



PANATTONI PILSEN DIGITAL PARK



← Karlovy Vary (82 km, 80 min) via motorway D5
German border (68 km, 47 min) via motorway D5

Pilsen city centre (5 km, 10 min)

Prague (90 km, 50 min)

Prague International Airport (100 km, 60 min)

Central train station (4 km, 10 min)

Central bus station (4 km, 10 min)

University of West Bohemia (1.5 km, 3 min)

Unicity Plzeň residential project (1.5 km, 3 min)



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

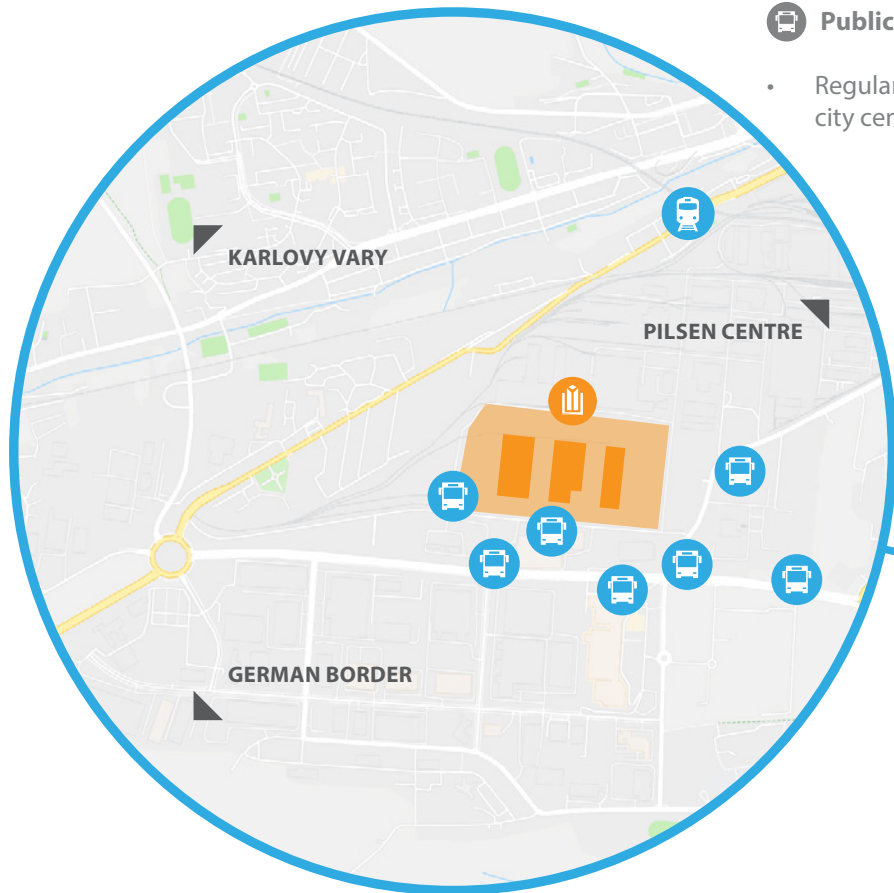
PANATTONI PILSEN DIGITAL PARK

PERFECT ACCESS FROM D5 HIGHWAY. DIRECTLY IN THE BORSKÁ POLE INDUSTRIAL ZONE



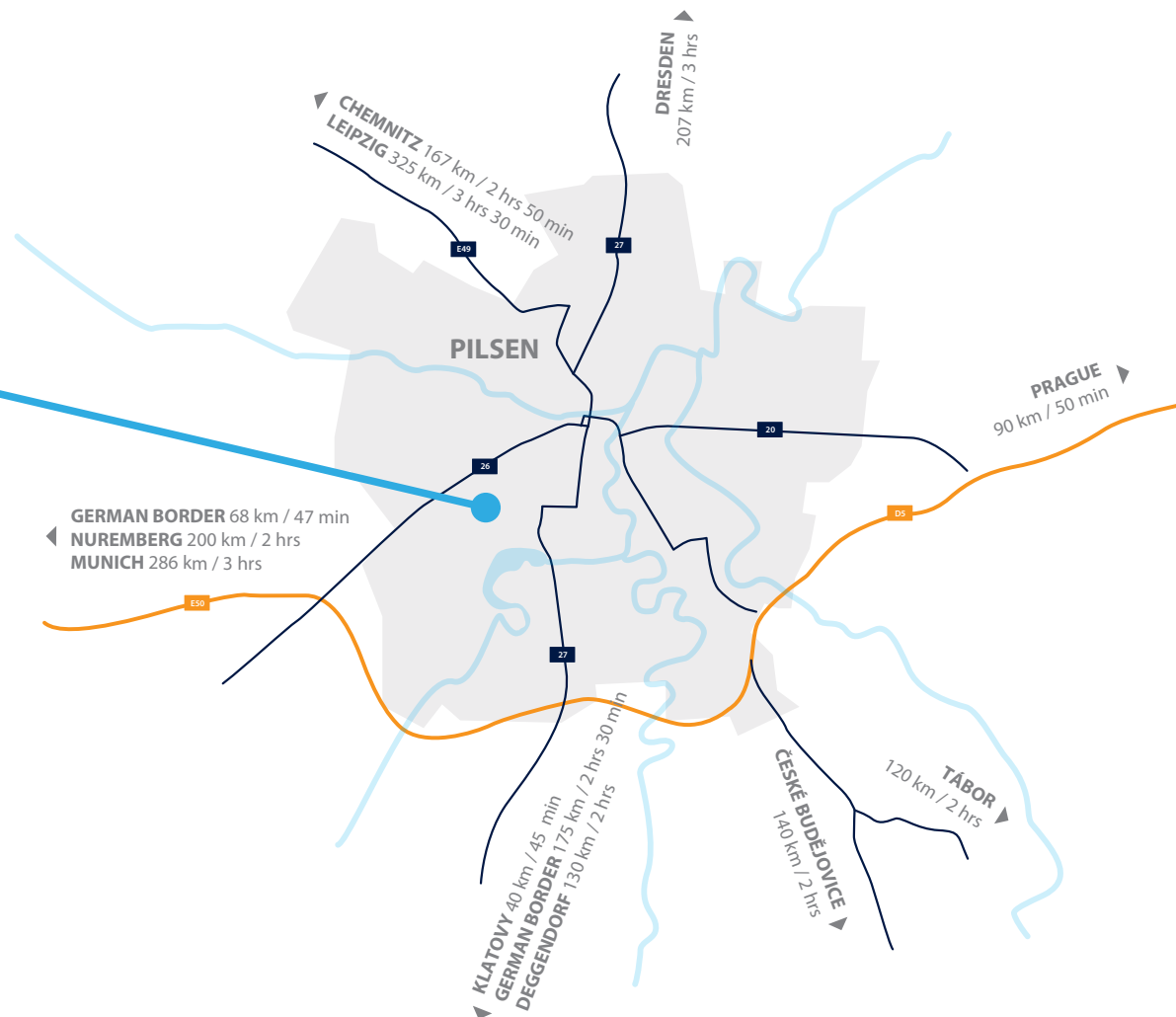
Public transportation

- Regular public transport connections to the Pilsen city centre (bus, train)



Key distances

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





DEVELOPMENT AND MANUFACTURING BASE WITH SUFFICIENT AREA

- Borská pole as a traditional development/industrial location University of West Bohemia in Pilsen – transfer of know-how from universities and research into practice
- Construction of sufficiently dimensioned data infrastructure in cooperation with the Information Technology Administration of Pilsen
- Location with above-standard infrastructure equipment (heating, air-conditioning, electricity, water, compressed air) – necessity for modern technologies
- Brownfield regeneration – decontamination and restoration of the site
- Environmentally friendly construction and operation in accordance with the principle of permanently sustainable development (BREEAM Excellent certification)

