



PANATTONI PILSEN CITY PARK



← Prague (90 km, 50 min)
Prague International Airport (100 km, 60 min)



German border (65 km, 40 min)
Nuremberg (200 km, 110 min) →

PILSEN CITY CENTER

Shopping area

ŠKODA PILSEN

Folmavská

Bus stop

Bus stop

Bus stop

Borská pole industrial zone

Obchodní

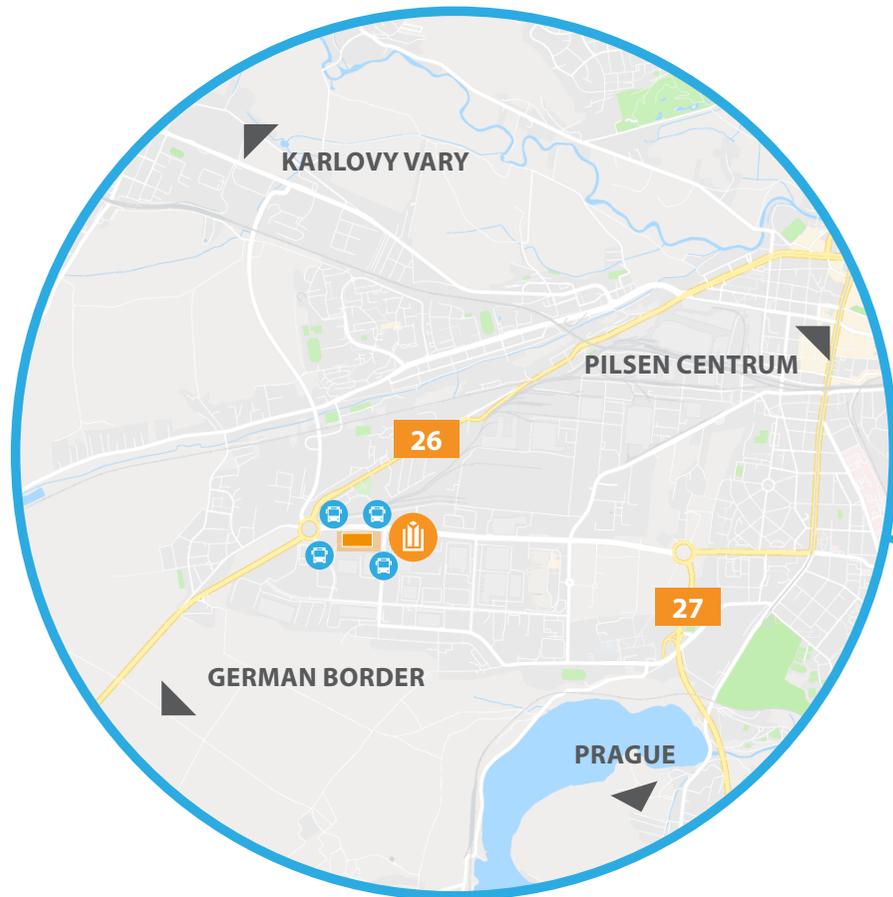
entrance to the park

- Unique location in the city of Pilsen
- Perfect spot for R&D, light manufacturing and logistics
- Onsite public transportation and international Eurocity and Intercity trains connecting Pilsen with Frankfurt, Munich and Zurich
- Easy access to the E50/D5 motorway to Germany and the capital of the Czech Republic, Prague
- Available skilled workforce – presence of high schools and the University of West Bohemia in Pilsen is well known for its Faculty of Mechanical Engineering and Faculty of Applied Science in particular
- Family-friendly – International schools, including kindergartens, leisure activities – galleries, theatres, cinema



