

NOVÁ  
ZBROJOVKA

# E.OFFICE

YOU & YOUR  
BUSINESS SPACE

Office & Retail

NOVÁ  
ZBROJOVKA

# E.OFFICE





# SPACIOUS, FLEXIBLE, DESIGN & SUSTAINABLE OFFICES

**A**  
GIF class

**15,800 m<sup>2</sup>**  
Total office space

**3,300 m<sup>2</sup>**  
Typical office floor plan

**8%**  
Add-on

**19+ m<sup>2</sup>**  
Minimal office floor plan

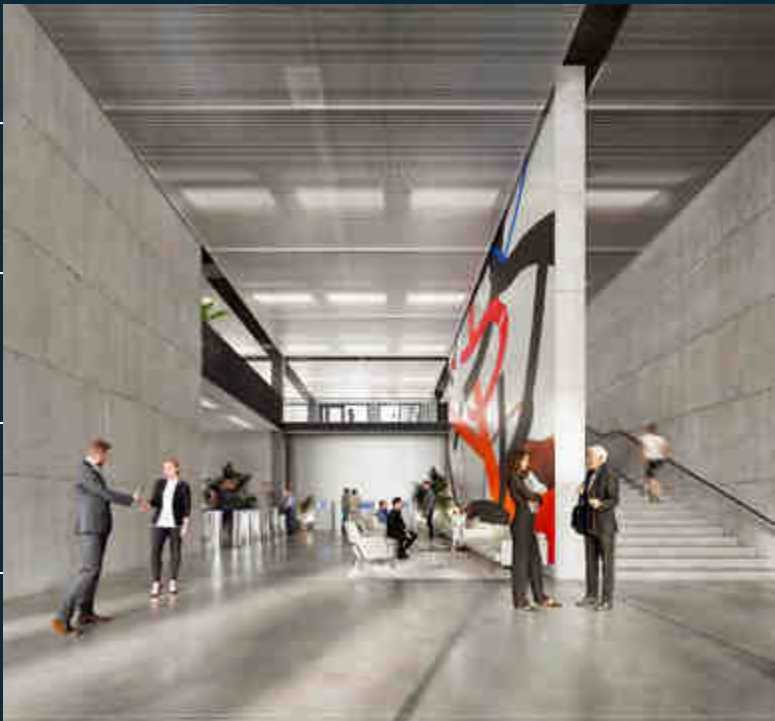
**420**  
Indoor parking spaces

**€ 110 / 70**  
Indoor / outdoor parking

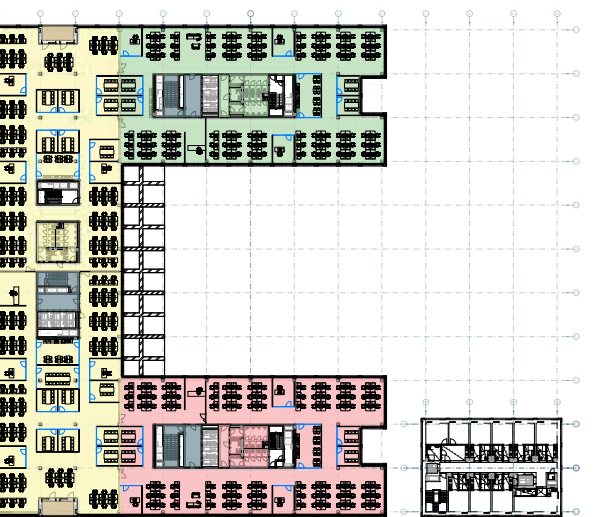
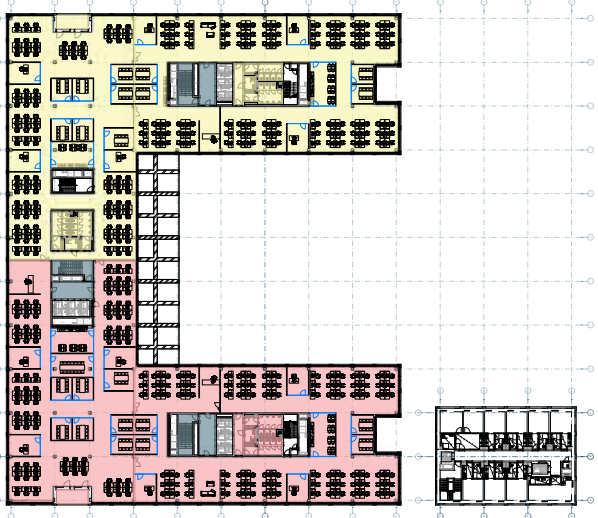
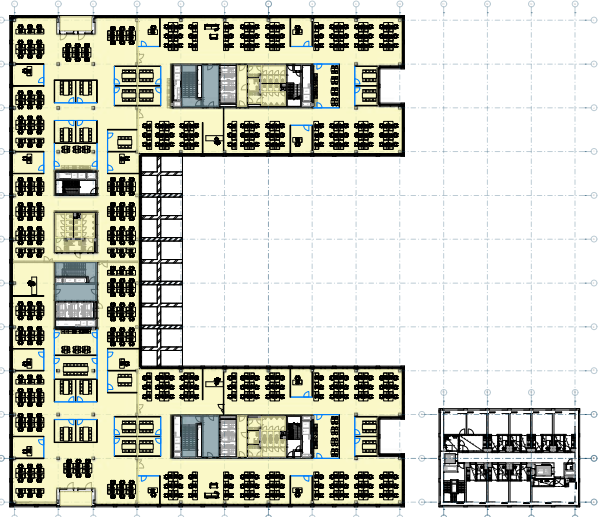
**2027**  
Opening

