Spielberk Office Centre is an A-class business park located in the heart of Brno, the Czech Republic’s second-largest city and one of Europe’s fastest-growing and most cost-effective business destinations.
We broke ground at Spielberk Office Centre in 2005. Five years later, Spielberk is Brno’s premier office address and a focal point for the city’s fast-growing business community, with 88,000 m² of usable space.
Office
CTP: COMMITTED TO TENANT SATISFACTION

SPIELBERK OFFICE CENTRE IS THE FLAGSHIP OFFICE DEVELOPMENT OF CTP, AN INNOVATIVE FULL-SERVICE PROPERTY DEVELOPER BASED IN THE CZECH REPUBLIC. AS THE OWNER AND OPERATOR OF SPIELBERK OFFICE CENTRE, CTP IS RESPONSIBLE FOR THE SMOOTH DAY-TO-DAY RUNNING OF THE PREMISES AND IS FULLY COMMITTED TO TENANT SATISFACTION.

CTP’S FULL-SERVICE PACKAGE TO TENANTS INCLUDES THE FOLLOWING BENEFITS:

— ALL GROUND-FLOOR RECEPTION DESKS ARE STAFFED BY CTP EMPLOYEES TO ENSURE PROFESSIONALISM, COURTESY AND SECURITY.
— CTP MAINTAINS ONSITE PERSONNEL TO HANDLE ALL MAINTENANCE AND REPAIR ISSUES IN A TIMELY MANNER.
— OUR TEAM OF PROFESSIONAL PROJECT MANAGERS HANDLE DESIGN AND PERMITTING FOR ANY MODIFICATIONS TO LEASED SPACE QUICKLY AND CHEAPLY.

— ONSITE TENANT AFTER-CARE PERSONNEL MAKE SURE THAT SPIELBERK TENANTS ARE HAPPY AND SATISFIED. WE TAKE TENANT FEEDBACK SUGGESTIONS FOR IMPROVEMENT SERIOUSLY.
— CTP ORGANISES SPECIAL EVENTS AND MIXERS TO MAKE SURE THAT THE MEMBERS OF THE SPIELBERK COMMUNITY HAVE THE CHANCE TO GET TO KNOW ONE ANOTHER SOCIALLY. TENANT EVENTS INCLUDE AN ANNUAL NEW YEAR’S PARTY AND ALSO SPORTING EVENTS LIKE A SPINNING MARATHON AND A FOOTRACE AROUND SPIELBERK’S LAKE.
Spielberk’s attraction lies in its unique combination of city-centre convenience, international connectivity and its relaxed, people-friendly work environment.
Brno is the business-smart choice for companies seeking to leverage the advantages of lower costs, central location within Europe, and a multi-lingual, tech-savvy workforce. Brno is a youthful and dynamic city with over 80,000 students and has established itself as the high-tech, R&D and services hub for the region.
THE RIGHT PLACE

BRNO IS THE BUSINESS-SMART CHOICE FOR COMPANIES IN CENTRAL EUROPE.
BRNO IS RECOGNISED AS A “CITY OF THE FUTURE” BY THE FINANCIAL TIMES IN ITS PRESTIGIOUS “EUROPEAN CITIES AND REGIONS OF THE FUTURE” RANKINGS FOR 2010–11. THIS IS THE THIRD TIME BRNO HAS RECEIVED THIS ACCOLADE.
Founded in 1919, Masaryk University (MU) is the second-largest public university in the Czech Republic and one of the fastest-growing schools of higher education in Europe. MU is comprised of nine faculties with more than 200 departments, institutes and clinics and over 40,000 students. MU produces leading graduates in law, economics, business administration, and languages. Scientific research is a top priority at MU: the school has achieved a leading position in CEE for research grants and continues to make sizeable investments in its new campus to support research and innovation. MU’s Faculty of Medicine is part of a major research initiative with the Mayo Clinic in the US, establishing the International Research Centre (ICRC), focusing on new clinical and research education.

For more than 110 years, Brno University of Technology has been at the forefront of scientific and academic life in the Czech Republic and is today internationally recognised for excellence in numerous technical fields, including IT, mechanical engineering and high-tech research. The university enrolls over 20,000 students in eight faculties and is involved in numerous research centres in fields such as aerospace, manufacturing technology, applied cybernetics and biomedical engineering. In recognition of its excellence, the Brno University of Technology has been awarded the European Commission’s prestigious ECTS and DS Label certificates for the 2009–2013 period.

Central European Technology Institute — CEITEC is an ambitious, large-scale project that aims to place Brno among Europe’s top-tier cities for scientific research. CEITEC is a co-operative project involving Masaryk University, Brno University of Technology, Mendel University in Brno, the Brno-based Institute of the Physics of Materials of the Czech Academy of the Sciences, and the Veterinary Research Institute. CEITEC is based on the synergy of seven research programmes: Advanced Materials; Advanced Nanotechnologies and Micro-technologies; Brain and Mind Research; Molecular Medicine; Molecular Veterinary Medicine; and Structural Biology. The project brings together local and international experts working in over 50 research teams and involves major investment in new research and testing facilities in Brno. CEITEC is focused on real-world applications of scientific research and thus fosters co-operation with the private sector, including custom and contract research. The project is set to launch officially in 2015.

Mendel University in Brno was established in 1919 and is the oldest agricultural and forestry university in the Czech Republic. Named after the father of genetics, Gregor Mendel, who lived and worked in Brno, the university enrolls over 10,000 students in five faculties, including agronomy, business and economics, regional development and international studies. The university places strong emphasis on research, sustainable agricultural, and enhanced food safety.

The University of Veterinary and Pharmaceutical Sciences was founded in 1918 and has the distinction of being the first new university of Czechoslovakia. The university has three faculties, in Veterinary Medicine, Hygiene and Ecology, and Pharmacy, and offers undergraduate and post-graduate degrees, including for international students.

Brno International Business School (BIBS) is a private university established in 1998 in Brno to provide high-quality undergraduate and post-graduate education in management, economics and law. The university enrolls over 3,000 students and has the country’s largest MBA programme. BIBS is affiliated with Nottingham Trent University in the UK and the University of Jyväskylä in Finland.

The South Moravian Innovation Centre (JIC) in Brno was established in 2003 to help foster a favourable environment for innovative business in the South Moravian region. JIC brings together all higher education institutions in the region to maximise the contribution of higher education to regional and national economies. Its aim is to create comprehensive infrastructure to support innovative businesses and to become one of the leading support providers for innovation in Europe. As part of its activities, JIC runs incubator programmes, supports technology transfer and cluster development, and hosts international conferences devoted to new technologies, biotechnology and research.
Leading companies call Spielberk home. The mix of building types and sizes
ensures that you have the right space to meet your exact needs.
### Building Types

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>The Villas</strong></td>
<td>20,019 m²</td>
</tr>
<tr>
<td><strong>IQ Buildings</strong></td>
<td>40,772 m²</td>
</tr>
<tr>
<td><strong>The Towers</strong></td>
<td>28,607 m²</td>
</tr>
</tbody>
</table>

**The Villas**

Five low-rise office villas create a unique and distinctive business address.

For more information see P. 60

**IQ Buildings**

The flexible design of the IQ Buildings makes them the intelligent solution for a wide range of office operations.

For more information see P. 68

**The Towers**

The mixed-use towers complex will be the focal point of the Spielberk community, with an additional 28,607 m² of office space and amenities.

For more information see P. 78
SPIELBERK’S VILLAS, IQ BUILDINGS AND THE TOWERS ARE ARRANGED CAMPUS-STYLE AROUND THE CENTRAL LAKE.
Spielberk is a diverse and dynamic business community bringing modern companies together in Brno with a prestigious first-class address.
HIGH-TECH & BUSINESS SERVICES

SPIELBERK IS HOME TO A GROWING LIST OF MULTINATIONAL AND LOCAL KNOWLEDGE-BASED COMPANIES.
Designed for the people who work here by an award-winning team of Dutch and Czech architects, Spielberk strikes the right balance between work and play to create the relaxed, natural and people-friendly environment that business seeks today.
BEACH VOLLEYBALL IS JUST ONE OF SPILBERK’S MANY AFTER-WORK ATTRACTIONS.
ROOFTOP TERRACES CREATE THE PERFECT SPACE FOR SOCIAL GET-TOGETHERS, OR A PLACE FOR QUIET CONTEMPLATION.
Spielberk’s onsite services and amenities include restaurants, cafes, retail showrooms, kiosks, a fitness centre and day-care to help make work more convenient and enjoyable.
EVENING ON THE PROMENADE
The carefully landscaped grounds include the Riverside Park and the central, fish-stocked Lake.

“A WALK AROUND THE GARDEN

“The landscape design brings unity, comfort and elegance to Spielberk Office Centre. Unity is achieved through the continuous lawn, with an airy canopy of trees and the water flow. Comfort is found throughout the garden environment, with shade and peaceful colours and surroundings.

The flower gardens and intricate hedge patterns enhance the site’s natural elegance and beauty.”