PANATTONI PILSEN CITY PARK

PERFECT ACCESS FROM EXIT 80 & 89 OF HIGHWAY D5.
SUPERB LOCATION WITHIN PILSEN INDUSTRIAL ZONE

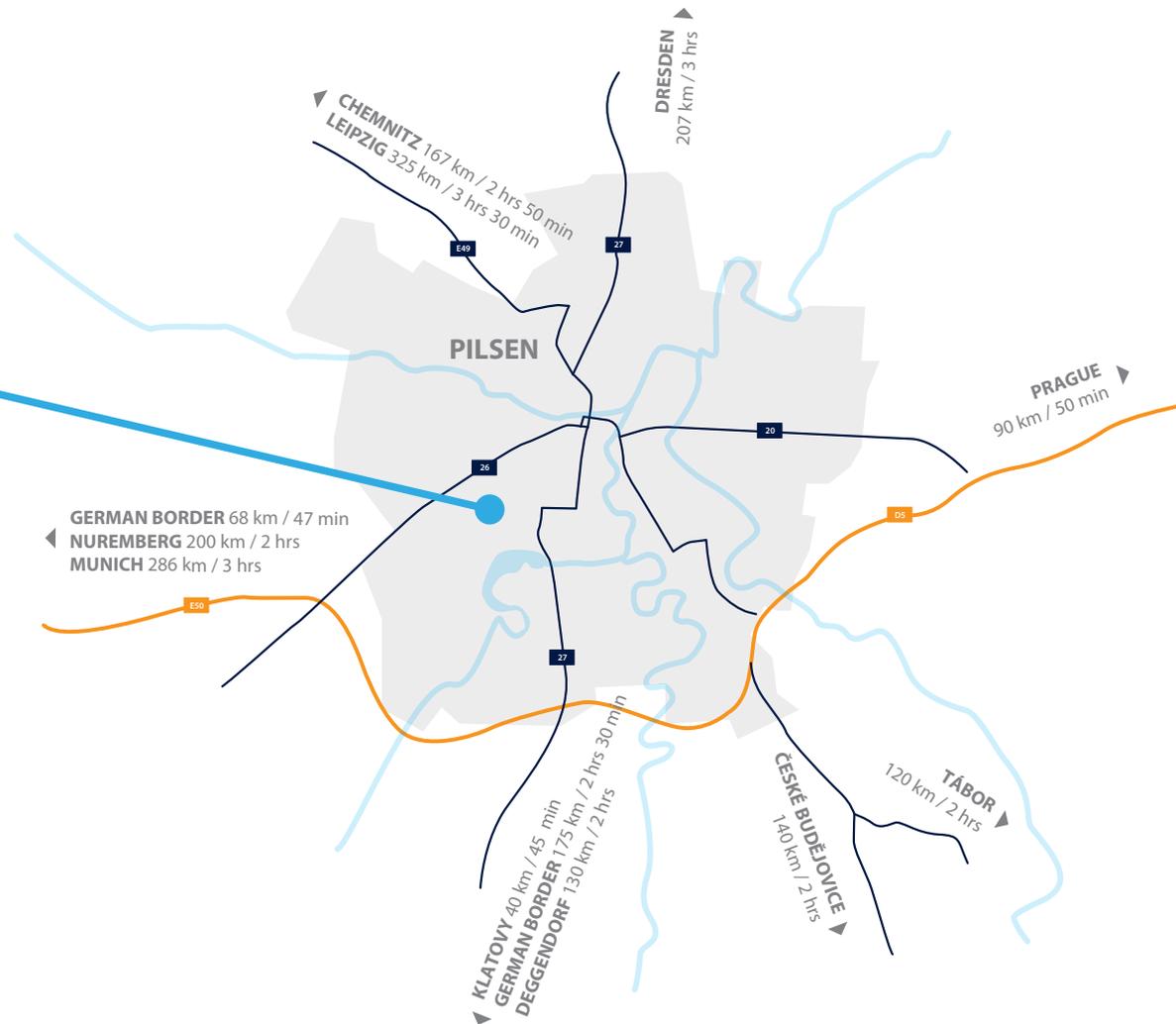


Bus connections

- Frequent public bus connection to the city center and other nearby destinations

