

**ZET.office**

**CPI**  
Property  
Group

NOVÁ  
ZBROJOVKA



# LOFT OFFICES WITH AN INDUSTRIAL ATMOSPHERE


<b>A</b> BOMA class	<b>19,500 m<sup>2</sup></b> total office space	<b>2,500 m<sup>2</sup></b> typical floor plan	<b>5.9%</b> add-ons (reception...)	<b>700+ m<sup>2</sup></b> Minimum space to lease	<b>€ 50</b> outdoor parking	<b>€ 65</b> indoor parking	<b>13.5 €/m<sup>2</sup></b> asking rent	<b>3.4 €/m<sup>2</sup></b> service fees
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# EASY ACCESS IN THE WIDER CITY CENTER

  
5 min

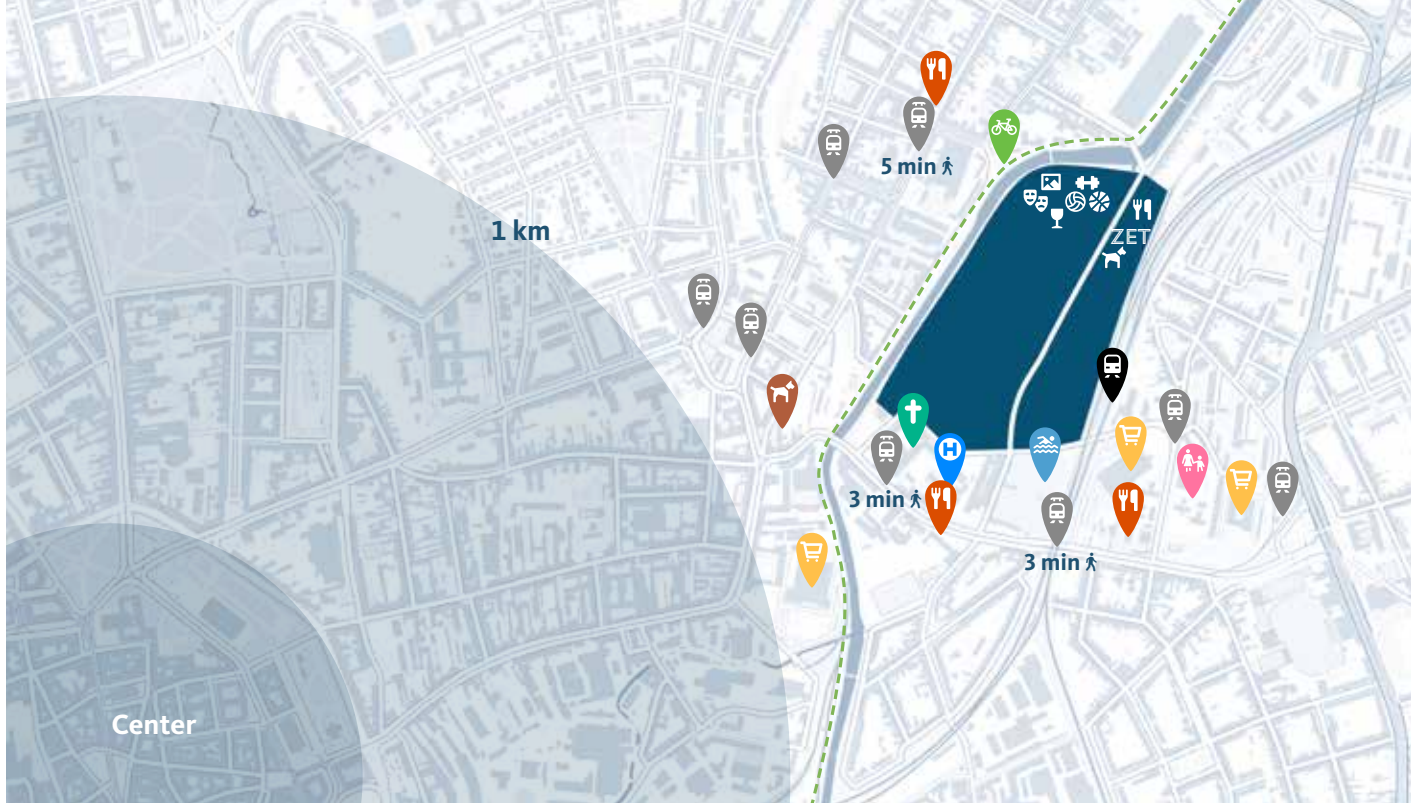
  
5 min

  
15 min

  
30 min

  
5 minutes  
Brno-Židenice  
15 minutes  
Brno-Main station

  
16 minutes  
Brno-Tuřany  
110 minutes  
Wien-Schwetlat







# SUSTAINABILITY

CPI Green Buildings Portfolio  
Designed to the highest standards for sustainable buildings.