**17.50 €/m<sup>2</sup>**  
Asking rent

**4.95 €/m<sup>2</sup>**  
Service charges



# FIT-OUT OPTIONS FLEXIBLE OFFICES



ELECTRIC CAR  
CHARGING



HEATING & COOLING  
CONTROL



WHEELCHAIR  
ACCESS



GREEN  
COURTYARD



OPENABLE  
WINDOWS



24/7  
SECURITY



BIKE STORAGE  
& SHOWERS



KITCHENETTE  
READY



CANTEEN &  
OTHER SERVICES



CENTRAL  
RECEPTION



VIRTUAL  
& MAGNETIC CARDS



FLEXIBLE  
DISPOSITION



INSIDE / OUTSIDE  
PARKING

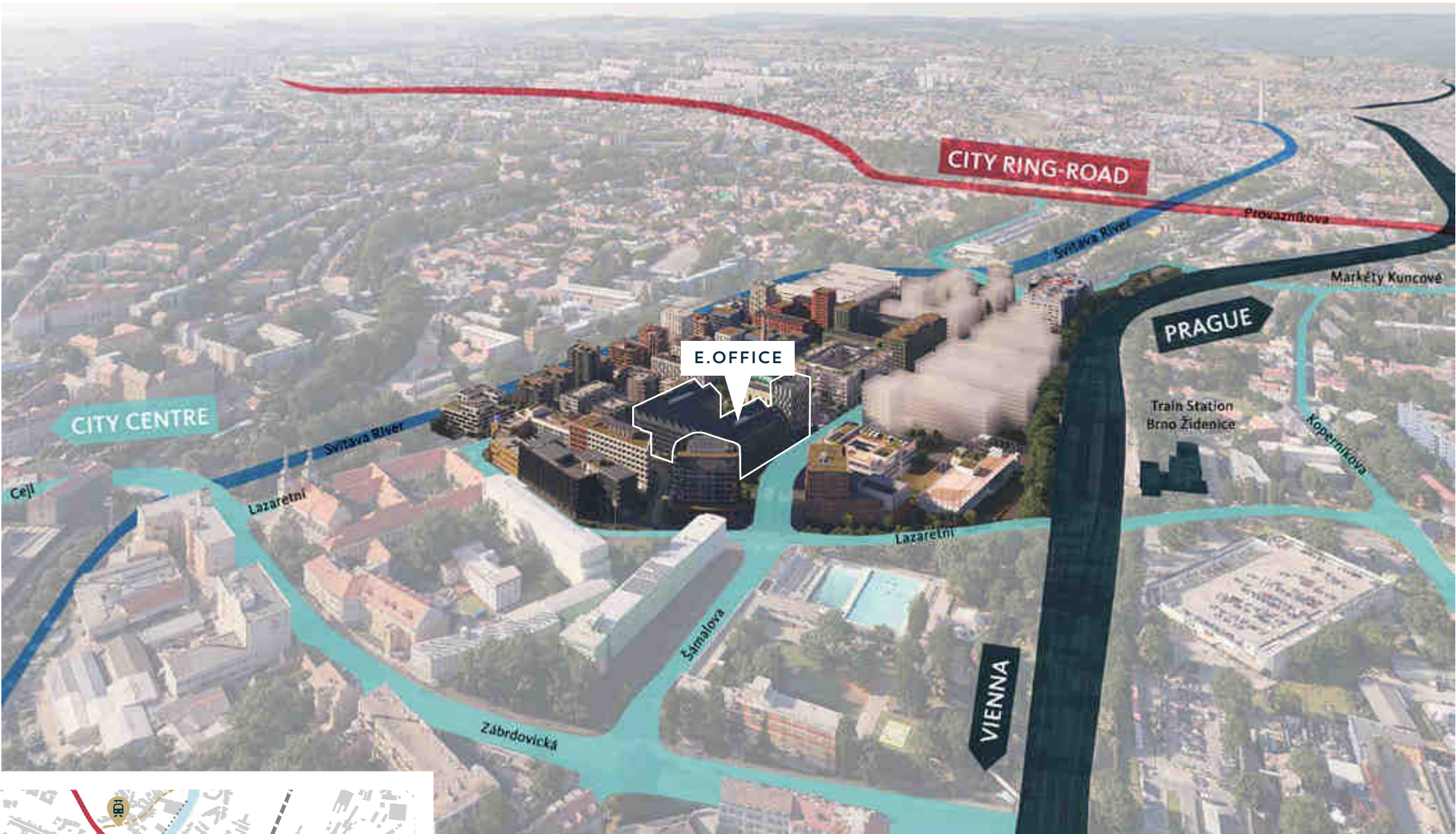


CO-WORKING





EASY  
ACCESS IN  
THE WIDER  
CITY CENTER



TRAVEL TIME TO THE CITY CENTRE



5 MINUTES BRNO-ŽIDENICE  
15 MINUTES BRNO-MAIN STATION



16 MINUTES BRNO-TUŘANY  
110 MINUTES WIEN-SCHWETÄT



