

THE PARK PRAGUE



THE PARK
PRAGUE

„Deka
Immobilien

> INTRODUCTION	4
> LOCATION	6
> THE PROPERTY	8
> AMENITIES	11
> SITE PLAN	12
> TECHNICAL SPECIFICATIONS	14
> FLOOR PLAN	16
> FURTHER INFORMATION	18



ENJOY



FULFILMENT AT YOUR FINGERTIPS

The modern world asks a lot of businesses and their employees. Creating a successful work life blend has become more important than ever, yet increasingly harder to achieve. At The Park, Prague, we have the solution.

A vibrant and established office campus, The Park is home to an engaged community of international tenants and combines expansive, green surroundings with first class amenities. Unrivalled convenience and connectivity create a culture of wellbeing in which every tenant can reach their full potential. Curated communal areas and a packed annual calendar of events make The Park a place where tenants are energised and motivated.



ENJOY



LOCATION

A PERFECT LOCATION

The Park is well-connected to Prague city centre via the metro, bus or 15 minute drive. Situated next to the D1 highway, The Park's location provides easy access to key destinations such as Budapest, Vienna and Bratislava, and quick airport connections.

i Connections

- 01 Chodov
- 02 Roztyly
- 03 Kačerov
- 04 Budějovická
- 05 Pankrác
- 06 Pražského povstání
- 07 Vyšehrad
- 08 Praha Main Station
- 09 Florenc
- 10 E65
- 11 E55

i Shopping

- 12 Westfield Chodov Shopping Center

i Education

- 13 Karlova univerzita (Charles University)
- 14 ČVUT (University)
- 15 UNYP – University of New York in Prague

● Amenities

- 16 Congress center Praha (in Vyšehrad)
- 17 Corinthia Hotel Prague
- 18 Panorama Hotel Prague

● Art and sites

- 19 Prague castle
- 20 Rudolfinum
- 21 Charles Bridge
- 22 Václavské náměstí
- 23 National museum
- 24 National theatre
- 25 Vyšehrad
- 26 Pařížská street



ENJOY



The Park offers the best of both worlds – focus and freedom. A vibrant community of professionals enjoy a variety of conveniently located high-quality amenities and services, while also benefiting from a peaceful green setting that promotes wellbeing and creative motivation.

THE PARK

The Park comprises of 12 standalone buildings with 116,000 sqm of office space and a wide selection of amenities and services for a dynamic work community of 8,000 employees.



12 BUILDINGS

FROM
250 SQM
OFFICE SPACE

2,000 SQM
TYPICAL
FLOOR
PLATE

8,000 PEOPLE
WORKING
HERE

8 RESTAURANTS & CAFÉS

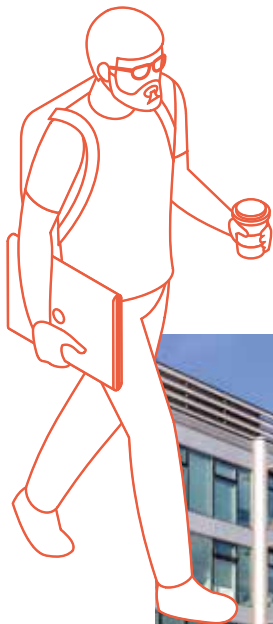
2 MINUTE WALK TO
WESTFIELD CHODOV
SHOPPING CENTER

27,000
SQM OF GREEN SPACES

BREEAM®
IN-USE CERTIFICATION

THE PROPERTY

Curated communal areas and facilitated events make The Park a place where tenants are energised and motivated. Wellbeing is part of the work culture here and everything you need is provided on-site for a fulfilled work-life balance.



The Park is a place that encourages community, cooperation and competition. Every year, our tenants come together for a series of events including an inter-company volleyball tournament that provide a perfect opportunity to build teamwork and make new connections.

A WORLD OF CHOICE

We don't compromise on promoting wellness and a healthy work-life balance. Whether its our carefully planned calendar of community events, health and fitness facilities, collection of restaurants and cafes, or on-site shops such as the Market Point Centre and pharmacy, the Park has everything you need. Our amenities include:

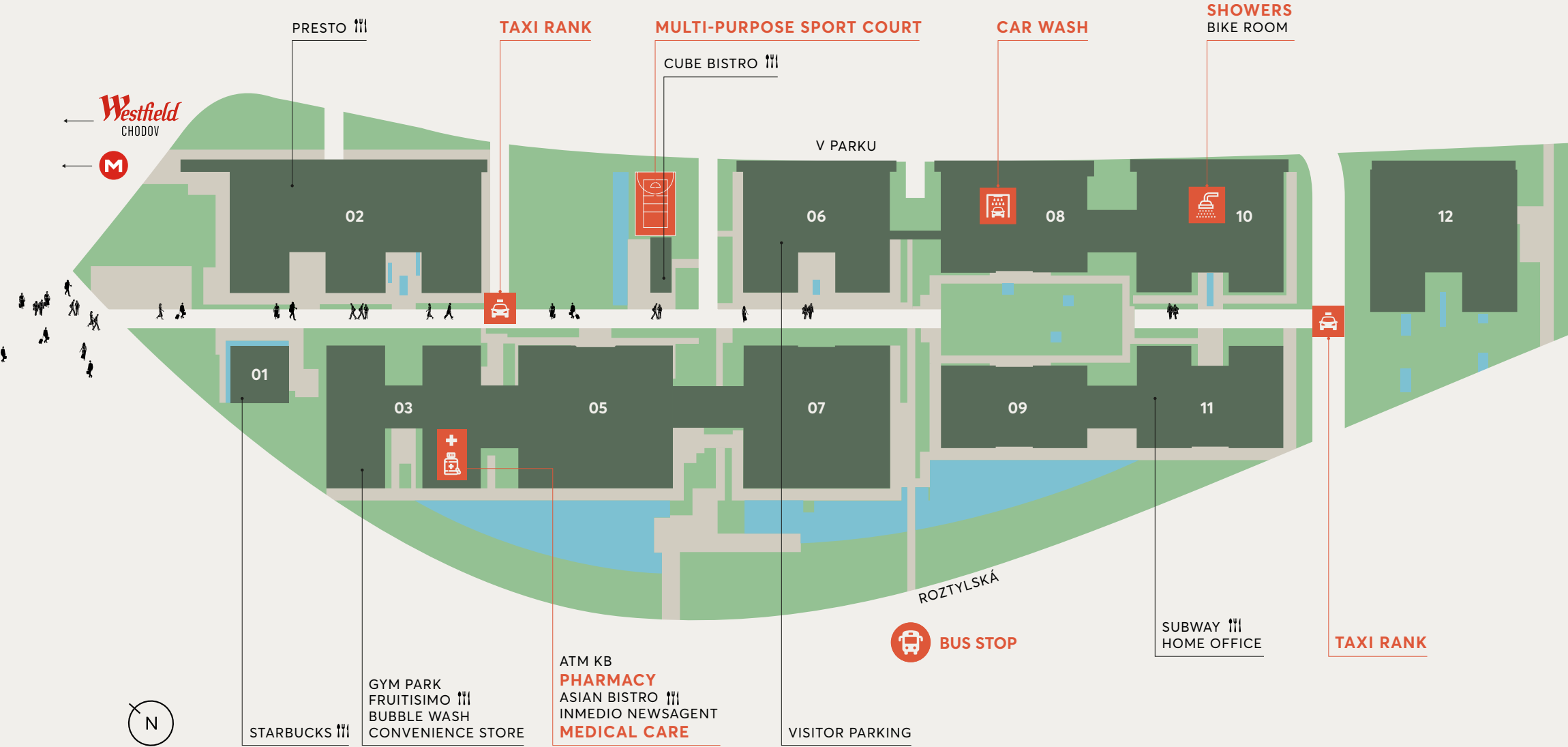
- Year-round green park areas
- Multipurpose sports court
- Facilitated football and volleyball tournaments
- Park BBQs
- Indoor gym and classes
- Seasonal outdoor yoga
- Sauna
- Handyman services
- Bike parking and secure bike rooms
- Changing rooms and showers
- Designed water features and seating areas
- Easy access to Westfield Chodov (Shopping Center)



SITE PLAN

A bird's eye view

Wherever you are based at The Park, a host of amenities are only a short walk away along the buzzing central avenue.



ENJOY

Combining expansive, green surroundings with excellent quality amenities, The Park offers convenience, connectivity, and a feeling of taking things at your own pace.