Lodewijk Baljon
LANDSCAPE ARCHITECT
VIEW OF THE LAKE AND PROMENADE FROM AN IQ BUILDING OUTDOOR TERRACE.
Spielberk is integrated with the city. It’s just a five-minute walk across the award-winning footbridge to Brno’s historic centre. The specially-designed pedestrian underpass and footbridge are a popular part of Brno’s bicycle and in-line skating routes.
MOTION-SENSOR LIGHTS CREATE A UNIQUE EXPERIENCE.
VIEW OF THE VILLAS, WITH PETROV CHURCH IN BACKGROUND.
Brno is a fast-growing city of over 400,000 inhabitants, with a metropolitan population of 730,000 and over one million people within an hour of the city. Brno well deserves its reputation as a business-friendly environment with an affordable lifestyle, making it a logical choice for both growing companies and well-established market leaders.
**CITY CONNECTIONS (IN MINUTES)**

- 2 by foot or bicycle from Brno city centre
- 5 On-site bus or tram connections to city centre
- 5 by car from major highways
- 15 by car from Brno international airport

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**Map Highlights:**

- Špilberk Castle
- Exhibition Centre (BVV)
- Old Town
- City Centre
- Brno South Centre
- Spielberk Office Centre
- Heršpická Street

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**Airport:**

- Špilberk Castle
- Exhibition Centre (BVV)
- Old Town
- City Centre
- Brno South Centre
- Spielberk Office Centre
- Heršpická Street

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**CITY CONNECTIONS (IN MINUTES):**

- 2 by foot or bicycle from Brno city centre
- 5 On-site bus or tram connections to city centre
- 5 by car from major highways
- 15 by car from Brno international airport
Welcome to the neighbourhood

Spielberk’s newest neighbour is the regional court complex on Heršpická Street, which serves as the new seat for the Brno Venkov District Court, Brno Municipal Court, and the Municipal Prosecutors Office. Also nearby is Gallery Vankovka, one of the Czech Republic’s largest urban shopping malls, which also houses an important international art gallery and other cultural spaces. Brno Exhibition Centre (BVV), the site for many of the important trade fairs in Central Europe for nearly a century, hosts over 12,000 companies and one million visitors each year.
Ideally located to take full advantage of all that Brno has to offer, Spielberk is just minutes from the historic centre by foot, bicycle, car or public transport. With its position on the main artery from the city centre to the pan-European motorway junction, Spielberk gives you easy access and is just 15 minutes to Brno’s newly expanded international airport.
Spielberk is adjacent to one of Europe’s largest and most ambitious urban renewal development projects – Brno South Centre.

Brno South Centre

Spielberk is adjacent to an ambitious new urban development project, Brno South Centre, which involves unprecedented retail, office, and residential growth and promises to transform an abandoned warehouse district into a 21st-century new city centre. Spielberk will be directly connected to this new district via the extension of its main cross street as well as by improved foot and bike paths—part of a “greening” of the area which will see the addition of parks, footbridges, as well as sports and leisure facilities, all within easy reach.

High-speed connections

The centrepiece of the Brno South Centre project is the relocation of Brno’s main railway terminal to a newly built state-of-the-art multi-use facility capable of handling high-speed pan-European rail links and large freight volumes.
Spielberk’s site plan offers excellent accessibility and an enjoyable work environment. The campus-style layout makes Spielberk pedestrian friendly. Secure underground parking at each building makes Spielberk virtually car-free. Landscaped gardens, public meeting points and numerous onsite amenities create space for Spielberk’s vibrant community.
Spielberk combines efficient modern office space with a relaxed work environment, creating the right site for your business to grow.

**Spielberk architecture**

Five low-rise office VILLAS with brick facades and rooftop terraces give your business a distinctive address, with prime visibility. The flexible design of the high-rise IQ BUILDINGS makes them the intelligent choice for a wide range of operations. Phase 3 of Spielberk is THE TOWERS, a multi-use complex that will enhance Spielberk’s advantages and the Brno skyline.

The PROMENADE is the central pedestrian walkway along the natural, fish-stocked LAKE leading to the central SQUARE, with cafés, shops and gardens, and to the award-winning FOOTBRIDGE over the river and to the city centre. The LOOP (Holandska Street) is a cobblestone roadway that links all buildings together and provides both vehicle and pedestrian access.
THE VILLAS
HOLANDSKÁ 1, 3, 5, 7, 9

IQ BUILDINGS
HOLANDSKÁ 2, 4, 6, 8

THE TOWERS
HOLANDSKÁ 10, 12

LEGEND
1 ACCESS TO UNDERGROUND CAR PARKS
2 SURFACE PARKING
3 BUS STOP
4 TAXI STOP
5 BIKE PATHS
The towers — shown here under construction — are on plan for completion in 2012. See P. 78.
“Site design reflects the natural harmony of the landscape, with alternating shapes and spaces interacting with the terrain and the river. Sightlines play a major role in the location’s identity, with panoramic views of the Old Town across the river. Office design is functional and economic, while at the same time creating unique places for people to work.”

Václav Hlaváček
STUDIO ACHT, ARCHITECTS
The brickwork
Villa facades are made from individually crafted Dutch brickwork, which gives each Villa its own unique identity.
“We designed each Villa to have its own unique brick facade. Organic materials and traditional methods give the bricks their beautiful, rough skin and the masonry its velvet appearance.”

Ben Hoek
STUDIO ACHT, ARCHITECTS
Five low-rise office Villas create a unique and distinctive business address. Loosely arranged within a gently rolling landscape, the lakeside Villas offer five floors of A-class office space, with floor plans ranging from 200–900 m². Villas can support single or multiple tenants per floor or building, with secure entrances and dedicated underground car parks. Location along Heršpická Street ensures prime visibility on the main thoroughfare to the city centre. Villa facades are finished in authentic Dutch brickwork. Rooftop terraces afford panoramic views of the Brno skyline.

For more information about Villa floor plans and space plans, see p. 93.
The flexible design of the IQ Buildings makes them the intelligent solution for a range of office operations, including call centres, research and development (R&D), regional headquarters, and client service centres. IQ Buildings are designed for maximum efficiency and enable you to create your optimal workspace, with the possibility to expand horizontally and vertically as your business grows.
Floors -1, -2 / Underground Parking

**Total Parking Places**

- **497**

Two floors of secure, underground parking accommodate up to 497 vehicles and additional storage.

Floors 1

<table>
<thead>
<tr>
<th>Total Rentable Area</th>
<th>3,908 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units From</td>
<td>120 m²</td>
</tr>
</tbody>
</table>

Tailored for smaller operations, the first floor offers customisable space starting from 120 m².

Floors 2, 3, 4, 5

<table>
<thead>
<tr>
<th>Total Rentable Area</th>
<th>4,772 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units From</td>
<td>225 m²</td>
</tr>
</tbody>
</table>

The basic building unit can be combined horizontally across buildings to create large ‘teamspaces’, or vertically, to accommodate different business functions.

Floors 6, 7, 8

<table>
<thead>
<tr>
<th>Total Rentable Area</th>
<th>3,744 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Rentable Area / Floor</td>
<td>936 m²</td>
</tr>
<tr>
<td>Units From</td>
<td>225 m²</td>
</tr>
</tbody>
</table>

The upper floors are suited for corporate headquarters or representative offices offering vertical integration and spectacular city views.

Ground Floor / Retail

<table>
<thead>
<tr>
<th>Total Rentable Area</th>
<th>5,186 m²</th>
</tr>
</thead>
</table>

The ground floor of each building features amenities such as retail shops, restaurants, cafes, day care for children and a fitness centre.

For more information about IQ Building floor plans and space plans, see p. 100.
The Towers are the third and final phase of Spielberk’s development. The mixed-use landmark buildings will expand Spielberk’s offer with an additional 28,607 m² of A-class facilities designed for office or hotel use, as well as a range of new amenities and conveniences. At completion in 2012, the 85-metre Towers complex will be the tallest building in Brno.
Access & convenience

Located directly on the central Square, The Towers are at the focal point of the Spielberk community and provide curbside access to taxi stands and public transportation. The buildings include ground-floor amenities and provide secure, multi-level underground parking for 489 cars.
TOWER B
85 m

TOWER A
52.6 m

HEIGHT
37 m
The Towers are Brno’s new premium business address. Ideal for regional HQs and representative offices, Tower B offers 16,621 m² of A-class workspace, flexible floor plans and panoramic views of the city centre. Tower A offers an additional 11,986 m² of usable space, including 4,336 m² of conference area and other business services. Office sizes range from 150–829 m² per floor and can support single or multiple tenants. The built-in flexibility lets you choose between single-floor, multi-floor or multi-wing configurations.

A-class style

The Towers are connected by a two-storey atrium gallery, which features secure reception areas, conference rooms and a wide selection of amenities, including shops, restaurants and the Lakeside Café, all of which are easily accessible from the ground level. The range of new shops and conveniences helps make Spielberk a destination both during and after office hours.
THE TOWERS
FACADE VIEW (WEST)
The secure and elegant reception provides controlled access to all offices, with high-speed elevators and safety staircases. The reception features client areas with restrooms for visitors, meeting rooms and workstations.
<table>
<thead>
<tr>
<th></th>
<th>Interior Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Multi-Shielded Window</td>
</tr>
<tr>
<td>2</td>
<td>Operable Window</td>
</tr>
<tr>
<td>3</td>
<td>Fresh Air Supply</td>
</tr>
<tr>
<td>4</td>
<td>Light Fixtures</td>
</tr>
<tr>
<td>5</td>
<td>Sprinkler System</td>
</tr>
<tr>
<td>6</td>
<td>Raised Floor</td>
</tr>
<tr>
<td>7</td>
<td>Floor Tiles Choice</td>
</tr>
<tr>
<td>8</td>
<td>Suspended Ceiling</td>
</tr>
<tr>
<td>9</td>
<td>Fire Alarm &amp; Smoke Detection System</td>
</tr>
</tbody>
</table>
Spielberk is built to maximise efficiency and flexibility. The interior grid enables custom positioning of partition walls to ensure optimal space usage. Suspended ceilings are made of acoustic tile with built-in lighting and air-conditioning. Clear height of 2.5 metres allows for raised floors for efficient organisation of cables and seating configurations. Each building is equipped with three elevators, including a service unit for furniture or large deliveries. Dual-flight, reinforced concrete stairwells serve as emergency exits and provide secure access to each floor.