# YOUR SPACE FOR BUSINESS AND SERVICES IN A MODERN VIBRANT URBAN DISTRICT

1,720 m<sup>2</sup>  
Total retail space

101–527 m<sup>2</sup>  
Retail unit size

420  
Indoor parking spaces

€ 110 / 70  
Indoor / outdoor parking

2027  
Opening



GROUND FLOOR ACCESS



FACILITIES IN EVERY UNIT



MERGABLE UNITS



DISTRICT THAT LIVES 24/7



EVENT SPACES



GREEN COURTYARD



INDOOR / OUTDOOR PARKING



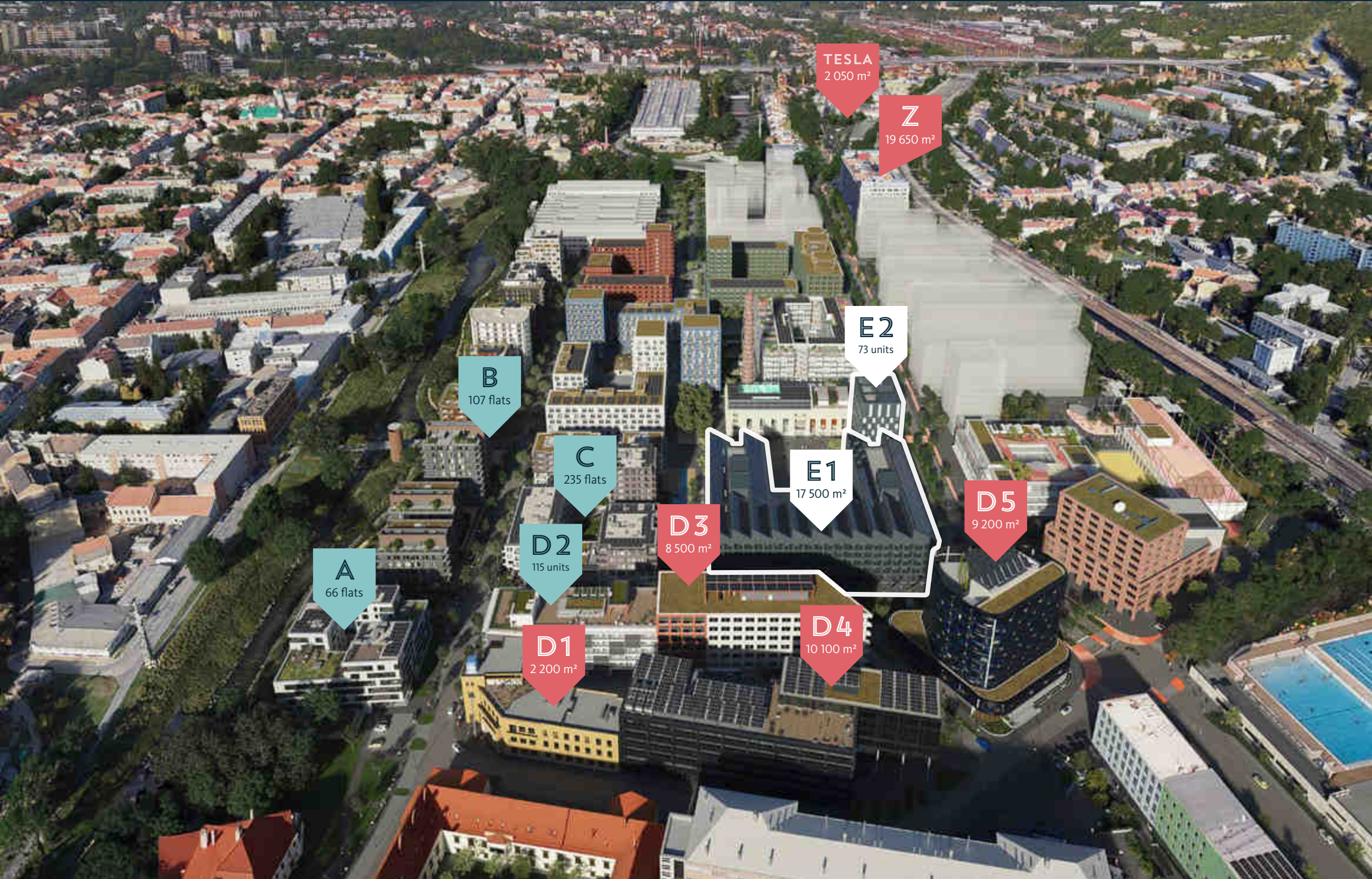
WHEELCHAIR ACCESS

Status on  
the date of  
move-in (est.  
2027).

408 FLATS FOR SALE TO MOVE IN

188 RENTAL FLATS TO MOVE IN

69,200 M2 OFFICE AND RETAIL SPACE





# SUSTAINABLY AND WITH RESPECT TO YOUR OPERATIONAL COSTS



- 

EXTREMELY ENERGY-EFFICIENT  
BUILDING (PENB A)
- 

PHOTOVOLTAIC  
ENERGY SOURCE
- 

GREEN  
ROOF
- 

RAINWATER  
RETENTION
- 

BLUE-GREEN  
INFRASTRUCTURE ELEMENTS
- 

FACILITIES  
FOR CYCLISTS
- 

ELECTRIC MOBILITY  
SUPPORT
- 

USE OF RECYCLED  
MATERIALS
- 

BROWNFIELD  
REVITALIZATION

## BREEAM COMMUNITIES

Nová Zbrojovka is the first urban district in the Czech Republic to receive the globally recognized BREEAM Communities interim certification, which proves that this project for the revitalization of Brno's largest brownfield is designed to be respectful to people and the environment, while also helping to develop the surrounding area economically. It assesses how well the plans meet sustainability criteria in all forms – ecological, material, demographic, social to energy or economic.