Energy Performance Certificate (PENB)  
– A Category (Extremely energy efficient building)

Breem Excellent Certificate

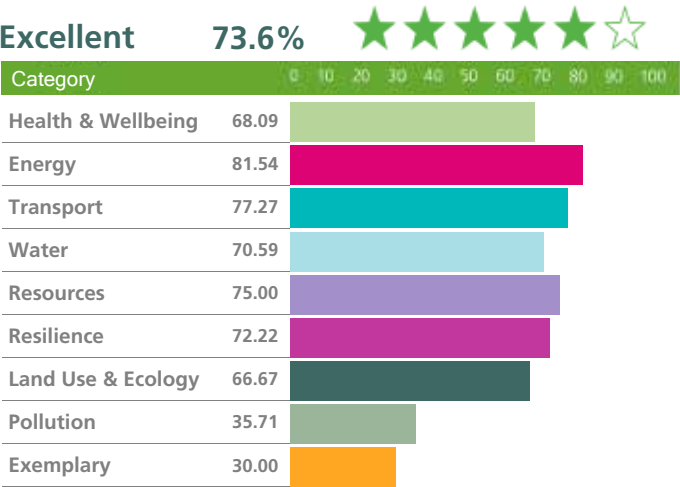
BREEAM In-Use

The assessment of:

**ZET.office**  
Lazaretní 925/9, Brno - Zábřovice  
Brno  
60200  
Czech Republic

has been carried out according to Technical Manual:  
BREEAM International In-Use: Commercial Version 6  
by a Licensed Assessor for:  
ZET.office, a.s.

Total area of assessment: 25258 m²  
Certificate Number: BIU00008275-1.0      Issue: 1.0



# BUILDING OVERVIEW

ZET.office – modern space, industrial atmosphere

Are you tired of cold, impersonal office buildings? So are we. That is why we created ZET.office – a building that combines strong history of the former Zbrojovka area with the highest standards of Nová Zbrojovka. ZET.office brings original office design in three loft and one classic floors. Careful reconstruction guarantees the highest sustainability standards, flexible disposition and modern technologies

while preserving the industrial character of the original building. Apart from effective work environment, it offers high quality facilities for you and your employees, including a number of sports grounds, gym, restaurant, bistro cafe or a rooftop terrace. When you stir in its good accessibility and the potential of a fast-growing neighborhood, you get the perfect place for your business.



flexible disposition



central reception



24/7 security



magnetic access cards



outdoor parking



bike shed and showers



cafeteria and other services



Zásilkovna, Rohlík Point, Blocks



public terrace



EV chargers



wheelchair access



openable windows



independent heating and cooling control





# BUILDING SPECIFICATION

## GENERAL TECHNICAL DATA

<b>STRUCTURE</b>	Formed by a reinforced concrete structure.
<b>FACADE</b>	Modular aluminum facade cladding system corten and Silbonit.
<b>FLOOR-TO-CEILING HEIGHT</b>	3000–3100 mm in office spaces. 800 mm in annexes. 2700 mm under installations. 2300 mm in toilet and sanitary areas.
<b>FLOOR LOAD</b>	Office space floor load is 300 kg/m².
<b>OFFICE LAYOUT</b>	Airy and bright design space with a balanced ratio of common areas. Office space daylight exposure depth: 5–10 m.
<b>RECEPTION AND LOBBY</b>	Reception with 24/7 security and access control, furnished with high quality materials with industrial look to reflect the building's character.
<b>ELEVATORS</b>	4 elevators in the central core and 1 freight elevator in the back of the building (adapted to moving furniture and equipped with protections) Cabin interior: walls and door covered with stainless steel sheets with polished surface and mirrors.
<b>COMMON AREAS</b>	Ground floor with the central reception, Rohlík Point and Blocks boxes to deliver your packages, spacious rooftop terrace, bike shed, gym.

