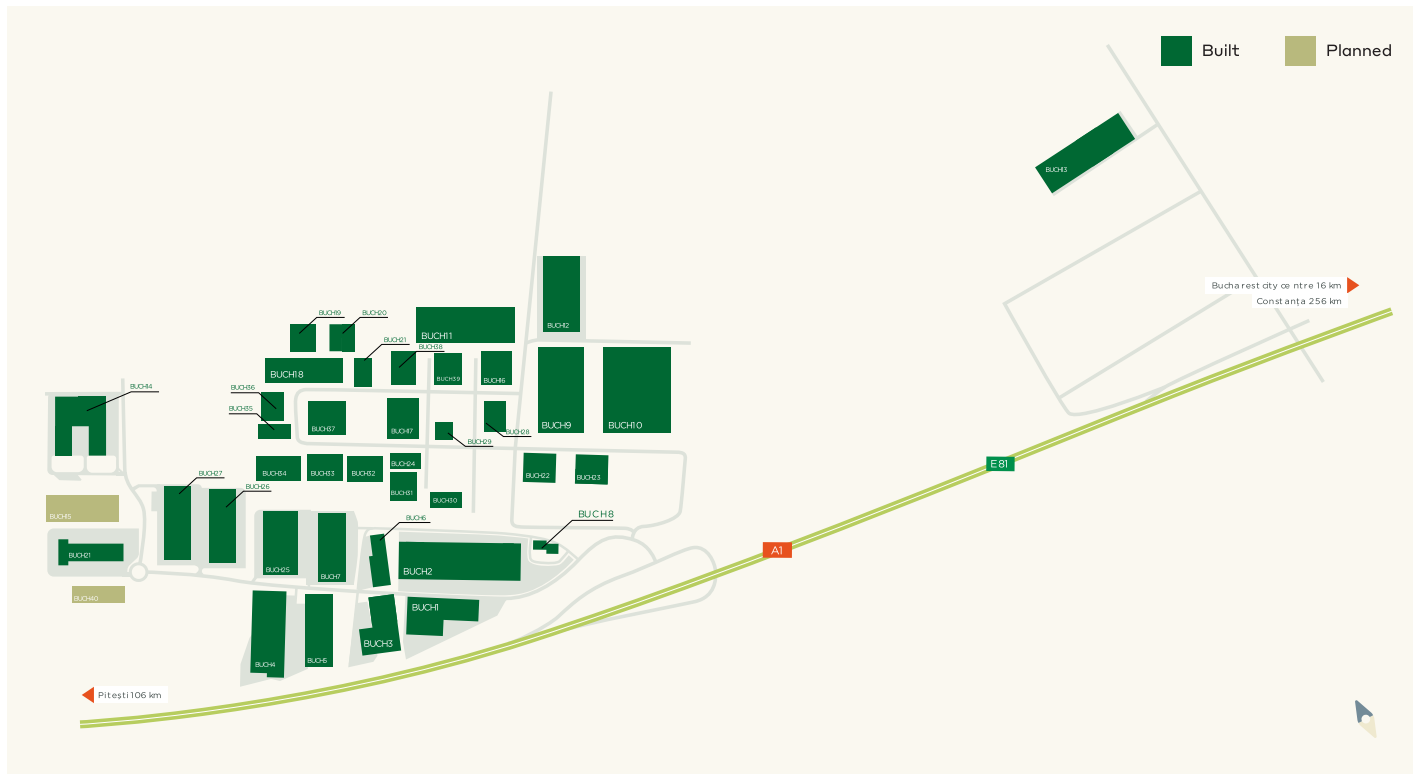
## DISTANCES

|                                 |        |
|---------------------------------|--------|
| Bucharest City Centre           | 15 km  |
| Bucharest International Airport | 25 km  |
| Pitești                         | 107 km |
| Constanța                       | 256 km |
| Varna                           | 276 km |



## Regional benefits

- ▶ High level of FDI
- ▶ Strong GDP growth
- ▶ 33 universities with over 300,000 students/year
- ▶ Major automotive and high-tech/IT hub



## AVAILABILITY

|                         |                        |
|-------------------------|------------------------|
| AVAILABLE NOW           | 38,005 m <sup>2</sup>  |
| DEVELOPMENT OPPORTUNITY | 26,429 m <sup>2</sup>  |
| BUILT-UP AREA           | 568,451 m <sup>2</sup> |
| TOTAL AREA              | 57.90 ha               |