1. Acoustic Suspended Ceiling
2. Light Fixtures
3. Fan Coil Unit
4. Operable Window
5. Multi-Paneled Window
6. Floor Box / Power Supply
7. Fresh Air Supply
8. Sprinklers
9. Raised Floor
All interior finishings are first-class and are chosen for their quality, durability and stylishness. Offices feature raised floors and suspended ceilings. Building standards include a central IT and utilities core, a building management system to regulate energy consumption, high-speed elevators, modern ground-floor receptions, and panoramic views.
UNIQUE OFFICE ADDRESS

VILLA 3, 5 / 7, 9 FLOOR -1

<table>
<thead>
<tr>
<th>PARKING PLACES</th>
<th>96</th>
</tr>
</thead>
<tbody>
<tr>
<td>STORAGES</td>
<td>306 m²</td>
</tr>
</tbody>
</table>

UNDERGROUND PARKING

PARKING PLACES 96
STORAGES 306 m²

TECHNICAL ROOMS
STORAGE
ELEVATORS
STORAGE
STORAGE
STORAGE
STORAGE
TECHNICAL ROOM
CAR RAMP
VILLA 1
FLOOR -1

UNDERGROUND PARKING

<table>
<thead>
<tr>
<th>PARKING PLACES</th>
<th>41</th>
</tr>
</thead>
<tbody>
<tr>
<td>STORAGE</td>
<td>138 m²</td>
</tr>
</tbody>
</table>
THE VILLAS
FLOORS 1 — 3

TYPICAL FLOOR
872 m²

TOTAL RENTABLE AREA
872 m²

UNITS FROM
50 m²

THE VILLAS
GROUND FLOOR

TYPICAL FLOOR
820 — 942 m²

ADVISORY & TAX CENTRE

SINGLE TENANT

MANAGERS OFFICE
4
OPEN-SPACE SEATING
65
MEETING (ROOMS) SEATS
(4)36
RATIO
8.12 m²
DESKS
1.6 x 0.8 m

ELEVATORS

TERRACE

STAIRWELLS

TOTAL RENTABLE AREA
872 m²

UNITS FROM
50 m²

MANAGER OFFICE

MEETING ROOMS

RECEPTION
THE VILLAS
FLOORS 1 — 3
TYPICAL FLOOR
872 m²

SHARED-SERVICE CENTRE

To meet the specific requirements of shared-service centres, this plan offers a carefully balanced combination of open-plan workspace, meeting rooms and designated areas for private telephone calls.

SINGLE TENANT

<table>
<thead>
<tr>
<th>Manager Office</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open-Space Seating</td>
<td>126</td>
</tr>
<tr>
<td>Meeting (Rooms) Seats</td>
<td>(2)12</td>
</tr>
<tr>
<td>Ratio</td>
<td>6.32 m²</td>
</tr>
<tr>
<td>Desks</td>
<td>1.6 x 0.6 m</td>
</tr>
</tbody>
</table>

MULTI TENANT

**TENANT I**

<table>
<thead>
<tr>
<th>Offices</th>
<th>6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open-Space Seating</td>
<td>37</td>
</tr>
<tr>
<td>Meeting (Rooms) Seats</td>
<td>(1)10</td>
</tr>
<tr>
<td>Ratio</td>
<td>9.28 m²</td>
</tr>
<tr>
<td>Desks</td>
<td>1.6 x 0.6 m</td>
</tr>
</tbody>
</table>

**TENANT II**

<table>
<thead>
<tr>
<th>Offices</th>
<th>6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open-Space Seating</td>
<td>37</td>
</tr>
<tr>
<td>Meeting (Rooms) Seats</td>
<td>(1)10</td>
</tr>
<tr>
<td>Ratio</td>
<td>9.28 m²</td>
</tr>
<tr>
<td>Desks</td>
<td>1.6 x 0.8 m</td>
</tr>
</tbody>
</table>
LEISURE-TIME FLOOR

This plan creates space for break-out rooms, team building, training and other activities. The rooftop terrace with high-quality furniture is ideal for tenant receptions.

**SINGLE TENANT**

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Size (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Training Room</td>
<td>65</td>
</tr>
<tr>
<td>Relax Zone</td>
<td>351</td>
</tr>
<tr>
<td>Work Room</td>
<td>57</td>
</tr>
</tbody>
</table>

ADVISORY & TAX CENTRE

This mix of open-space, meeting rooms and private offices is ideal for tax and advisory services. Top-floor location and the rooftop terrace give you a high-profile address.

**SINGLE TENANT**

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Qty</th>
<th>Size (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Open-Space Seating</td>
<td>36</td>
<td></td>
</tr>
<tr>
<td>Meeting (Rooms) Seats</td>
<td>32</td>
<td></td>
</tr>
<tr>
<td>Reception Hall</td>
<td>86</td>
<td></td>
</tr>
<tr>
<td>Ratio</td>
<td>7.5</td>
<td></td>
</tr>
<tr>
<td>Desks</td>
<td>1.6</td>
<td></td>
</tr>
</tbody>
</table>
THE INTELLIGENT SOLUTION

IQ BUILDINGS ARE BUILT TO MAXIMISE THE EFFICIENCY AND FLEXIBILITY OF YOUR OFFICE LAYOUT.
The attractive, modern facades feature a textured appearance consisting of alternating opaque and glassed walls, set against the warm Dutch brickwork of the ground floor. All facades comply with international acoustic and thermal insulation norms.
Dual-flight, reinforced concrete stairwells serve as emergency exits and provide secure access to each floor.

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>RENTABLE AREA</th>
<th>HORIZONTAL COMMUNICATION</th>
<th>OFFICE SPACE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND FLOOR</td>
<td>1,164</td>
<td>0</td>
<td>1,164</td>
</tr>
<tr>
<td>FLOOR 1</td>
<td>882</td>
<td>50</td>
<td>832</td>
</tr>
<tr>
<td>FLOORS 2–5</td>
<td>1,107</td>
<td>50</td>
<td>1,057</td>
</tr>
<tr>
<td>FLOORS 6–8</td>
<td>936</td>
<td>50</td>
<td>886</td>
</tr>
<tr>
<td>TOTAL</td>
<td>9,282</td>
<td>400</td>
<td>8,882</td>
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</table>

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>RENTABLE AREA</th>
<th>HORIZONTAL COMMUNICATION</th>
<th>OFFICE SPACE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND FLOOR</td>
<td>1,356</td>
<td>0</td>
<td>1,356</td>
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<tr>
<td>FLOOR 1</td>
<td>1,072</td>
<td>50</td>
<td>1,022</td>
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<tr>
<td>FLOORS 2–5</td>
<td>1,270</td>
<td>50</td>
<td>1,229</td>
</tr>
<tr>
<td>FLOORS 6–8</td>
<td>936</td>
<td>50</td>
<td>886</td>
</tr>
<tr>
<td>TOTAL</td>
<td>10,352</td>
<td>400</td>
<td>9,952</td>
</tr>
</tbody>
</table>
### IQ Building (E) - Holandská 4

<table>
<thead>
<tr>
<th>Floor</th>
<th>RENTABLE AREA</th>
<th>HORIZONTAL COMMUNICATION</th>
<th>OFFICE SPACE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>1,442</td>
<td>0</td>
<td>1,442</td>
</tr>
<tr>
<td>Floor 1</td>
<td>1,072</td>
<td>50</td>
<td>1,022</td>
</tr>
<tr>
<td>Floors 2–5</td>
<td>1,279</td>
<td>50</td>
<td>1,229</td>
</tr>
<tr>
<td>Floors 6–8</td>
<td>936</td>
<td>50</td>
<td>886</td>
</tr>
<tr>
<td>Total</td>
<td>10,438</td>
<td>400</td>
<td>10,038</td>
</tr>
</tbody>
</table>

### IQ Building (F) - Holandská 2

<table>
<thead>
<tr>
<th>Floor</th>
<th>RENTABLE AREA</th>
<th>HORIZONTAL COMMUNICATION</th>
<th>OFFICE SPACE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>1,224</td>
<td>0</td>
<td>1,224</td>
</tr>
<tr>
<td>Floor 1</td>
<td>882</td>
<td>50</td>
<td>832</td>
</tr>
<tr>
<td>Floors 2–5</td>
<td>1,107</td>
<td>50</td>
<td>1,057</td>
</tr>
<tr>
<td>Floors 6–8</td>
<td>936</td>
<td>50</td>
<td>886</td>
</tr>
<tr>
<td>Total</td>
<td>9,342</td>
<td>400</td>
<td>8,942</td>
</tr>
</tbody>
</table>
The flexible design of the IQ Buildings allows you to create your ideal work environment, effectively balancing office and common spaces. Offices may be open plan, cellular, or a combination of the two.

**OFFICE DEPTH**

<table>
<thead>
<tr>
<th>Type</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single office</td>
<td>6 m (smallest module 3 m x 6 m)</td>
</tr>
<tr>
<td>Open-space module</td>
<td>7.5 m with possibility to connect to larger units</td>
</tr>
<tr>
<td>Internal corridor</td>
<td>1.5 m (standard)</td>
</tr>
</tbody>
</table>

**MODULE**

<table>
<thead>
<tr>
<th>Component</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>The basic ceiling/floor grid</td>
<td>1.5 m</td>
</tr>
<tr>
<td>Column distance</td>
<td>7.5 m x 7.5 m</td>
</tr>
</tbody>
</table>

**ELEVATORS**

Each building is equipped with three elevators, including one service model suitable for moving furniture or handling large deliveries.
IQ BUILDINGS
FLOORS 6, 7, 8

TYPICAL FLOOR
936 m²

- Restrooms
- Stairwells
- Column
- Elevators
- Typical utility core
- Service elevator
- Optional restroom / kitchenette

Typical Floor Dimensions:
- 45 m²
- 6.0 m x 7.5 m

Open Space Module:
- 56.25 m²

Floor Dimensions:
- 1.5 m x 1.5 m

Floors 6, 7, 8

Floor Area:
- 936 m²
LAYOUT
The flexible design of the IQ Buildings allows you to create your ideal work environment, effectively balancing office and common spaces. Offices may be open plan, cellular, or a combination of the two.

OFFICE DEPTH
<table>
<thead>
<tr>
<th>Type</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
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<tr>
<td>Internal corridor</td>
<td>1.5 m (standard)</td>
</tr>
</tbody>
</table>

MODULE
<table>
<thead>
<tr>
<th>Type</th>
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</thead>
<tbody>
<tr>
<td>The basic ceiling/floor grid</td>
<td>1.5 m</td>
</tr>
<tr>
<td>Column distance</td>
<td>7.5 m x 7.5 m</td>
</tr>
</tbody>
</table>
The IQ Buildings offer secure underground parking for up to 497 vehicles, including reserved handicapped and visitor spaces. There are 50 above-ground parking spaces in front of the buildings, and an additional 150 secure spaces within easy walking distance. All parking areas are monitored by CCTV 24 hours a day.