## INTERIOR

<b>CEILINGS</b>	Office spaces are full height with visible lighting and technologies. Sanitary areas have flat plasterboard suspended ceilings.
<b>PARTITIONS</b>	All new partitions quoted as extras. Portable partitions with doors in aluminum frame, anchored to the double floor in the ceiling structure. Meeting standard values for acoustics (43 dB).
<b>FLOOR</b>	Detachable double floor, 100 mm high, 5 mm for carpet. Surface treatment – 5 mm thick (carpet, PVC).
<b>KITCHENETTES</b>	Dedicated kitchenette areas with electricity and water connections and sewerage.

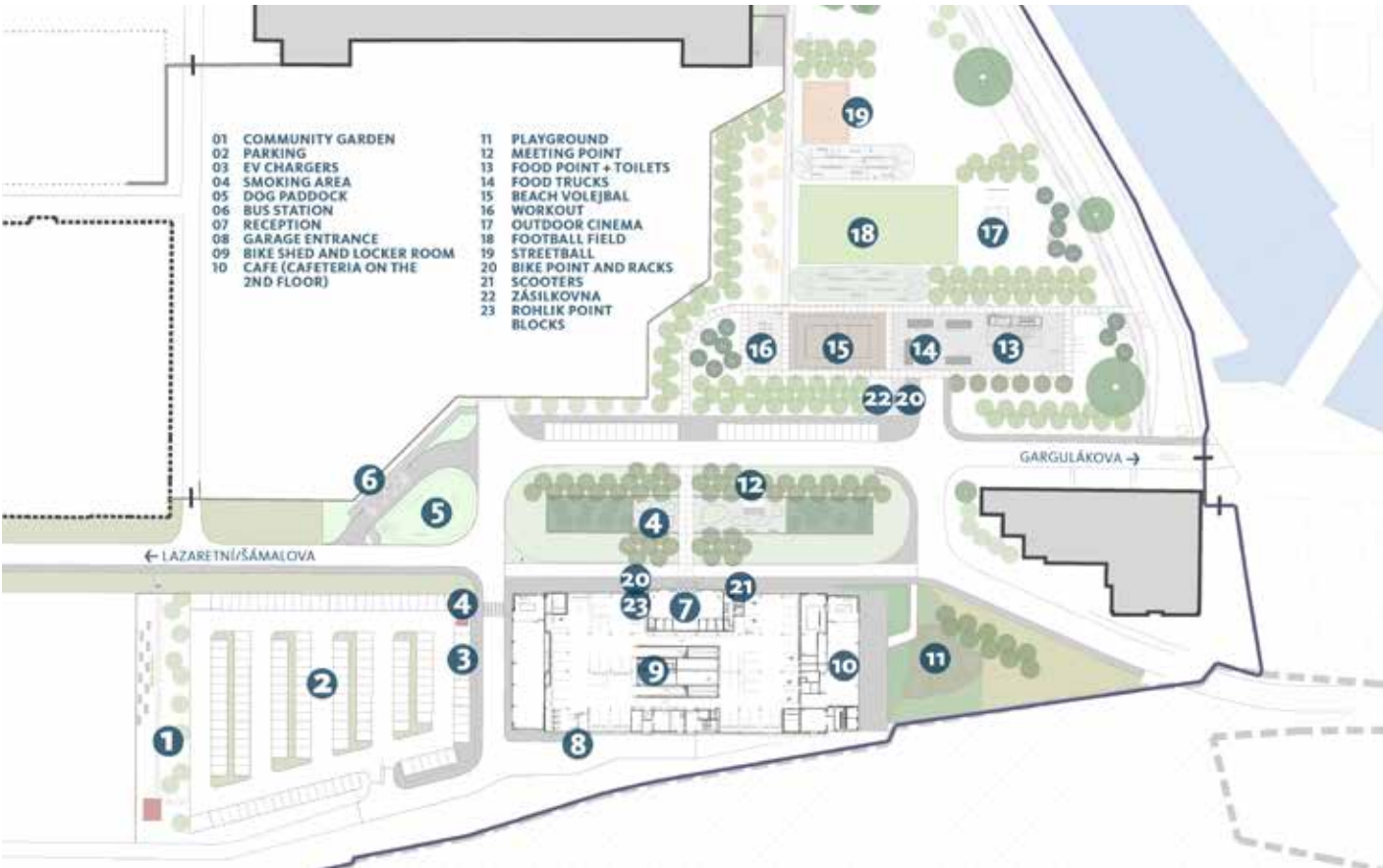
## INTERIOR – TECHNOLOGIES

<b>GENERAL SETTINGS</b>	The standard for all technologies is an open space office.
<b>HVAC</b>	
1	Controlled air supply and indoor microclimate control.
2	Maximal use of treated air through frequency converters.
3	Standard air extraction from office space and forced ventilation from the facilities.
4	Fan-coil as end elements for cooling.
5	Hot water heating system using convectors and radiators.