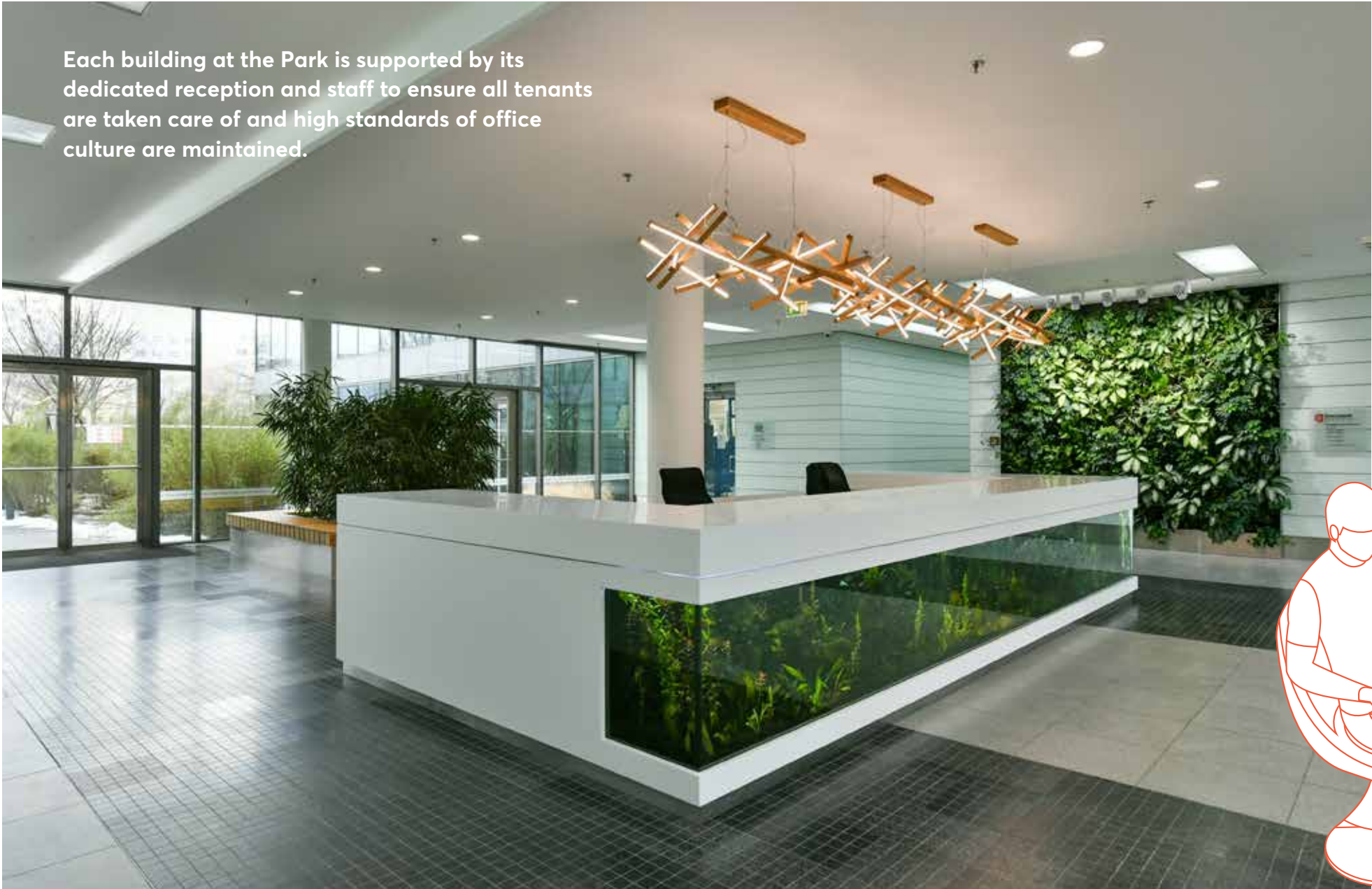


HIGH QUALITY STANDARD

- | | | | |
|---|---|--|---|
|  |  |  |  |
| Efficient H shaped floor plate | Customizable office space | Raised floors, suspended ceilings | Modern air-conditioning system (cooling and heating) |
|  |  |  |  |
| Openable windows | Flexible unit arrangement with large floor plates | Underground parking | 3 m clear office height |
|  |  |  |  |
| BREEAM certification | On-site management | CCTV | Sprinkler system |



Each building at the Park is supported by its dedicated reception and staff to ensure all tenants are taken care of and high standards of office culture are maintained.



FLOOR PLAN

- Office
- Common Areas
- Chill-Out Zones
- Meeting Rooms
- Phone Booths
- Hot Desks
- Open Space
- Utility
- Lifts
- Sanitary
- Glass partition



Floorplans not to scale, for illustration purposes only.



ENJOY



The Park has always taken sustainability seriously and all buildings are built to high green standards. From the water used to maintain the greenery to the heat that warms each office, smart sustainable initiatives are ingrained into this community.

FIRST CLASS PROPERTY MANAGERS

White Star Management

White Star Real Estate is a team of dedicated professional property managers, analysts, construction and leasing managers. Originally the team behind the construction of The Park, we feel a personal connection with the complex and hope to continue to promote and maintain its unique position within the Prague office market. Being a tenant here ourselves, we approach our duties with a unique outlook and understanding of each occupant's needs.



ALEXANDRA
MICHALIČKOVÁ
Leasing Manager

michalickova.alexandra@whitestar-realestate.com
+420 246 085 800



GALLERY

ENJOY



THE PARK PRAGUE

www.thepark.cz

 www.facebook.com/theparkchodov

 www.instagram.com/theparkprague



**For more information,
please get in touch**

WHITE STAR
REAL ESTATE

Kateřina Havlová
Leasing Manager
havlova.katerina@
whitestar-realestate.com
+420 246 085 800

**Deka Immobilien
Investment GmbH**
Lyoner Str. 13
60528 Frankfurt am Main
Germany