Key distances

- Chomutov 100 km / 110 min
- Karlovy Vary 82 km / 80 min
- Prague 90 km / 50 min
- German border 68 km / 47 min
- České Budějovice 140 km / 2 hrs
- Tábor 120 km / 2 hrs
- Nuremberg 200 km / 2 hrs
- Munich 286 km / 3 hrs
- Leipzig 325 km / 3 hrs 30 min
- Dresden 207 km / 3 hrs
- Deggendorf 130 km / 2 hrs
- Linz 225 km / 3 hrs 20 min



PANATTONI PILSEN CITY PARK

OFFICE SPACE RENTAL



WE OFFER

- Up to 5 000 m² of office and social space now available
- Located within industrial zone in proximity of many large companies
- Large amount of onsite car parking places
- Canteen with restaurant in the building
- Easy access by public transports – trolleybus stop U Nové Hospody in front of the building
- 10 min to Pilsen city center, 5 min to D5 motorway
- Optical internet connection in the building
- Office space can be rent in as is condition
- Possibility to rent areas from 200 m² to 5 000 m²
- Possibility to rent additional production or warehouse space within the building
- Ideal for IT companies, R&D centers, call centers, archives, state agencies, fitness centers, e-shops and many others



PANATTONI PILSEN CITY PARK

DEVELOPMENT CONCEPT



Total built-up area 19,555 sq m

Car parking places 396
Docks 2
Drive-ins 8

WAREHOUSE

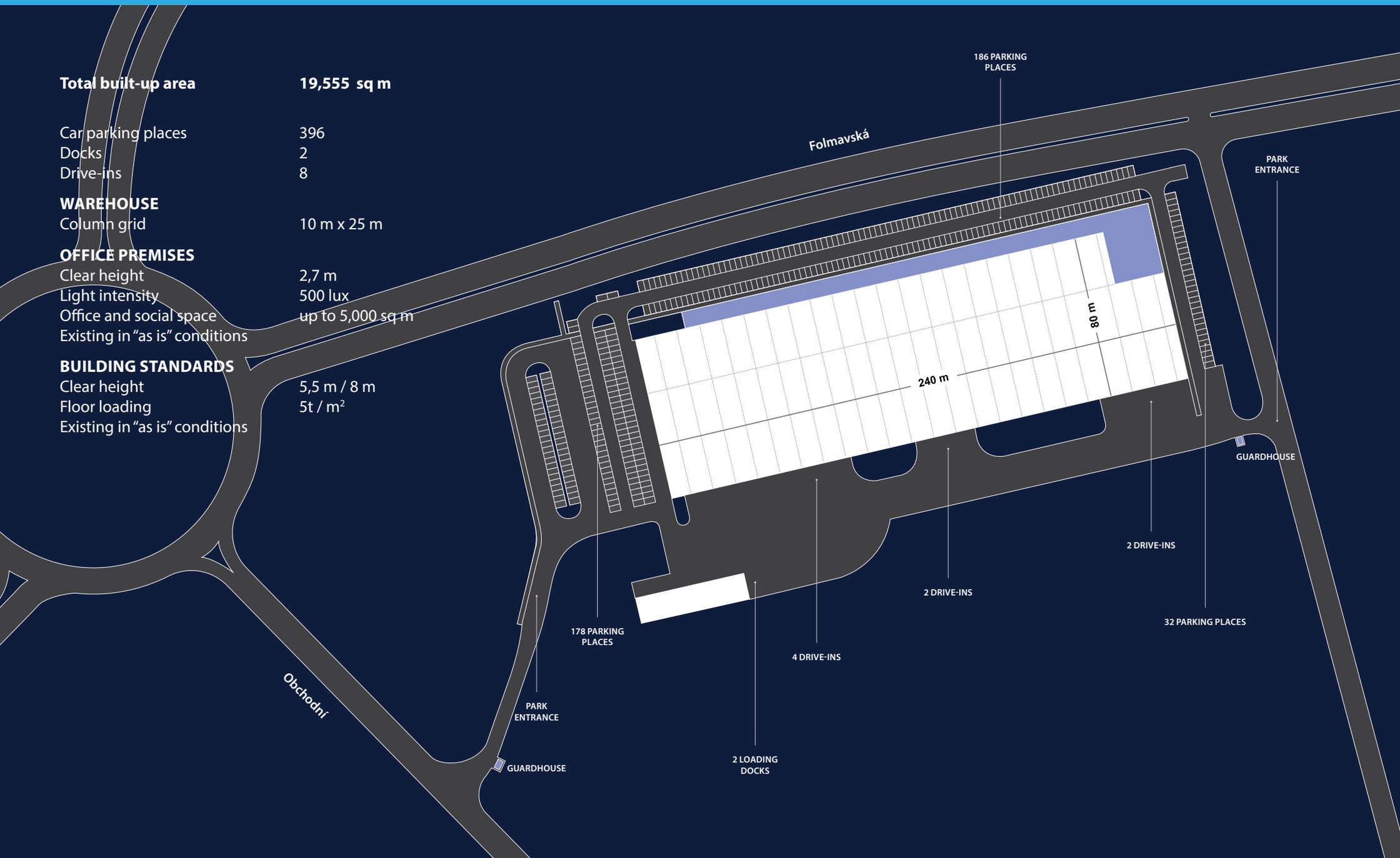
Column grid 10 m x 25 m

OFFICE PREMISES

Clear height 2,7 m
Light intensity 500 lux
Office and social space up to 5,000 sq m
Existing in "as is" conditions