<b>HVAC</b>	Combined technology of fresh air intake, heating and cooling. Central HVAC units with recuperation and adiabatic humidification control. CO <sub>2</sub> sensors controlling ventilation in offices and meeting rooms depending on actual occupancy.		
<b>OFFICE</b>	Fresh air 36m³ / hour / person.		
<b>GENERAL HVAC SETTINGS</b>		Summer	Winter
Outside Temperature		–12°C	32°C
Indoor conditions			
Relative humidity		30%	60%
Air temperature		22–24,5°C ± 1,5°C	
Humidity control			
2-pipe Fan-coil system.			
Sanitary areas air ventilation according to the Czech hygienic norms.			
Emergency exit routes ventilation – depending on the fire protection design.			
<b>SPRINKLER SYSTEM</b>	The building is equipped with the sprinkler system.		
<b>ELECTRIC POWER</b>	The building has an independent transformer station on the ground floor. Cabling from the main switchboard – in vertical shafts. Cabling in offices: – on the ceiling for light distribution; – within double floor for standard power sockets. Fire-signaling – in fire-proof cables. Fusion per floor – 63 A.		
<b>LIGHTING</b>	LED lighting intensity: – Offices – Corridors – Reception LED lighting suspended from the ceiling, lower edge height at 2400–2800 mm. Lighting designed for the open space offices is included in the standard.		
<b>SOCKETS</b>	Power socket floorboxes 1 floorbox (18 modules) / 20m² of net office space in standard.  Standard sockets in one floorbox: – 2 sockets 230 V – 2 sockets 230 V (overvoltage protection for PC)		
<b>DATA CABLING, TELEPHONES</b>	External connection provided by Dial Telecom ready in operators room.		
<b>INTERNAL EMERGENCY</b>	Fire alarm – EPS in accordance with the fire standards and regulations.		
<b>SYSTEM</b>	Control panel located at the central reception.		
<b>SECURITY SYSTEM</b>	Security system – EZC monitoring all common areas using dual indoor detectors, perimeter wall disruption sensors and CCTV system cameras.		
<b>ACCESS SYSTEM</b>	Magnetic card or virtual card access enabling the use of smart devices.		
<b>SECURITY CONTROL</b>	At the reception, available 24/7. – Fire alarm (EPS) – Security system (EZS) – CCTV monitoring – Access control system (ACS)		



# MODERN DESIGN & COMMUNITY FEELING



# SPACEPLANS

Ground floor [1.NP]



AVAILABLE FOR LEASE	OFFICE SPACE	1A 254,53 m <sup>2</sup>	PARKING	STOREROOM	S1 25,17 m <sup>2</sup> S2 36,00 m <sup>2</sup>	S3 46,67 m <sup>2</sup>
1 ROHLÍK, BLOCKS	2 BIKE SHED	3 LOCKER ROOM	4 CAFE			

1<sup>st</sup> floor [2.NP]



AVAILABLE FOR LEASE	OFFICE SPACE	2A 165,4 m <sup>2</sup>	PARKING	STOREROOM	S6 67,21 m <sup>2</sup>
1 GYM	2 CAFETERIA				

# SPACEPLANS

2<sup>nd</sup> floor [3.NP]



**AVAILABLE OFFICE SPACE**    3A 473,82 m<sup>2</sup>    3B 248,92 m<sup>2</sup>    **LEASED OFFICE SPACE**

3<sup>rd</sup> floor [4.NP]



**AVAILABLE OFFICE SPACE**    4A 282,10 m<sup>2</sup>    **LEASED OFFICE SPACE**

# SPACEPLANS

4<sup>th</sup> floor [5.NP]