Industrial zone partners



ČESKÝ INSTITUT INFORMATIKY
ROBOTIKY A KYBERNETIKY



PANATTONI PILSEN DIGITAL PARK

DEVELOPMENT CONCEPT



TOTAL BUILT-UP AREA 124,394 sq m

Building A – OCCUPIED 51,549 sq m

Car parking places 116
Truck parking places 18
Docks 30
Drive-ins 1

Building B – OCCUPIED 48,580 sq m

Parking places 209
Truck parking places 28
Docks 47
Drive-ins 4

Building C 24,265 sq m

Parking places 108
Docks 32
Drive-ins 2

SUSTAINABILITY TRENDS

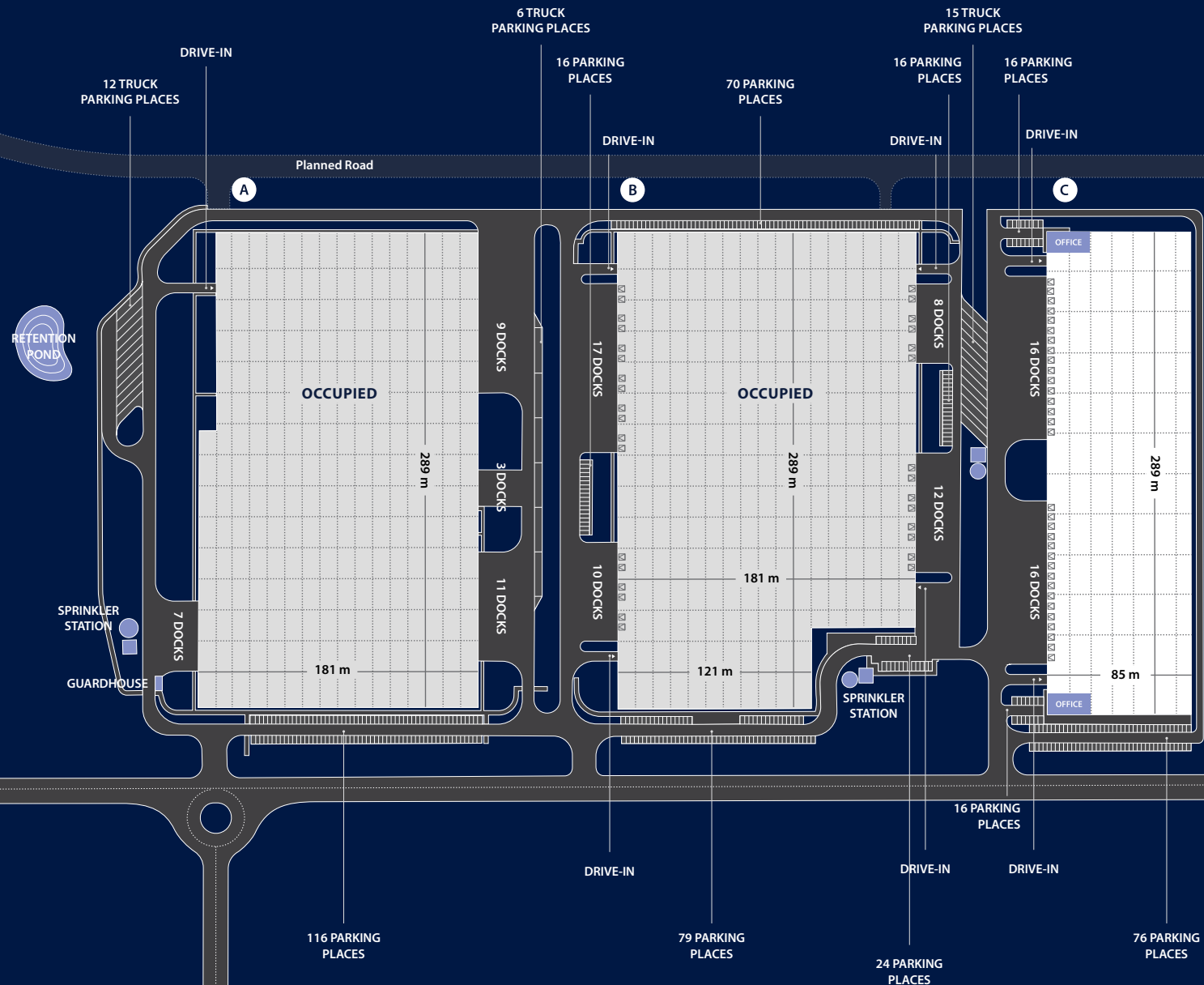
LED lighting
BREEAM Very Excellent certified