- REDUCE**
- CO<sub>2</sub> emission
  - Saving operating costs by using modern technologies
  - Water consumption
  - Number of cars by supporting sustainable mobility



- RECYCLE**
- 350,000 tons of construction material (12,000 trucks, that have never left the area)
  - Waste air inside the buildings
  - Communal waste



- REUSE**
- 4 existing buildings
  - Solar energy by FVE installation
  - Rainwater for public greenery



## MAXIMUM RAINWATER USE

Thanks to blue-green infrastructure elements such as drainage pavements, green roofs or, for example, retention tanks, we will ensure that all the rainwater that falls on Nová Zbrojovka will also soak in and evaporate. This measure will increase the amount of rainwater absorbed by 70% and reduce runoff by 25% compared to a traditional urban environment.

## UP TO 30% CHEAPER OPERATION

The office buildings are designed to be extremely energy efficient, as evidenced by the A level of the PENB (Energy Performance Certificate) rating instead of the standard B level used in the Czech Republic. Together with other technological measures such as energy-saving LED lighting, shading elements, an efficient heat recovery system or special CO<sub>2</sub> monitoring in the rooms, we can achieve a reduction in operating costs of 20–30%.

## 30% OF NOVÁ ZBROJOVKA IS GREEN

Better thermal conditions in summer will be supported by water features and greenery, which will make up 30% of all areas of Nová Zbrojovka, with the main riverside park of more than 2 hectares being created around the Svitava River.



# BUILDING SPECIFICATION

## GENERAL TECHNICAL DATA

Structure	Reinforced concrete monolithic skeleton
Module	Column distance 7.5 × 7.5 m (axis to axis)
Facade	ETICS – thermal insulation with plaster, ventilated cladding on reinforced concrete walls, ventilated soffits above the ground floor and loggias, aluminium mullion-transom facade on the ground and first floors with integrated doors, aluminium modular facade of office section E1 with accentuated cladding, operable windows, internal shading
Floor-to-floor height	3,600 mm (office space)
Floor-to-ceiling height	Office space 3,230 mm Under installations 2,800 mm Toilet and sanitary areas 2,400 mm
Floor load	Office floor load 300 kg/m² Reserved load for partitions 150 kg/m² Areas dedicated for server rooms 500 kg/m²
Office layout	Highly efficient and flexible design space with balanced ratio of common areas. <ul style="list-style-type: none"><li>– Office work space daylight exposure depth: 1.5–5.8 m</li><li>– Individual office from 19 m² (3,75 × 5 m)</li></ul>
Reception & entrance hall	Reception with security control desk and reception facilities; equiped with high quality materials and state of the art furniture.
Lifts	<b>Office section</b> – 3 lifts in each central core (total of 9) + 3 lifts in the secondary cores <b>Cabin interior</b> – walls and door covered with stainless steel sheets (polished surface, rear wall partly covered by mirror).
Common areas	Common toilets/sanitary areas on each floor with full open office capacity.

## INTERIOR

Ceilings	Offices as full height room with visible lighting, technology and acoustic elements. Flat plasterboard suspended ceiling in sanitary areas.
Partitions	<b>All partitions quoted as extras.</b> Portable partitions with door wings in aluminium frame, anchored on the double floor to the ceiling structure. Max. height of glass partitions 2700 mm.
Flooring	Double floor, 120 mm high, level –5 mm to final level in standard. Top finish 5 mm thick (carpet, PVC...) – extras
Kitchenettes	Kitchenettes dedicated areas with ready-to-connect points to energy, water and sewerage.