The building’s backup generators supply power to both tenants and the emergency signalling system.
The ground-floor retail zone features amenities such as convenience stores, retail shops, restaurants, cafes, day care and a fitness centre.

Reception desks are located at each of the two main entrances. The reception areas feature meeting rooms, work stations and refreshment areas for visitors.

IQ BUILDINGS
GROUND FLOOR
RETAIL / RECEPTION
5,186 m²

The atrium in Holandská 8 and 6 is an open-air, landscaped courtyard containing both a play area for children from the day care centre and outdoor tables for those dining in the restaurant.

The Promenade
The special purpose delivery zone at the back of the buildings can be used for lorry and service deliveries. A delivery elevator carries goods to the basement where the main service elevators are accessed.

Site security is controlled from the central security desk in the Holandská 8,6 reception area, which monitors the CCTV and fire signalling systems. Access to the IQ Buildings, including floor access from staircases, is controlled by a card system; offices are only accessible through the ground-floor reception.
The first floor is the ideal location for a variety of small businesses. Tenants are within easy reach of the reception area and all ground floor amenities, including shops and cafes.
CALL CENTRE

To accommodate a large staff, special features include extra restrooms, a coffee room for operators on their breaks, and locker facilities where employees can safely store belongings. The call centre is also equipped with training areas and private offices for managers.

<table>
<thead>
<tr>
<th>TENANT I</th>
<th>TOTAL FLOOR AREA</th>
<th>1,048 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPEN-SPACE SEATING</td>
<td>173</td>
<td></td>
</tr>
<tr>
<td>MANAGERS SEATING</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>MEETING (ROOMS) SEATS</td>
<td>(2) 12</td>
<td></td>
</tr>
<tr>
<td>RATIO</td>
<td>5.54 m²</td>
<td></td>
</tr>
<tr>
<td>DESKS</td>
<td>1.2 x 0.8 m</td>
<td></td>
</tr>
</tbody>
</table>

This plan offers a carefully-balanced combination of private offices (suitable for small departments or teams), managers' offices, and open work areas to meet all the space requirements of the average business.

<table>
<thead>
<tr>
<th>TENANT II</th>
<th>TOTAL FLOOR AREA</th>
<th>1,272 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPEN-SPACE SEATING</td>
<td>91</td>
<td></td>
</tr>
<tr>
<td>MANAGERS SEATING</td>
<td>11</td>
<td></td>
</tr>
<tr>
<td>MEETING (ROOMS) SEATS</td>
<td>(4) 12</td>
<td></td>
</tr>
<tr>
<td>RATIO</td>
<td>11.15 m²</td>
<td></td>
</tr>
<tr>
<td>DESKS</td>
<td>1.6 x 0.8 m</td>
<td></td>
</tr>
</tbody>
</table>
The open-plan design allows for ease of communication between employees in lab and research areas, which are equipped with extended work tables. Meeting rooms of varying sizes can accommodate more formal presentations or group discussions; individual offices are suitable for managers.

**TENANT III**

<table>
<thead>
<tr>
<th>TOTAL FLOOR AREA</th>
<th>1,285 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPEN-SPACE SEATING</td>
<td>75</td>
</tr>
<tr>
<td>CELLURAL SEATING</td>
<td>11</td>
</tr>
<tr>
<td>MEETING (ROOMS) SEATS</td>
<td>(3) 12</td>
</tr>
<tr>
<td>RATIO</td>
<td>13.11 m²</td>
</tr>
<tr>
<td>DESKS (L-SHAPE)</td>
<td>1.6 x 0.8/1.8 x 0.8 m</td>
</tr>
</tbody>
</table>

**RESEARCH & DEVELOPMENT**

**BUSINESS CENTRE**

A cellular layout, with office sizes ranging from 13.7 m² to 28.6 m², provides for smaller meeting rooms and offices ideal for private consultations with clients. The design also incorporates storage areas for records and files.

**TENANT IV**

<table>
<thead>
<tr>
<th>TOTAL FLOOR AREA</th>
<th>1,167 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>CELLURAL SEATING</td>
<td>30</td>
</tr>
<tr>
<td>MEETING (ROOMS) SEATS</td>
<td>(3) 12; (1) 16</td>
</tr>
<tr>
<td>RATIO</td>
<td>20.12 m²</td>
</tr>
<tr>
<td>DESKS (L-SHAPE)</td>
<td>2 x 1/1.2 x 0.8 m</td>
</tr>
</tbody>
</table>
Linking four buildings together results in a spacious and versatile working environment that can be organised to suit the needs of individual departments. All the elements of a state-of-the-art modern office are here—open work areas, private offices, meeting rooms, labs and research facilities—in virtually any combination.

**TENANT I**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>OFFICE</td>
<td>80</td>
</tr>
<tr>
<td>OPEN-SPACE SEATING</td>
<td>360</td>
</tr>
<tr>
<td>MEETING (ROOMS) SEATS</td>
<td>(4) 90</td>
</tr>
<tr>
<td>TRAINING ROOM</td>
<td>42</td>
</tr>
<tr>
<td>RATIO</td>
<td>8.3 m²</td>
</tr>
<tr>
<td>DESKS</td>
<td>1.8 x 0.8 m</td>
</tr>
</tbody>
</table>

![Space Planning Diagram]
SOFTWARE DEVELOPER

This layout includes spacious offices for regional managers while providing comfortable working areas for various administrative departments. Meeting rooms are large and enjoy panoramic city views.

<table>
<thead>
<tr>
<th>TENANT I</th>
<th>TOTAL FLOOR AREA</th>
<th>468 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>OFFICE</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>OPEN-SPACE SEATING</td>
<td></td>
<td>57</td>
</tr>
<tr>
<td>MEETING ROOM</td>
<td></td>
<td>12</td>
</tr>
<tr>
<td>RATIO</td>
<td>6.99 m²</td>
<td></td>
</tr>
<tr>
<td>DESKS</td>
<td>1.6 x 0.8 m</td>
<td></td>
</tr>
</tbody>
</table>

SMALL BUSINESS FLOOR

This independent floor is the ideal location for a variety of small businesses, with a common kitchenette and toilets.

<table>
<thead>
<tr>
<th>MULTIPL/E SINGLE TENANT</th>
<th>TOTAL FLOOR AREA</th>
<th>936 m²</th>
</tr>
</thead>
</table>

LAW OFFICE

The versatile environment can be organised to meet the needs of individual departments.

<table>
<thead>
<tr>
<th>TENANT II</th>
<th>TOTAL FLOOR AREA</th>
<th>468 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>OFFICE</td>
<td>14</td>
<td></td>
</tr>
<tr>
<td>MEETING ROOM</td>
<td></td>
<td>12</td>
</tr>
<tr>
<td>RATIO</td>
<td>16.7 m²</td>
<td></td>
</tr>
<tr>
<td>DESKS</td>
<td>2 x 1 m</td>
<td></td>
</tr>
</tbody>
</table>
CONSULTING COMPANY

This layout is best suited to businesses whose workers are mobile, spending as much time with clients as in the office. The “hot desk” system allows employees to share work stations, economising space. Also included are more traditional elements like meeting rooms and private offices.

<table>
<thead>
<tr>
<th>SINGLE TENANT</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL FLOOR AREA</td>
<td>936 m²</td>
</tr>
<tr>
<td>OFFICE</td>
<td>6</td>
</tr>
<tr>
<td>OPEN-SPACE SEATING</td>
<td>125</td>
</tr>
<tr>
<td>MEETING ROOM</td>
<td>13</td>
</tr>
<tr>
<td>RATIO</td>
<td>6.5 m²</td>
</tr>
<tr>
<td>DESKS</td>
<td>1.6 x 0.8 m</td>
</tr>
</tbody>
</table>

HEAD FINANCIAL OFFICE

This layout accommodates administrative staff, placing entire departments together for easy communication. Board rooms, meeting rooms, and spacious private offices complete the design, providing all the facilities necessary for head office operations.

<table>
<thead>
<tr>
<th>SINGLE TENANT</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL FLOOR AREA</td>
<td>936 m²</td>
</tr>
<tr>
<td>OFFICE</td>
<td>25</td>
</tr>
<tr>
<td>MEETING ROOM</td>
<td>36</td>
</tr>
<tr>
<td>RATIO</td>
<td>15.3 m²</td>
</tr>
<tr>
<td>DESKS</td>
<td>2 x 1 m</td>
</tr>
</tbody>
</table>
LANDMARK ADDRESS, VERTICAL EXPANSION

THE TOWERS ARE THE THIRD AND FINAL PHASE OF SPIELBERK’S DEVELOPMENT.
The attractive, modern facades feature a textured appearance consisting of alternating opaque and glassed walls, set against the warm Dutch brickwork of the ground floor. All facades comply with international acoustic and thermal insulation norms.
THE TOWERS

CONFERENCE FLOOR

TOWER B TOWER A

FLOOR 1

THE SQUARE

CONFERENCE ROOMS

THE PROMENADE

THE TOWERS

OFFICES

2,960 m²

THE SQUARE

ATRIUM

LIBRARY

TERRACE

LOBBY

FLOOR PLANS / SPACE PLANNING
**Regional Headquarters**

This layout includes spacious offices for regional managers while providing comfortable working areas for the various administrative departments. Meeting rooms are large and enjoy panoramic city views.

**SINGLE TENANT**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>20</td>
</tr>
<tr>
<td>Open-space seating</td>
<td>6</td>
</tr>
<tr>
<td>Meeting (rooms) seats</td>
<td>(3) 36</td>
</tr>
<tr>
<td>Ratio</td>
<td>13.4 m²</td>
</tr>
<tr>
<td>Desks</td>
<td>2 x 1 m</td>
</tr>
</tbody>
</table>

**Shared-Service Centre**

This plan offers a carefully-balanced combination of private offices (suitable for small departments or teams), managers' offices, and open work areas to meet all the space requirements of the average business.