**AVAILABLE FOR LEASE**    **OFFICE SPACE**    5A 503,13 m<sup>2</sup>    5B 625,38 m<sup>2</sup>    5C 246,67 m<sup>2</sup>    **TERRACE** 25,25 m<sup>2</sup>

5<sup>th</sup> floor [6.NP]

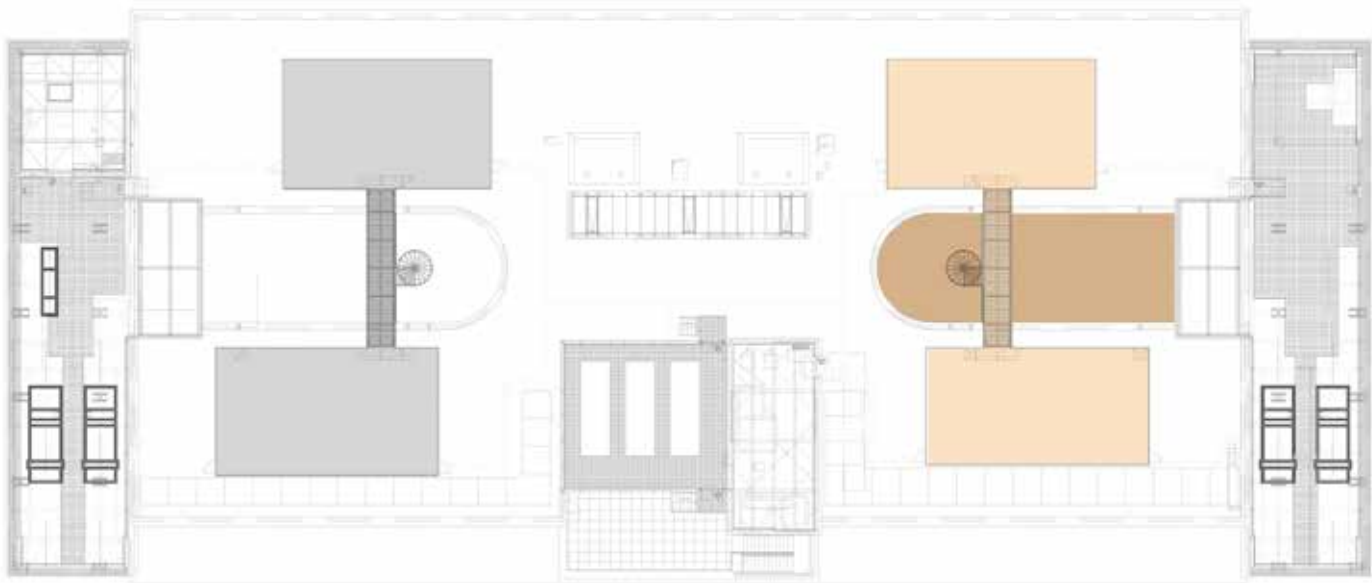


**AVAILABLE OFFICE SPACE**    6A 324,25 m<sup>2</sup>    6B 447,09 m<sup>2</sup>    6C 246,50 m<sup>2</sup>    **LEASED OFFICE SPACE**



# SPACEPLANS

## Roof



**TERRACE – ATRIUM** 8<sup>th</sup> floor [9.NP] 207,89 m<sup>2</sup>   **ROOFTOP TERRACE** 290,07 m<sup>2</sup>   **LEASED SPACE**

## Cross section of the building



**AVAILABLE OFFICE SPACE**   **INDOOR PARKING**   **CAFE**   **CAFETERIA**   **ROOFTOP TERRACE**  
**LEASED OFFICE SPACE**

# POSSIBILITIES OF DIVISIONS INTO SMALLER OFFICES

## 4<sup>th</sup> floor [5.NP]



**AVAILABLE OFFICE SPACE**   5A.1 294,71 m<sup>2</sup>   5D 108,75 m<sup>2</sup>   **TOILETS** 52,38 m<sup>2</sup>   **COMMON AREA** 135,64 m<sup>2</sup>  
5B 104,03 m<sup>2</sup>   5E 246,67 m<sup>2</sup>   5C.1 425,58 m<sup>2</sup>