## INTERIOR – TECHNOLOGY

General settings	The standard for all technologies mentioned below is intended for open plan office with 4 regulation nodes on each floor																
HVAC																	
1	Controlled air supply in the office space according to the actual state of occupancy and the indoor microclimate.																
2	Maximizing reuse of treated air by installing electronic flow controllers enabling air distribution within and between floors.																
3	Plate heat exchangers are used in the HVAC units so that fresh air cannot be contaminated by waste air.																
4	The exhaust air is adiabatically cooled in the unit in the summer (by evaporating the water into the air stream) and the cold thus obtained is subsequently recovered to fresh air. Reduction of cooling unit requirements for the air handling unit is up to 35%.																
5	Clean water (rainwater, grey water) can be used for watering.																
6	By using induction units as a microclimate conditioning end-effector, it is possible to operate a cooling source with a higher cooling water temperature and therefore higher efficiency.																
HVAC	<p>Enhanced high effective combined system reflecting outside conditions providing all year comfort inside.</p> <p>Combined technology of fresh air intake, heating and cooling.</p> <p>Central HVAC units with recuperation and adiabatic humidification control.</p> <p><b>Presence sensors</b> reflecting space occupancy to minimize energy consumption (less people = less HVAC performance = higher savings).</p> <p><b>CO<sub>2</sub> sensors</b> managing ventilation in offices and meeting rooms depending on actual occupancy.</p> <p><b>Fresh air offices</b> 36 m³/hr/person + 25% optional performance counting with 10 m²/person</p> <table><tr><td><b>HVAC standard setup</b></td><td>winter</td><td>summer</td></tr><tr><td>Exterior temperature</td><td>−10°C</td><td>32°C</td></tr></table> <p><b>Interior conditions</b></p> <table><tr><td>Relative humidity</td><td>30–60%</td><td>30–70%</td></tr><tr><td>Air temperature</td><td>22 ± 1,5°C</td><td>24,5 ± 1,5°C</td></tr><tr><td>Retail spaces*</td><td>20 ± 2°C</td><td>max 28°C,</td></tr></table> <p>Relative humidity not guaranteed.</p> <p><i>*Local adjustment of temperature and humidity only upon the client's direct request; temperatures will be guaranteed only after cooling is provided by the future tenant, which will be addressed in the tenant's future project.</i></p> <p>Garage: min. temperature + 5 °C, Relative humidity not guaranteed.</p> <p>Storage areas on ground floor and underground floors: min. temperature + 5°C. Relative humidity not guaranteed.</p>		<b>HVAC standard setup</b>	winter	summer	Exterior temperature	−10°C	32°C	Relative humidity	30–60%	30–70%	Air temperature	22 ± 1,5°C	24,5 ± 1,5°C	Retail spaces*	20 ± 2°C	max 28°C,
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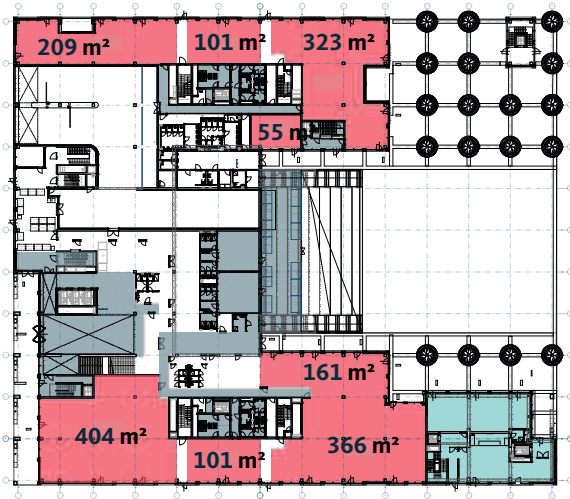
	4 pipe system and induction units. With 6 way valve independent systems of air ventilation for sanitation according to Czech hygienic regulations. Emergency exit routes ventilation – depending on fire protection design.
Sprinkler system	Whole building equipped with sprinkler system.
Electric power	Connected through an independent connection to its own transformer station. Cabling from the main switchboard – in vertical shafts, finished in switchboard on each floor. Cabling in offices: <ul style="list-style-type: none"><li>– on the ceiling for light distribution;</li><li>– within double floor for standard power sockets.</li></ul> Fire-signalling – in fire-proof cables. Fusion per floor – 63 A per floor.
Lighting	LED lighting intensity: <ul style="list-style-type: none"><li>– offices500 lux</li><li>– corridors100 lux</li><li>– reception300 lux</li></ul> LED lighting elements hung from ceiling, height of lower edge min. 2,800 mm. Lighting designed for open space office included in standard.
Sockets	Power sockets in floor boxes according to floor plan. 1 floor box (18 modules) / 20 m² of net office space in standard price. Standard sockets in 1 floor box: <ul style="list-style-type: none"><li>– 2 sockets 230 V (standard)</li><li>– 2 sockets 230 V (overvoltage protection for PC).</li></ul>
Server rooms	There are recommended areas for servers in the building layout.
Data cabling, telephones	External connection from 2 independent providers. Optical connection ready on each floor.
Internal emergency	Fire alarm – EPS, in accordance with fire standards and regulations.
System	Control panel located at the main reception.
Security system	EZS monitoring safety of the internal common space using interior dual detectors, perimeter wall disruption sensors and CCTV system cameras on the outer perimeter of the building
Access system	The access control (ACS) system with contactless readers will be designed at the entrances to the building's interior spaces and to the tenant sections on individual floors.
Security control desk	Located at the reception, operating 24/7. <ul style="list-style-type: none"><li>– Fire alarm signallization (EPS)</li><li>– Security system (EZS)</li><li>– CCTV monitoring</li><li>– Access control system (ACS)</li></ul>