**SINGLE TENANT (COMBI LAYOUT)**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>10</td>
</tr>
<tr>
<td>Open-space seating</td>
<td>70</td>
</tr>
<tr>
<td>Meeting (rooms) seats</td>
<td>(2)20</td>
</tr>
<tr>
<td>Ratio</td>
<td>8.29 m²</td>
</tr>
<tr>
<td>Desks</td>
<td>1.6 x 0.8 m</td>
</tr>
</tbody>
</table>
CALL CENTRE

To accommodate a large staff, special features include extra restrooms, a coffee room for operators on their breaks, and locker facilities where employees can safely store belongings. The call centre is also equipped with training areas and private offices for managers.

SINGLE TENANT (OPEN SPACE)

<table>
<thead>
<tr>
<th></th>
<th>Tenant I</th>
<th>Tenant II</th>
</tr>
</thead>
<tbody>
<tr>
<td>MANAGER OFFICE</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>OPEN-SPACE SEATING</td>
<td>135</td>
<td>21</td>
</tr>
<tr>
<td>MEETING (ROOMS) SEATS</td>
<td>(2)8</td>
<td>(3)38</td>
</tr>
<tr>
<td>RATIO</td>
<td>5.7 m²</td>
<td>5.56 m²</td>
</tr>
<tr>
<td>DESKS</td>
<td>1.2 x 0.6 m</td>
<td>2 x 1.6 x 0.8 m</td>
</tr>
</tbody>
</table>

BUSINESS CENTRE

A cellular layout, with office sizes ranging from 13.7 m² to 28.6 m², provides for smaller meeting rooms and offices ideal for private consultations with clients.

TENANT I

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>OFFICES</td>
<td>11</td>
<td>33</td>
</tr>
<tr>
<td>MEETING (ROOMS) SEATS</td>
<td>(2)4</td>
<td>(3)38</td>
</tr>
<tr>
<td>RATIO</td>
<td>13.4 m²</td>
<td>5.56 m²</td>
</tr>
<tr>
<td>DESKS</td>
<td>2 x 1 m</td>
<td>2 x 1.6 x 0.8 m</td>
</tr>
<tr>
<td>OFFICE AREA</td>
<td>335 m²</td>
<td>434 m²</td>
</tr>
</tbody>
</table>

TENANT II

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>OFFICES</td>
<td>11</td>
<td>33</td>
</tr>
<tr>
<td>MEETING (ROOMS) SEATS</td>
<td>(2)4</td>
<td>(3)38</td>
</tr>
<tr>
<td>RATIO</td>
<td>13.4 m²</td>
<td>5.56 m²</td>
</tr>
<tr>
<td>DESKS</td>
<td>2 x 1 m</td>
<td>2 x 1.6 x 0.8 m</td>
</tr>
<tr>
<td>OFFICE AREA</td>
<td>335 m²</td>
<td>434 m²</td>
</tr>
</tbody>
</table>
SOFTWARE DEVELOPER

A spacious and versatile working environment that can be organised to suit the needs of individual departments. All the elements of a state-of-the-art modern office are here—open work areas, private offices, meeting rooms, labs and research facilities—in virtually any combination.

SINGLE TENANT

<table>
<thead>
<tr>
<th>OFFICE</th>
<th>9</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPEN-SPACE SEATING</td>
<td>72</td>
</tr>
<tr>
<td>MEETING (ROOMS) SEATS</td>
<td>12</td>
</tr>
<tr>
<td>RATIO</td>
<td>6.6 m²</td>
</tr>
<tr>
<td>DESKS (L-SHAPE)</td>
<td>1.4 x 0.8/2 x 2.2 m</td>
</tr>
</tbody>
</table>

FINANCIAL & TAX ADVISORS

This mix of open-space, meeting rooms and private offices is ideal for tax & advisory services.

SINGLE TENANT

<table>
<thead>
<tr>
<th>OFFICES</th>
<th>16</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPEN-SPACE SEATING</td>
<td>24</td>
</tr>
<tr>
<td>MEETING (ROOMS) SEATS</td>
<td>32</td>
</tr>
<tr>
<td>RATIO</td>
<td>8.5 m²</td>
</tr>
<tr>
<td>DESKS (L-SHAPE)</td>
<td>1.4 x 0.8/2 x 2.2 m</td>
</tr>
</tbody>
</table>
### BASIC DATA

| BUILDING | Holandská Street  
|----------|----------------------------------|
|          | Cadastral office Brno – city  
|          | Cadastral area Styrlce  
| NUMBER OF FLOORS | 5 floors above ground  
|          | 1 floor below ground  
| PARKING | 235 underground parking spaces, with security  
|          | 3 parking spaces in front of each building  

### GENERAL TECHNICAL DATA

| STRUCTURAL SYSTEM | Pre-cast concrete frame  
|--------------------|------------------------|
| MODULE             | 1.5 m  
| COLUMN DISTANCE:   | 7.5 x 7.5 m  
| WIDTH OF PARKING SPACE: | 2.5 m (axis to axis of module)  
| FLOOR-TO-FLOOR HEIGHT | 3.55 m  
| LOAD               | TYPICAL FLOORS: 250 kg/m²  
|                    | RESERVE FOR LOAD OF PARTITIONS: 150 kg/m²  
| FLOOR-TO-CEILING HEIGHT | OFFICE AREA AND LIFT LOBBIES: 2.8 m  
|                      | BATHROOMS: 2.4 m  
|                    | CLEARANCE LIMIT – PARKING: 2.1 m  
|                    | CONCRETE TO CONCRETE: 3.3 m  
| OFFICE LAYOUT | Highly efficient offices with a balanced proportion of common areas. Highly flexible division into operational units.  
|          | OFFICE DEPTH:  
|          | SINGLE OFFICE: 6 m (smallest module of 3 x 6 m)  
|          | INTERNAL CORRIDOR: 1.5 m for standard layout space  

### RECEPTION / ENTRANCE HALL

| The reception is located on the ground floor.  

### STAIRCASE

| Two main 2-flight staircases for internal communication between the ground floor and top floor, which also serve as emergency exit routes.  
| STAIRCASE STRUCTURE: Pre-cast concrete stairway and landings.  

### LIFTS

| Two lifts in the central core, one of which is used for moving furniture and is equipped with protection.  
| TECHNICAL SPECIFICATION:  
| MAXIMUM LOAD: 1,000 kg  
| SPEED: 1.0 m/s  
| SIZE OF CABIN: 1,100 x 2,100 cm  
| SIZE OF DOOR: 800 x 2,100 cm  
| MACHINE ROOM: No machine room – engine inside the shaft  
| NUMBER OF STOPS: 1 x 5, 1 x 6 (only one lift to the basement).  
| For security reasons, key access installed from the basement.  
| CABIN INTERIOR:  
| WALLS: Walls and door are covered with stainless steel sheets with polished surface. The back wall is entirely covered with a mirror.  
| CEILING: Straight suspended ceiling from stainless steel.  
| LIGHTS: Indirect light around the ceiling.  
| FLOOR: Stone floor.  

### FACADE

| External facade consists of pre-cast concrete panels, thermal insulation and clay brickwork on stainless anchors. Combination of all-glass walls and window strips. Possibility for operable parts in a 3.0 m module.  
| STANDARD: Wicona  

### SUN PROTECTION

| Glass walls are equipped with fixed external blinds. Window strips (in the interior) are equipped with mechanical horizontal blinds.  

### EXTERNAL AREAS

| All external areas, i.e. access communications, platforms, pavements etc., meet the general requirements for safety and disabled access. Particular attention is devoted to architecture of the parterre, with large water areas and natural green areas. The landscaping includes high-quality natural materials (granite, wood) for surfaces on solid areas.  

### INTERIOR – FINAL STRUCTURES & MATERIALS (FINISHING)

| SUSPENDED CEILING | OFFICE: Bandraster system suspended ceiling in 1.5 m module; mineral acoustic tiles with in-built lights and induction units.  
| STANDARD: Rockfon  
| LIFT LOBBIES & BATHROOMS: Plasterboard suspended ceiling  

| FLOOR | OFFICE: Double floor in raster 600 x 600 mm  
| STANDARD: System comparable to Lindner – Ligna S38  

### Interior Technology

| Partitions | **Gypsum partition walls with door wings in steel doorframes, anchored onto raised floor and into ceiling structure. Acoustic filling in the ceiling void to achieve standard values for acoustics. High-quality acoustic damping. Other partition types on request (at a special rate).** |
| Kitchennette | **On each floor, equipped with: microwave, dish-washer, refrigerator.** |

### Air-Conditioning / Air Handling

| **OFFICE. Fully air-conditioned** |
| **ESTIMATED EXTERNAL CONDITIONS:** |
| **Winter** | **Summer** |
| **AIR TEMPERATURE:** | -12°C | 32°C |
| **RELATIVE HUMIDITY:** | 50% | 30% |

| **INTERNAL CONDITIONS (+/-1.5°C):** |
| **Winter** | **Summer** |
| **AIR TEMPERATURE:** | 22°C | 24.5°C |
| **FRESH AIR:** | 50 m³/hr/person |
| **REQUESTED HUMIDITY:** | min. 35% |
| **SURFACE AREA PER PERSON:** | 9 m²/person |
| **TO HANDLE INTERNAL MICRO-CLIMATE:** | 4-pipe induction units, raster 1.5 m, controlled in zones, which can be regulated individually. |
| **STANDARD:** | Trox |

**Independent ventilation systems for WC, kitchennettes.**

### Garage Ventilation

**Standard**

**AIR FLOW:** 200 m³/hr/parking space.

**Server Areas:** In designated areas for servers – provision for independent server ventilation.

**Emergency Exit Routes:** Depending on fire signalling mechanism.

### Heating & Cooling

**HEATING:** Heat exchanger connected to central heat supply.

**COOLING:** Water coolers installed on the roof.

### Sprinklers

Not installed.