## 5<sup>th</sup> floor [6.NP]

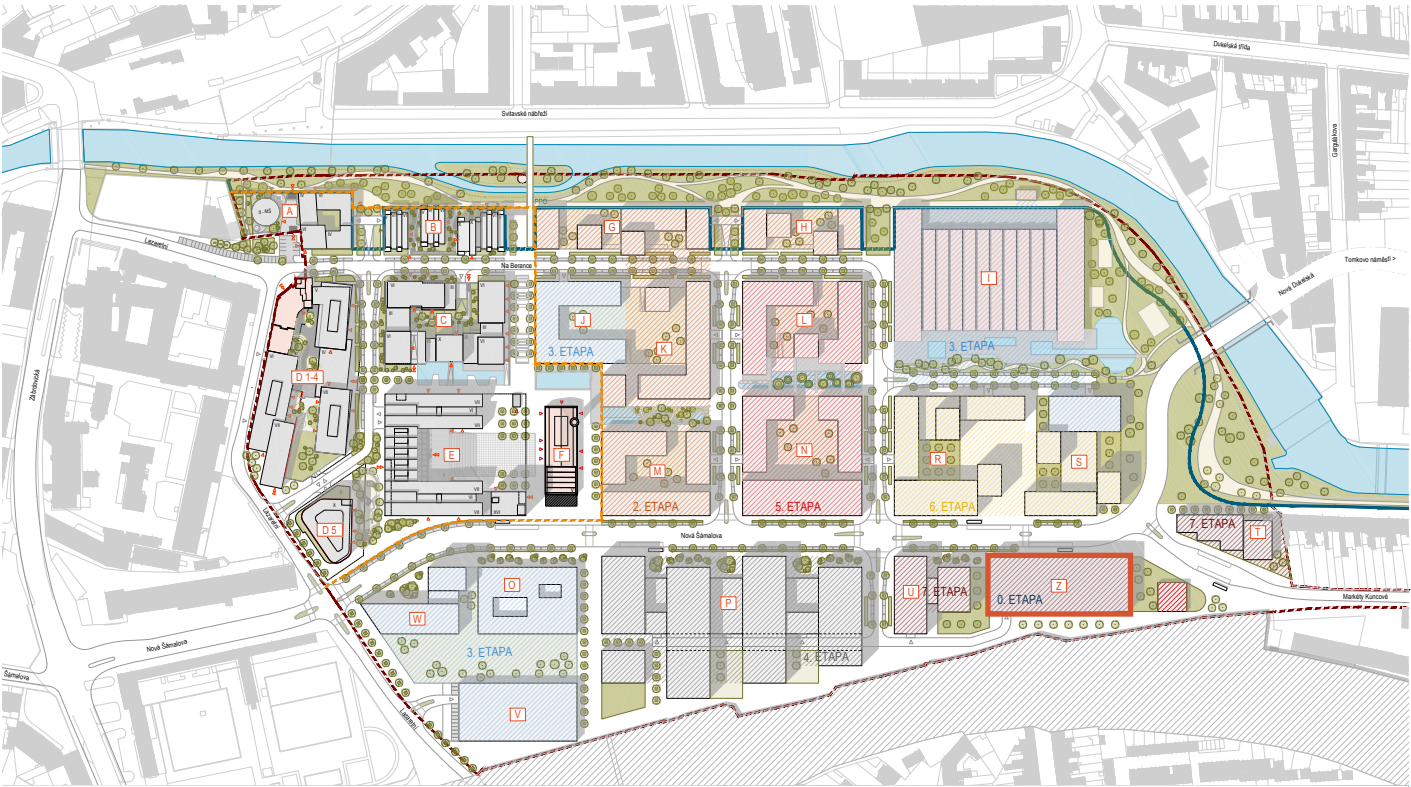


**AVAILABLE OFFICE SPACE**   6A.2 167,79 m<sup>2</sup>   6D 109,77 m<sup>2</sup>   **TOILETS** 52,38 m<sup>2</sup>   **COMMON AREA** 43,14 m<sup>2</sup>  
6B 104,05 m<sup>2</sup>   6E 246,50 m<sup>2</sup>   6C.2 305,84 m<sup>2</sup>



# SOUTH ZONE

- offices,  
co-work
- living,  
co-living
- retail  
stores
- education,  
healthcare,  
sport
- kindergarten,  
elementary  
school
- leisure, public space,  
groceries,  
restaurants



# INTERIOR EQUIPMENT





# AMENITIES





# ZET OFFICE

[WWW.NOVAZBROJOVKA.CZ](http://WWW.NOVAZBROJOVKA.CZ)



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