# LAYOUTS

## GROUND FLOOR

RENTABLE  
AREA

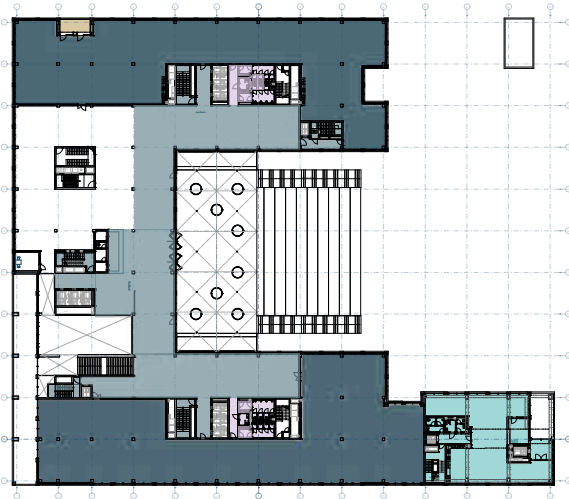
1720 m <sup>2</sup> retail	1008 m <sup>2</sup> other
289 m <sup>2</sup> housing	



## 1<sup>ST</sup> FLOOR

RENTABLE  
AREA

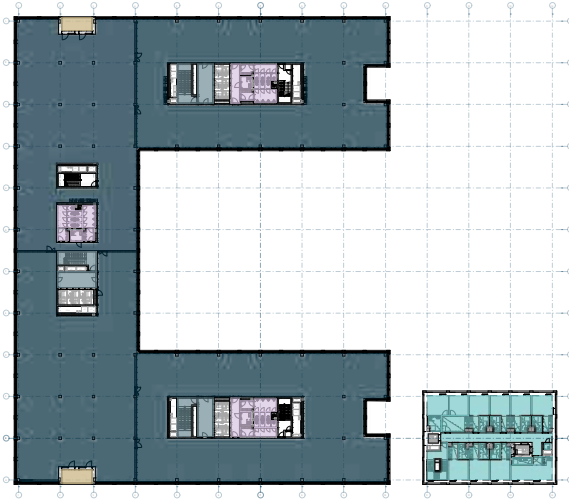
1844 m <sup>2</sup> office	1000 m <sup>2</sup> other	90 m <sup>2</sup> sanitary
285 m <sup>2</sup> housing	13 m <sup>2</sup> terrace	



## 4<sup>TH</sup> FLOOR

RENTABLE  
AREA

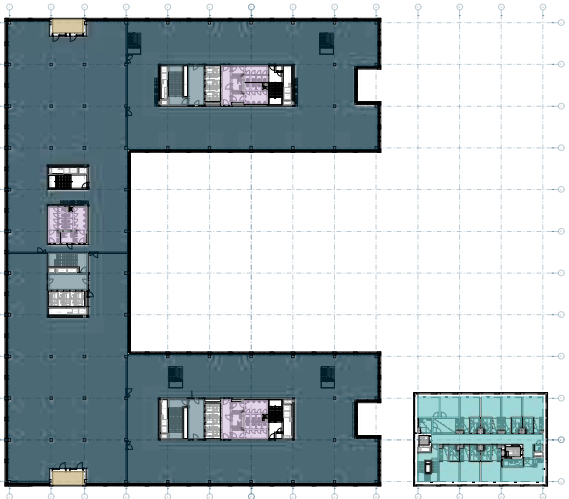
3181 m <sup>2</sup> office	110 m <sup>2</sup> other	124 m <sup>2</sup> sanitary
277 m <sup>2</sup> housing	25 m <sup>2</sup> terrace	