### Electrical Power Current

**Each building is connected through an independent connection to its own transformer station in the basement. Cabling from the main switchboard – in independent, fireproof vertical shafts.**

**Cabling in offices:**

- under suspended ceiling for light distribution
- through double floor for socket distribution.

**Equipment connected to fire signalling:** Fed by fireproof cables.

### Back-up

**Diesel-generator possible in the basement.**

### Lighting

**Lighting Requirements:**

- **OFFICE:** 500 lx
- **HALLS:** 225 lx
- **RECEPTION:** 300 lx
- **PARKING:** 75 lx

Lights are embedded in the suspended ceiling (except in garages and design lighting).

**Standard:** Philips.

### Sockets

**Sockets are located in floor boxes situated in accordance with the floor plan, 1 floor box/20m².**

**Standard sockets in floor box:**

**STANDARD:** 2 sockets 230 V

**For PC:** 2 sockets 230 V

### Telephones

External connection from two independent points, min. two operators.

### Internal Emergency System

Fire alarm, in accordance with local code.

Control panel located at reception.

### Security System

CCTV in common areas. Monitoring is located at the security control desk and is recorded and stored for approx. three days.

Burglar alarm on the ground floor.

Internal communication in lifts is directly connected with reception.

### Security Control Desk

Located in 1Q building, in operation 24 hrs a day, year round.

**Central Control:**

- fire signalling
- CCTV
- access control

### Access of Employees & Visitors

#### Location

Direct access from Holandská Street

- 5 min. from highway network (Brno – Prague, Brno – Bratislava, Brno – Vienna, Brno – Olomouc (Ostrava))
- 5 min. from Brno city centre
- Bus stop in front of BUILDING C on Vodařská Street

#### Main Access

**Access from Parking:**

- from underground parking, through internal stairs to reception
- from outside parking, through main entrance to reception.

#### Parking

**Access Control:**

**Employees:** Card system.

**Visitors:** Visual and audio connection with reception and security control desk.
## IQ BUILDINGS

### HOLANDSKÁ 2, 4, 6, 8

### BASIC DATA

| BUILDING | Holandská Street  
Cadastral office Brno – city  
Cadastral area Styrice |
|----------|-------------------------------------------------|
| NUMBER OF FLOORS | 9 floors above ground  
2 floor below ground |
| PARKING | EMPLOYEES: 497 (250 + 247) underground parking spaces, with security.  
RESERVED PARKING (VISITORS): 50 parking spaces on the parterre in front of the building on Holandská Street, with security.  
ADDITIONAL VISITOR PARKING: 150 parking spaces on the parterre, approx. 100 m from the building, with direct access from Holandská Street. |

### GENERAL TECHNICAL DATA

<table>
<thead>
<tr>
<th>STRUCTURAL SYSTEM</th>
<th>In-situ reinforced concrete frame.</th>
</tr>
</thead>
</table>
| MODULE | 1.5 m  
COLUMN DISTANCE:  
7.5 x 7.5m  
WIDTH OF PARKING SPACE:  
2.5 m (axis to axis of module) |
| FLOOR-TO-FLOOR HEIGHT | 3.6 m |
| LOAD | TYPICAL FLOORS:  
250 kg/m²  
RESERVE FOR LOAD OF PARTITIONS:  
150 kg/m² |
| FLOOR-TO-CEILING HEIGHT | OFFICE AREA & LIFT LOBBIES: 2.8 m  
BATHROOMS: 2.4 m  
CLEARANCE LIMIT – PARKING: 2.1 m  
SERVER: 3.3 m in building carcass – in suitable places |
| OFFICE LAYOUT | Highly efficient offices with a balanced proportion of common areas. Highly flexible division into operational units.  
OFFICE DEPTH:  
SINGLE OFFICE: 6 m  
(smallest module of 3 x 6 m).  
OPEN-SPACE MODULE:  
7.5 m, with connectivity to larger units.  
INTERNAL CORRIDOR:  
1.5 m for standard layout space |
| RECEPTION / ENTRANCE HALL | The main receptions are located on the ground floor in two Entrance Halls (1 Entrance Hall for BUILDINGS C, D; 1 Entrance Hall for BUILDINGS E, F).  
The Entrance Halls can be accessed from the Main Entrance on the parterre or from the internal staircase leading from the underground parking.  
Both Reception Halls consist of a reception desk, security control desk, control room and reception facilities.  
Particular attention is devoted to the visitor area which features top-quality services provided by the owner, such as: equipped conference room for occasional meetings; equipped workstations ready for use, with Internet access; art gallery.  
Finishes in the Entrance Hall are from high-quality materials; designer furniture is used.  
Two main 2-flight staircases for internal communication between the ground floor and top floor, which also serve as emergency exit routes.  
STAIRCASE STRUCTURE: Ferro-concrete prefab stairway and landings; fair-face concrete.  
Three lifts in the central core, one of which is used for moving furniture and is equipped with protection.  
TECHNICAL SPECIFICATION:  
MAXIMUM LOAD: 1,000 kg  
SPEED: 1.6 m/s  
SIZE OF CABIN: 1,100 x 2,100 cm  
SIZE OF DOOR: 900 x 2,100 cm  
MACHINE ROOM: No machine room – engine inside the shaft  
NUMBER OF STOPS:  
1 x 9, 1 x 9, 1 x 11  
(one only lift to the basement)  
For security reasons it is possible to install card/key access from the basement.  
CABIN INTERIOR:  
WALLS: Walls and door are covered with stainless steel sheets with polished surface. The back wall is entirely covered with a mirror.  
CEILING: Straight suspended ceiling from stainless steel.  
LIGHTS: Indirect light around the ceiling. |
| SHELL FACADE | OPAQUE PART: External sandwich consisting of ferro-concrete bearing structure with suspended sandwich facade system with thermal insulation – steel cladding with high-quality design.  
GLASS PART: Combination of all-glass walls and window strips. Possibility for operable parts in module 3.0 m.  
STANDARD: Wicona facade system |
| SUN PROTECTION | Glass walls are equipped with stable external blinds.  
STANDARD: Wicona horizontal aluminium system. Window strips (in the interior) are provided with mechanical horizontal blinds.  
STANDARD: Elox aluminium. |
| ATRIUM | Tenants have access to the open atrium from the Entrance Hall. |
**EXTERNAL AREAS**
All external areas, i.e. access communications, platforms, pavements etc., meet the general requirements for safety and disabled access. Particular attention is devoted to architecture of the parterre, with large water areas and natural green areas. The landscaping includes high-quality natural materials (granite, wood) for surfaces on solid areas.

**INTERIOR – FINAL STRUCTURES & MATERIALS (FINISHING)**

**SUSPENDED CEILING**
OFICE: Suspended ceiling, bi-directional system – raster 1.2 m. Mineral acoustic tiles 600/600 mm with in-built lights and airc o units.
STANDARD: Rockfon system
LIFT LOBBIES & BATHROOMS: Plasterboard suspended ceiling.

**FLOOR**
OFFICE: Double floor in raster 600 x 600 mm
STANDARD: Lindner system – Ligna S38
FINISHES: High-quality heavy-duty carpet (500 g/m²). Fixed-in tiles with glue (tiles 500 x 500 mm).
COLOUR: According to Tenant requirements.

**PARTITIONS**
Gypsum partition walls with door wings in steel doorframes, anchored onto raised floor and into ceiling structure. Acoustic filling in the ceiling void to achieve standard values for acoustics. High-quality acoustic damping. Other partition types on request (at a special rate).

**KITCHENETTE**
Provision for kitchenettes in designated areas. Four places around central cores. Possible connection for: microwave, dishwasher, coffee machine, refrigerator.

**INTERIOR – TECHNOLOGY**

**AIR-CONDITIONING / AIR HANDLING**
OFFICE: Fully air-conditioned
ESTIMATED EXTERNAL CONDITIONS:
<table>
<thead>
<tr>
<th>Winter</th>
<th>Summer</th>
</tr>
</thead>
<tbody>
<tr>
<td>AIR TEMPERATURE:</td>
<td>-12°C</td>
</tr>
<tr>
<td>RELATIVE HUMIDITY:</td>
<td>50%</td>
</tr>
<tr>
<td>FOR AIR HANDLING V兹T:</td>
<td>-15°C</td>
</tr>
</tbody>
</table>

INTERNAL CONDITIONS (+ - 1.5°C):
<table>
<thead>
<tr>
<th>Winter</th>
<th>Summer</th>
</tr>
</thead>
<tbody>
<tr>
<td>AIR TEMPERATURE:</td>
<td>22°C</td>
</tr>
<tr>
<td>FRESH AIR:</td>
<td>50 m³/hr/person</td>
</tr>
<tr>
<td>REQUESTED HUMIDITY:</td>
<td>min. 35%</td>
</tr>
<tr>
<td>SURFACE AREA PER PERSON:</td>
<td>9 m²/person</td>
</tr>
</tbody>
</table>

TO HANDLE INTERNAL MICRO-CLIMATE:
4-pipe fan-coil units, 2FCU/7.5 m. Fan-coil units regulated into zones and can be regulated individually.
STANDARD: Gea
DISTRIBUTION EQUIPMENT: Trux
Independent ventilation systems for WC, kitchenettes, refreshment areas on ground floor.
GARAGE VENTILATION: Standard
AIR FLOW: 200 m³/hr/parking space.

**SERVER AREAS:** In designated areas for servers – provision for independent server ventilation.
**EMERGENCY EXIT ROUTES:** Depending on fire signalling mechanism.

**HEATING & COOLING**
HEATING: Heat exchanger connected to central heat supply.
COOLING: Water coolers installed on the roof.

**SPRINKLERS**
Sprinkler system is installed on all office floors.

**ELECTRICAL POWER CURRENT**
The building is connected through an independent connection to its own transformer station in the basement. Cabling from the main switchboard – in independent, fireproof vertical shafts.
CABLING IN OFFICES:
— under suspended ceiling for light distribution
— through double floor for socket distribution
EQUIPMENT CONNECTED TO FIRE SIGNALLING: Fed by fireproof cables.