## MAJOR INVESTORS IN THE PARK

|                |   |
|----------------|---|
| DSV            | Transport & Logistics   |
| Iron Mountain  | Provider of outsourced information management                       |
| XPO            | Logistics company   |
| Pepsi          | Beverage manufacturer & distributor                                 |
| Orange         | Telecommunications provider   |
| Englmayer      | Logistics solutions, cargo services, express services               |
| Saint Gobain   | Manufacturing and distribution of high-performance materials        |
| Ceva Logistics | Supply chain solutions in freight management and contract logistics |





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



Illustrative images

Flexible options for dock levellers 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 740 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

11.0 Million m<sup>2</sup>

Total Lettable Area

10

European countries

740+

Employees

1000+

Clients

NOTES



# Exterior Technical Specifications

Intelligent engineering extends beyond the building walls. Smart landscaping, water retention technology, and solar-energy solutions ensure low environmental impact and a workplace where employees can thrive.

## Roof

→ Tenants benefit from secure, low-maintenance insulation that is 100% waterproof and UV-resistant. All new roofs are built 'solar-ready' with a minimum of 10% skylight coverage. Ventilation flaps provide ample natural light and a source of sustainable energy.



## Landscaping

→ CTParks are landscaped with trees, shrubs, grass, and flowers, so employees enjoy a refreshing and productive work environment.

## Public transport & Access

→ Because each CTPark is an integral part of the local community, we work with authorities to provide dedicated bus stops and other public transit links, and we sometimes offer CTPark shuttle services where needed.

## Fence, Gates & Pavement

→ Fences encircle the yard at a height of two metres. A gatehouse can be found at the entrance to the yard or site according to local conditions. Roads are primarily paved with asphalt and parking lots with industrial concrete.

## Signage & Branding

→ All CTParks are well-signed to ensure visitors and suppliers can easily locate our tenants. Ample space is provided for tenant logos for high visibility and brand recognition.

## Facade

→ Facade sandwich panels (Trimo, Kingspan, or similar) have a mineral wool core, providing 120 minutes of fire resistance.

## Hydraulic Dock Levellers

→ Large industrial sectional doors are equipped with motorized/hydraulic control and dynamic load capacity of 6,000 kilograms, with insulation between leveller and frame. Dock levellers reach a height of 1.15 metres above the loading yard at the initial position.

## Outside Areas

→ Yards, parking lots, and pavements are illuminated by parapet lights located at 18-metre intervals. Illumination intensity is set according to functional use and applicable standards.



# Interior Technical Specifications

CTParks and buildings provide optimal working environments with unparalleled sustainability thanks to above-standard technologies in all aspects of building construction.

## Sustainability

- All buildings are designed for minimal environmental impact and efficient utilisation of energy, water, and other resources. Materials and installations are carefully selected to minimise maintenance costs.
- All buildings are built to achieve a minimum certification of BREEAM Very Good CTP is ISO 14001 certified for Construction and Property Management. All new buildings are constructed according to ISO guidelines. New buildings are added to the ISO certification list during annual audits.



## Sprinklers & Fire Safety

- Each warehouse and production hall is equipped with an ESFR ceiling sprinkler system. Fire protection design, including portable fire extinguishers and other equipment, is adapted and implemented according to applicable standards.

## Lighting

- Energy-efficient lighting provides just the right lux in just the right location. Recessed LEDs in the production and warehouse areas adjust automatically according to daylight intensity. Lighting intensity also varies throughout the warehouse space: corridors between racks are lit to 150 lux, storage areas 200 lux, and loading dock areas 300 lux. The production hall is lit to 300 lux.

## Halls

- Halls are constructed of precast reinforced concrete frames with a modular column grid and a standard clearance height of 12 metres, allowing for maximum mobility. Adequate preparations are made for cranes and crane-ways as needed. A mezzanine above the docks boasts a load-bearing capacity of 500 kilograms per square metre.

## Floors

- Steel-fibre reinforced concrete floor slabs resist dust and stains. A standard load-bearing capacity of five tons per square metre is ideal for all warehouse racking systems and light industrial machinery.

## HVAC Systems

- All air-handling units are equipped with heat recovery with over 67% efficiency. Production halls are kept at 17°C and warehouses at 12°. Roof units ensure hall ventilation, destratification fans circulate hot air, and over- and underpressure technologies ventilate locker rooms and bathrooms. Warm-water and decentralised gas heating units keep hallways warm.

## Offices

- Designed for optimal functionality, office units have a maximum depth of eight metres, with raised floors and drop ceilings and clearance height of 2.75 metres. Wiring ducts run along each room below window sills for easy access to electrical and network outlets. Heating and air conditioning units are hidden above suspended ceilings, and ventilation units can be found in rooms without windows. Each kitchenette is outfitted with a linoleum floor, sink, microwave oven, fridge, and dishwasher.