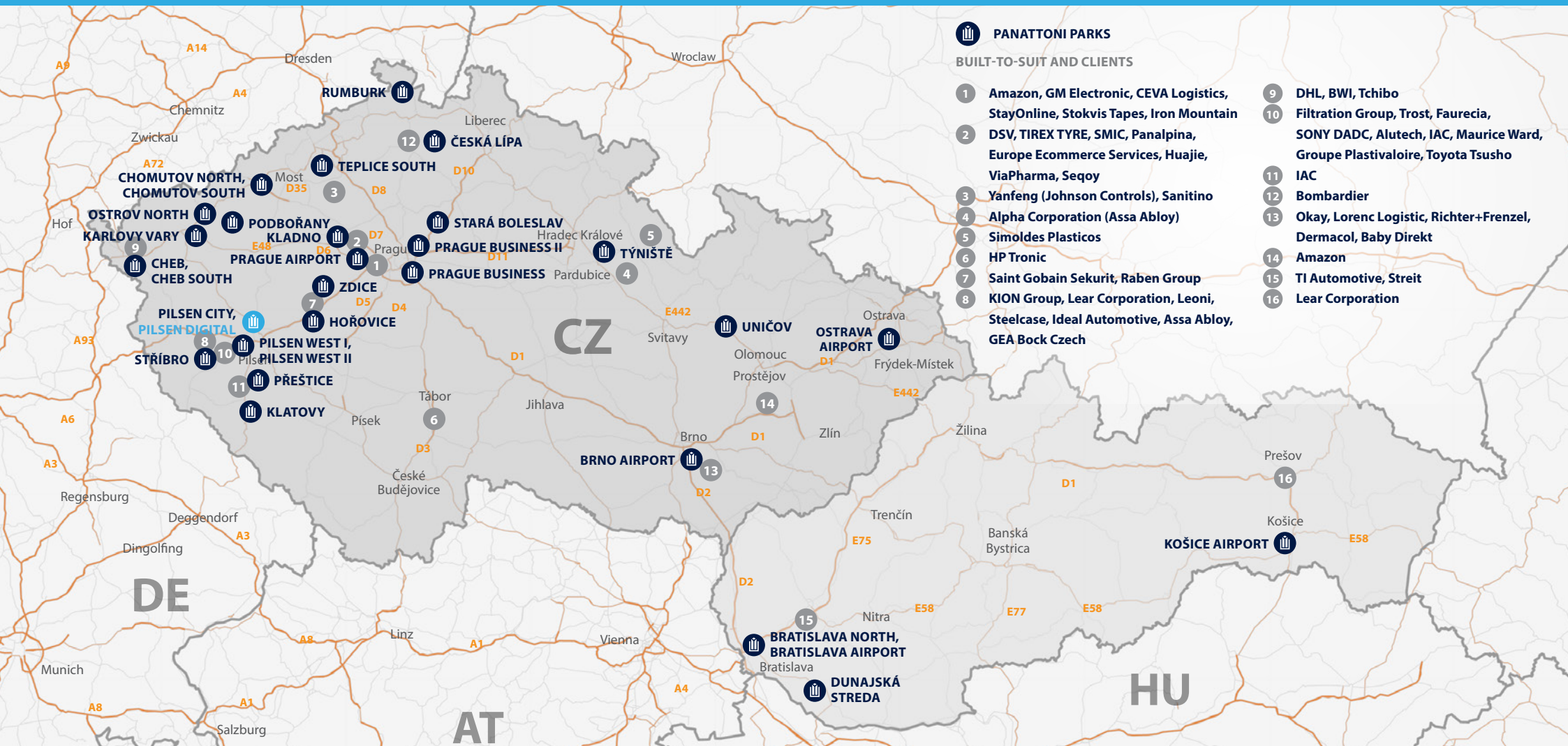
WAREHOUSE

Column grid 12 m x 24 m
Light intensity in the hall 200 lux
Skylights min 2%
Floor loading 5 t/sq m
Clear height 13.4 m

OFFICE PREMISES

Clear height 2.7 m
Light intensity 500 lux
Build-to-suit





Panattoni Worldwide
International vision. Local focus.

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