**BACK-UP**
Diesel-aggregate is installed in the basement. Capacity is for fire requirements. Final capacity of the back-up generator can be determined according to Tenant requirements (at extra cost).

**LIGHTING**
LIGHTING REQUIREMENTS:
— OFFICE: 500 lx
— HALLS: 225 lx
— RECEPTION: 300 lx
— PARKING: 75 lx
Lights are embedded in the suspended ceiling (except in garages and design lighting).
STANDARD: Philips.

**SOCKETS**
Sockets are located in floor boxes situated in accordance with the floor plan, 1 floor box/20m².
STANDARD SOCKETS IN FLOOR BOX:
STANDARD: 2 sockets 230 V
FOR PC: 2 sockets 230 V.

**SERVER**
In the building there are recommended areas for servers (main server and auxiliary servers).
**THESE AREAS CAN MEET THE FOLLOWING TECHNICAL REQUIREMENTS:**
**TYPICAL FLOOR:** 4.5–45 m²
**GROUND FLOOR:** 4.5–approx. 200 m²
**HEIGHT:** In recommended areas, the floor-to-ceiling height in the frame is 3.3 m.
**ACCESSIBILITY:** Distance between the most remote workstation and the server room should not exceed 100 m.

**GENERALLY**
Server room may on request be equipped with:
— independent cooling system;
— raised floor with acoustic top layer;
— provision for optic cable connection.
Server room does not contain automatic fire-extinguishing system (at extra cost).
**WEAK CURRENT**
Optic cabling runs for connection of at least two independent operators.

**TELEPHONES**
External connection from two independent points; back up. Provision for optic connection on each floor. Other connections (satellite, microwave, etc) available.

**TELEVISION / RADIO**
Aerials on the roof. Connection on each floor.

**INTERNAL EMERGENCY SYSTEM**
**FOR FIRE ALARM:** EPS, in accordance with fire standards and norms. Control panel to be located in the control room of the main reception.

**SECURITY SYSTEM**
Ensures security in selected areas. The system is supported by CCTV camera system in common areas and parking. Monitoring is located at security control desk and is recorded. Internal communication in lifts is directly connected with reception (security control desk).

**SECURITY CONTROL DESK**
In operation 24 hrs a day, year round.
**CENTRAL CONTROL:**
— fire signalling
— CCTV
— access control

**ACCESS OF EMPLOYEES & VISITORS**

**LOCATION**
Direct access from Heršpická Street.
— 5 min. from highway network (Brno – Prague, Brno – Bratislava, Brno – Vienna, Brno – Olomouc – Ostrava).
— 5 min. from Brno city centre.
— Bus stop in front of BUILDING C on Vodařská Street.

**MAIN ACCESS**
**ACCESS FROM PARKING:** From underground parking, through internal stairs to reception; from outside parking, through main entrance to reception.

**RECEPTION**
In operation 24 hrs a day, year round.
**DAY OPERATION:** Control over access behind installed turnstiles, provision for card system.
**NIGHT OPERATION:** Within the scope of services provided by security control desk; control over access behind main entrance door, provision for card system.

**OFFICE FLOORS**
Three lifts from ground floor to typical floors. Two independent entrances on typical floors.
**ENTRANCE DOOR:**
— secured, solid
— fire-rated
— provision for card system
— info system
— CCTV system on request

**PARKING**
**ACCESS CONTROL:**
— employees: Card system.
— visitors: Optic and audio connection with reception and security control desk.

**THE TOWERS**
**Holandská 10, 12**

**BASIC DATA**
**BUILDING**
Holandská Street
Cadastral office Brno – city
Cadastral area Styrice

**NUMBER OF FLOORS**
21 floors above ground
3 underground floors

**PARKING**
489 underground parking spaces in two underground levels, with security.

**RESERVED PARKING FOR VISITORS:**
10 parking spaces on the parterre in front of the building on Holandská Street, with security.

**ADDITIONAL VISITOR PARKING:**
Additional 29 parking places behind the building on Pražíkova Street.

**GENERAL TECHNICAL DATA**

**STRUCTURAL SYSTEM**
In-situ reinforced concrete frame.

**MODULE**
1.5 m
**COLUMN DISTANCE:**
7.5 x 7.5 m, 7.5 x 7.5 m at building core.
**WIDTH OF PARKING SPACE:**
2.5 m (axis to axis of module).

**FLOOR-TO-FLOOR HEIGHT**
3.6 m (ground floor + 1st floor 4.98 m)

**LOAD**
**TYPICAL FLOORS:**
300 kg/m² (locally 370 kg/m²)
**RESERVE FOR LOAD OF PARTITIONS:**
150 kg/m²

**DELIVERIES**
From outside designated parking spaces, through lift from the basement. Organised by the reception and building management.
**DELIVERY ZONE** on Pražíkova Street – organised place for lorries. Direct connection for deliveries and moving to the basement. Direct connection to ground floor.

**SERVICES**

**AMENITIES**
The office park includes amenities such as a restaurant, café, fitness centre, newsstand and banking services. Small refreshment for visitors in the reception areas.