BUILDING STANDARDS

Clear height 5,5 m / 8 m
Floor loading 5t / m²
Existing in "as is" conditions



186 PARKING PLACES

Folmavská

PARK ENTRANCE

80 m

240 m

GUARDHOUSE

2 DRIVE-INS

32 PARKING PLACES

2 DRIVE-INS

4 DRIVE-INS

2 LOADING DOCKS

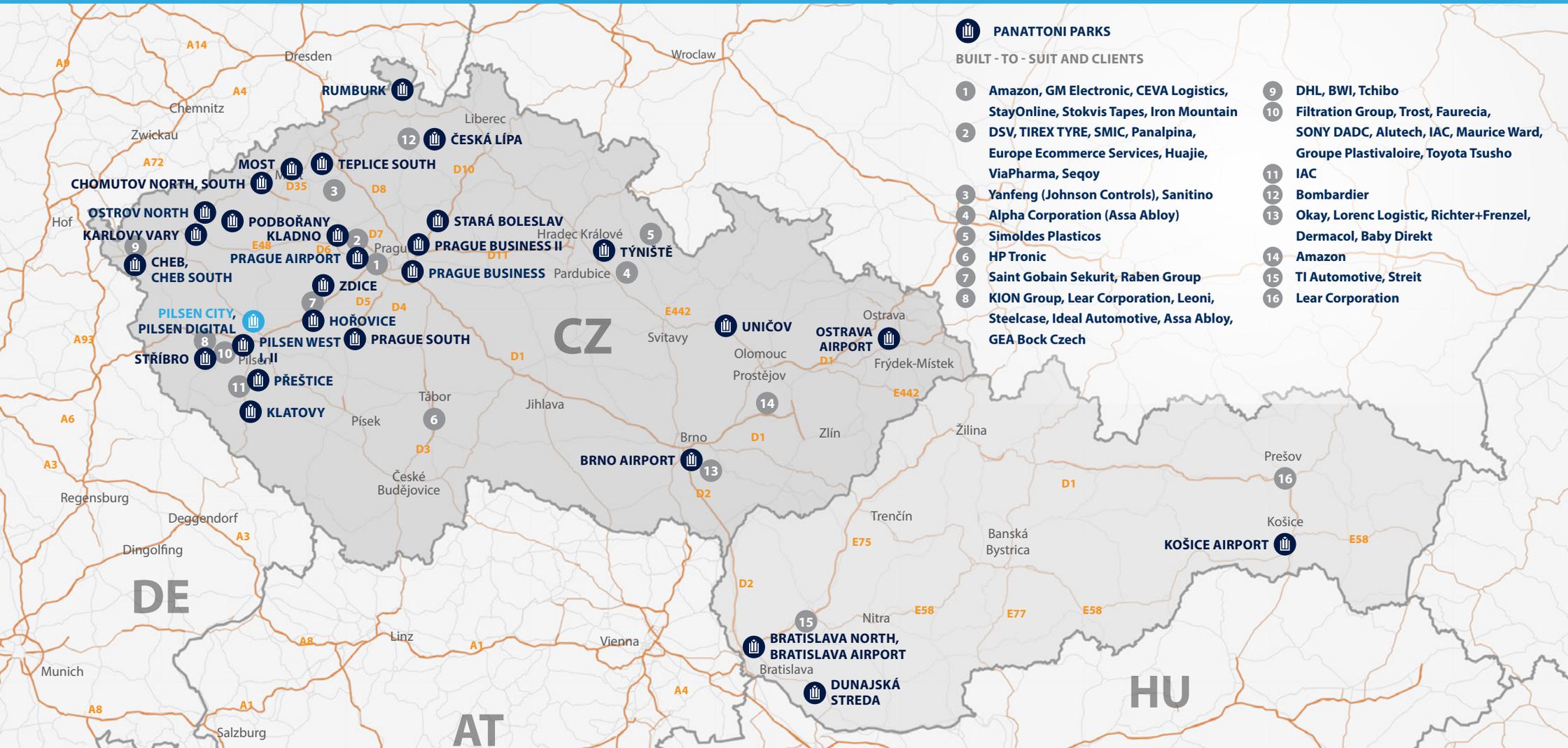
178 PARKING PLACES

PARK ENTRANCE

GUARDHOUSE

Obchodní

PANATTONI PILSEN CITY PARK



PANATTONI PARKS

BUILT - TO - SUIT AND CLIENTS

- | | |
|--|---|
| <ul style="list-style-type: none"> 1 Amazon, GM Electronic, CEVA Logistics, StayOnline, Stokvis Tapes, Iron Mountain 2 DSV, TIREX TYRE, SMIC, Panalpina, Europe Ecommerce Services, Huajie, ViaPharma, Seqoy 3 Yanfeng (Johnson Controls), Sanitino 4 Alpha Corporation (Assa Abloy) 5 Simoldes Plasticos 6 HP Tronic 7 Saint Gobain Sekurit, Raben Group 8 KION Group, Lear Corporation, Leoni, Steelcase, Ideal Automotive, Assa Abloy, GEA Bock Czech | <ul style="list-style-type: none"> 9 DHL, BWI, Tchibo 10 Filtration Group, Trost, Faurecia, SONY DADC, Alutech, IAC, Maurice Ward, Groupe Plastivaloire, Toyota Tsusho 11 IAC 12 Bombardier 13 Okay, Lorenc Logistic, Richter+Frenzel, Dermacol, Baby Direkt 14 Amazon 15 TI Automotive, Streit 16 Lear Corporation |
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Panattoni Worldwide International vision. Local focus.

With an expansive international platform, Panattoni Development Company, Inc. specializes in industrial, office and build-to-suit development. Our 31 offices in the United States, Canada and Europe are responsible for the development of approximately 30 million square meters. Each office is rooted in the local community with strong partnerships that produce the best results for our clients in each region. You can find us in Poland, Great Britain, the Czech Republic, Slovakia, Germany and Luxembourg.

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