**OTHER**
Top-quality services for visitors in the reception area and Entrance Hall.
<table>
<thead>
<tr>
<th><strong>FLOOR-TO-CEILING HEIGHT</strong></th>
<th><strong>OFFICE AREA &amp; LIFT LOBBIES:</strong> 2.8 m (3.9 m on the ground floor)</th>
<th><strong>OFFICE LAYOUT</strong></th>
<th>Highly efficient offices with a balanced proportion of common areas. Highly flexible division into operational units. <strong>OFFICE DEPTH:</strong> Single office 6 m (smallest module of 3 x 6 m). Open-space module 7.5 m, with connectivity to larger units. <strong>INTERNAL CORRIDOR:</strong> 1.5 m for standard layout space</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RECEPTION / ENTRANCE HALL</strong></td>
<td>The Main Reception is located on the ground floor in the Entrance Hall. The Entrance Hall can be accessed from the Main Entrance on the parterre or from the internal staircase leading from the underground parking. Reception consists of a reception desk, security control desk, control room, reception facilities.</td>
<td><strong>STAIRCASE</strong></td>
<td>Two staircases for internal communication between the ground floor and top floors, which also serve as emergency exit routes.</td>
</tr>
<tr>
<td><strong>LIFTS</strong></td>
<td>Five lifts in the central core. <strong>STANDARD:</strong> e.g., OTIS One of the lifts is used for moving furniture and is equipped with protection. <strong>TECHNICAL SPECIFICATION:</strong></td>
<td><strong>AIR-CONDITIONING / AIR HANDLING</strong></td>
<td><strong>SUSPENDED CEILING</strong></td>
</tr>
<tr>
<td>---</td>
<td>MAXIMUM LOAD: 1,000 kg</td>
<td><strong>FLOOR</strong></td>
<td>OFFICE: Double floor in raster 600 x 600 mm <strong>STANDARD:</strong> e.g., Lindner – Ligna S38 FINISHES: High-quality heavy-duty carpet, Fixed-in tiles with glue (tiles 500 x 500 mm). <strong>STANDARD:</strong> e.g., Heuga/Desso COLOUR: According to Tenant requirements</td>
</tr>
<tr>
<td>---</td>
<td>SPEED: 2.5 m/s</td>
<td><strong>PARTITIONS</strong></td>
<td>Moveable partition walls with door wings in Al door frames, anchored onto raised floor and into ceiling structure. Acoustic filling in the ceiling void in order to achieve standard values for acoustics.</td>
</tr>
<tr>
<td>---</td>
<td>SIZE OF CABIN: 1,100 x 2,100 cm, 1,450 x 1,500 cm</td>
<td><strong>KITCHENETTE</strong></td>
<td>Provision for kitchenettes in designated areas. Two places around central cores. Possible connection for: microwave, dishwasher, coffee machine, refrigerator.</td>
</tr>
<tr>
<td>---</td>
<td>SIZE OF DOOR: 900 x 2,100 cm</td>
<td><strong>INTERIOR – TECHNOLOGY</strong></td>
<td><strong>SPRINKLERS</strong></td>
</tr>
<tr>
<td>---</td>
<td>SURFACE: Stainless steel</td>
<td><strong>AIR-CONDITIONING / AIR HANDLING</strong></td>
<td><strong>ESTIMATED EXTERNAL CONDITIONS:</strong></td>
</tr>
<tr>
<td>---</td>
<td>NUMBER OF STOPS: 4 x 21, 1 x 24 (only one lift to the basement).</td>
<td><strong>FLOOR</strong></td>
<td><strong>AIR TEMPERATURE:</strong> Winter -12°C Summer 32°C</td>
</tr>
<tr>
<td>---</td>
<td>For security reasons it is possible to install card/key access from the basement. Additional lift serves underground floors from reception. <strong>STANDARD:</strong> e.g., OTIS TECHNICAL SPECIFICATION:**</td>
<td><strong>RELATIVE HUMIDITY:</strong> Winter 50% Summer 30%</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td><strong>MAXIMUM LOAD:</strong> 630 kg</td>
<td><strong>FOR AIR HANDLING VZT:</strong> Winter -15°C Summer</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td><strong>SPEED:</strong> 1 m/s</td>
<td><strong>INTERNAL CONDITIONS (+/-1.5°C):</strong></td>
<td>Winter</td>
</tr>
<tr>
<td>---</td>
<td><strong>SIZE OF CABIN:</strong> 1,100 x 1,400 cm</td>
<td><strong>FRESH AIR:</strong> 50 m³/hr/person</td>
<td>Summer</td>
</tr>
<tr>
<td>---</td>
<td><strong>SIZE OF DOOR:</strong> 900 x 2,100 cm</td>
<td><strong>SURFACE AREA PER PERSON:</strong> 9 m²/person</td>
<td><strong>TO HANDLE INTERNAL MICRO-CLIMATE:</strong></td>
</tr>
<tr>
<td>---</td>
<td><strong>NUMBER OF STOPS:</strong> 4</td>
<td></td>
<td><strong>SERVER AREAS:</strong> In designated areas for servers – provision for independent server ventilation. <strong>EMERGENCY EXIT ROUTES:</strong> Depending on fire signalling mechanism</td>
</tr>
<tr>
<td>---</td>
<td><strong>SURFACE:</strong> Stainless steel</td>
<td><strong>SPRINKLERS</strong></td>
<td></td>
</tr>
<tr>
<td><strong>SHELL FACADE</strong></td>
<td>BRICK PART: Brickwork on stainless anchors with mineral wool insulation. GLASS PART: Combination of all-glass walls and window strips. Possibility for operable parts in module 3.0 m.</td>
<td><strong>ELECTRICAL POWER CURRENT</strong></td>
<td>Each building is connected through an independent connection to its own transformer station in the basement. Cabling from the main switchboard – in independent, fireproof vertical shafts. <strong>CABLING IN OFFICES:</strong></td>
</tr>
<tr>
<td><strong>SUN PROTECTION</strong></td>
<td>Interior windows are equipped with mechanical horizontal blinds. <strong>STANDARD:</strong> Elox aluminum</td>
<td></td>
<td><strong>CABLES:</strong></td>
</tr>
<tr>
<td>---</td>
<td></td>
<td><strong>PARTITIONS</strong></td>
<td>Moveable partition walls with door wings in Al door frames, anchored onto raised floor and into ceiling structure. Acoustic filling in the ceiling void in order to achieve standard values for acoustics.</td>
</tr>
<tr>
<td><strong>KITCHENETTE</strong></td>
<td>Provision for kitchenettes in designated areas. Two places around central cores. Possible connection for: microwave, dishwasher, coffee machine, refrigerator.</td>
<td><strong>INTERIOR – FINAL STRUCTURES &amp; MATERIALS (FINISHING)</strong></td>
<td><strong>SPRINKLERS</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BACK-UP</td>
<td>Back-up generator in the basement. Share on capacity at extra cost.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| LIGHTING | LIGHTING REQUIREMENTS:  
  — OFFICE: 500 lx  
  — HALLS: 225 lx  
  — RECEPTION: 300 lx  
  — PARKING: 75 lx  
  STANDARD: e.g., Philips |
| SOCKETS | Sockets are located in floor boxes situated in accordance with the floor plan, 1 floor box/20m².  
  STANDARD SOCKETS IN FLOOR BOX:  
  STANDARD: 2 sockets 230 V  
  FOR PC: 2 sockets 230 V  
  Space for 4 other modules (8 data connections; at extra cost). |
| SERVER | There are recommended areas for servers.  
  SERVER ROOM MAY ON REQUEST BE EQUIPPED WITH:  
  — independent cooling system  
  — raised floor with antistatic top layer  
  — provision for optic cable connection  
  — gas extinguishing system. |
| WEAK CURRENT | Optic cabling runs for connection of at least two independent operators. |
| TELEPHONES | External connection from two independent points; back up. Provision for optic connection on each floor. Other connections (satellite, microwave, etc) available. |
| TELEVISION / RADIO | Aerials on the roof. Connection on each floor |
| INTERNAL EMERGENCY SYSTEM | FOR FIRE ALARM: EFS, in accordance with fire standards and norms. Control panel located in the control room of the main reception. Public address system – PAS. |
| SECURITY SYSTEM | CCTV: colour cameras overlooking external facade of the ground floor, main entrance, entrance to the garage and elevator lobbies on each floor. Monitoring is located at security control desk and is recorded and stored for approx. three days.  
  ACS: card system installed, provided on entrance door on each floor, for access to garages and on turnstiles in main reception lobby.  
  INTRUSION ALARM: monitoring of escape doors in façade.  
  The system is supported by CCTV camera system in common areas and parking. Monitoring is located at the security control desk and is recorded. Internal communication in lifts is directly connected with reception (security control desk). |
| SECURITY CONTROL DESK | In operation 24 hrs a day, year round.  
  CENTRAL CONTROL:  
  — fire signalling  
  — CCTV  
  — access control |
OVERVIEW OF BUILDING TYPES
<table>
<thead>
<tr>
<th>FLOOR</th>
<th>RENTABLE AREA</th>
<th>HORIZONTAL COMMUNICATION</th>
<th>OFFICE SPACE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND FLOOR</td>
<td>875</td>
<td>61</td>
<td>814</td>
</tr>
<tr>
<td>FLOOR 1</td>
<td>872</td>
<td>55</td>
<td>817</td>
</tr>
<tr>
<td>FLOOR 2</td>
<td>872</td>
<td>55</td>
<td>817</td>
</tr>
<tr>
<td>FLOOR 3</td>
<td>872</td>
<td>55</td>
<td>817</td>
</tr>
<tr>
<td>FLOOR 4</td>
<td>508</td>
<td>42</td>
<td>466</td>
</tr>
<tr>
<td>TOTAL</td>
<td>3,999</td>
<td>268</td>
<td>3,731</td>
</tr>
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<th>OFFICE SPACE</th>
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<tbody>
<tr>
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<td>942</td>
<td>55</td>
<td>887</td>
</tr>
<tr>
<td>FLOOR 1</td>
<td>872</td>
<td>55</td>
<td>817</td>
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<td>817</td>
</tr>
<tr>
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<td>FLOOR 4</td>
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<td>TOTAL</td>
<td>4,066</td>
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<th>HORIZONTAL COMMUNICATION</th>
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<td>TOWER B (HOLANDSKÁ 10)</td>
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<td>------------------------</td>
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</table>

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**THE VILLAS**

**IQ BUILDINGS**

**THE TOWERS**

**PARKING PLACES**
Onsite amenities enhance the Spielberk community and make work more convenient and enjoyable.

LIST OF TENANTS

A
Acision
Apprise Software
Atlas Software
ARQK
AutoCorp
AVG Technologies

B
Business Lease
Blue Elephant Company
Brilum.cz

C
Cleverlance
Computer Press
CS Property Services
CzechInvest

D
DC Concept
Deloitte Advisory
Digi TV
DSG International

E
Edwards Services
Euchner Electric

F
Financial Express
Flow Eastern Europe

G
GE Money Bank
Grant Help
Güdel

H
Hydro Building Systems

I
ING Bank
Infosys
Istro Moravia
ITEG

J
Juwi

K
Vladimíra Kostřicová Law Office

L
Lear Corporation
Logica Systems
Loprais Daniel
Luftansa – Global Tele Sales

M
Miele
Minimax
Monster Worldwide
MP Corporate Finance

N
News Outdoor

O
Office Home

P
Paju
Partners For Life Planning
Kateřina Pavlíková Law Office
PNO Consultants
PPG Industries

R
Rebio Sun
Regus
Renomia

S
SAP
SG Equipment Finance
Solarwinds
SPX Flow Technology

V
Valmont

LIST OF SERVICES

FINANCIAL SERVICES
ČSOB
GE Money Bank
Komercní Banka
UniCredit Bank

GASTRONOMY
Bakery
1Q Restaurant
OKAY Mini Market
Rebio Restaurant
Spielberk Café

SPORT, LEISURE & WELLNESS
Beach Volleyball
Luxury Salon Hairdressers
Star Trac Health Club

SHOPPING
Florist
Miele Showroom & Café
Light Studio
Tabacconist & Newsstand
One year after groundbreak, Spielberk celebrated the official opening of the first three Villas. The ceremony was attended by VIP guests, including Ida L. van Veldhuizen-Rothenbücher, the Dutch ambassador to the Czech Republic, and Miroslav Hošek, Deputy Mayor of Brno.

Members of the Brno community, the press, and VIP guests attended Spielberk's official groundbreak ceremony and were treated to a day of festivities including music by locally acclaimed singer Yvonne Sanchez.
Spielberk hosted a special event promoting Czech-Dutch cultural and business connections. The programme included a fish catch at Spielberk's central Lake, followed by a fish-fry and rooftop terrace reception.
ING put on an eye-catching display to celebrate the opening of their office at Spielberk Office Centre. To mark their landmark decision to base themselves at one of the CEE’s most valuable locations, Spielberk looked more like the set of a James Bond film than a business park, as delegates such as Rolf-Jan Zweep, CEO ING Bank CR were treated to a night to remember, which included an evening of entertainment and drinks. The highlight of the show came when the ING sponsored, multi-million euro Renault F1 car was dropped down to the scene by a military style helicopter, wowing guests.
Spielberk Office Centre celebrated its fifth anniversary on June 24th, 2010. The occasion also marked the construction start of The Towers, Spielberk's third and final phase. The event was attended by Spielberk tenants, members of the local council, the media, and Mr. Jan C. Henneman, the Dutch ambassador to the Czech Republic.

CTP CEO Remon Vos accepts the Best Overall Development award for Spielberk Office Centre, awarded by Construction Investment Journal.
A-class and cost-effective, Spielberk delivers value for money to give your company strategic advantage in Central Europe. Spielberk combines the right location with a flexible choice of office sizes and configurations to create the right address for your business to grow.
2010

CIJ AWARDS 2010
BEST OVERALL DEVELOPMENT
SPIELBERK OFFICE CENTRE

AWARDS FOR OUTSTANDING CONCRETE STRUCTURES
INTERNATIONAL FEDERATION FOR STRUCTURAL CONCRETE
1ST PLACE
THE SVRATKA RIVER FOOTBRIDGE, 2010

2009

BEST CONCRETE STRUCTURE 2009
CZECH CONCRETE SOCIETY
THE SVRATKA RIVER FOOTBRIDGE

2008

FOOTBRIDGE AWARDS 2008
BRIDGE DESIGN & ENGINEERING
1ST PLACE – TECHNICAL MEDIUM SPAN
THE SVRATKA RIVER FOOTBRIDGE

FOOTBRIDGE AWARDS 2008
BRIDGE DESIGN & ENGINEERING
1ST PLACE – AESTHETICS MEDIUM SPAN
SVRATKA RIVER FOOTBRIDGE

2006

BEST OF REALTY S.R.O.
BEST OF REALTY 2006
2ND PLACE – SPIELBERK OFFICE CENTRE
Spielberk is CTP’s flagship office development.
Please visit our website for more information and current availability at Spielberk Office Centre.

www.spielberk.eu