## 5<sup>TH</sup> FLOOR

RENTABLE  
AREA

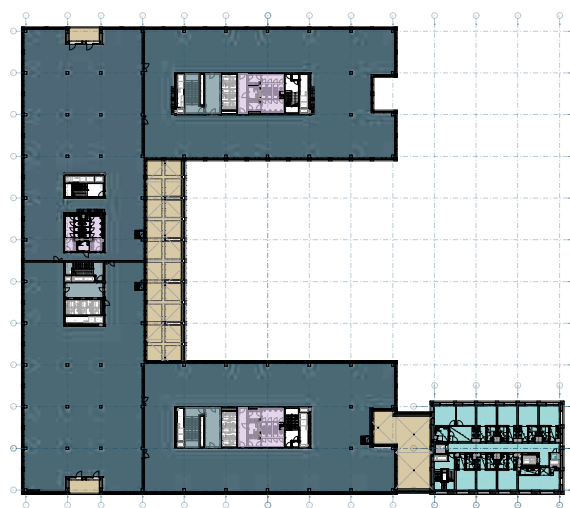
3181 m <sup>2</sup> office	110 m <sup>2</sup> other	124 m <sup>2</sup> sanitary
277 m <sup>2</sup> housing	25 m <sup>2</sup> terrace	



## 2<sup>ND</sup> FLOOR

RENTABLE  
AREA

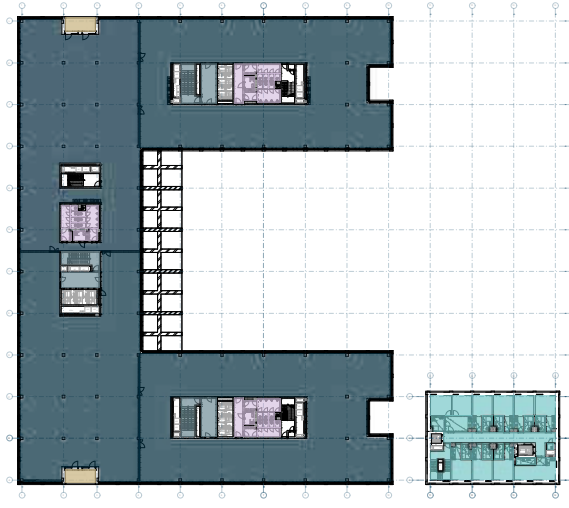
3181 m <sup>2</sup> office	110 m <sup>2</sup> other	124 m <sup>2</sup> sanitary
277 m <sup>2</sup> housing	336 m <sup>2</sup> terrace	



## 3<sup>RD</sup> FLOOR

RENTABLE  
AREA

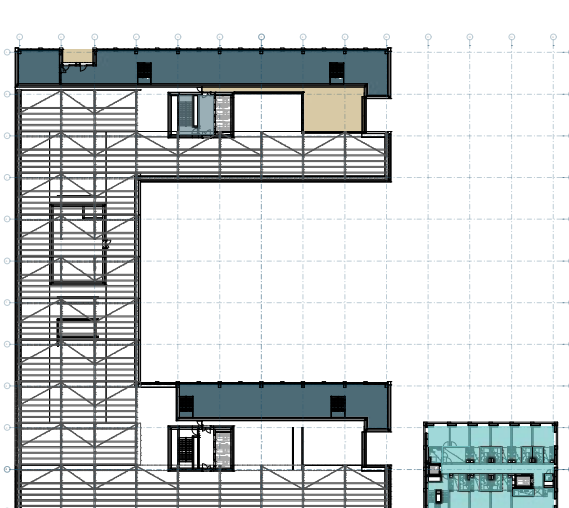
3181 m <sup>2</sup> office	110 m <sup>2</sup> other	124 m <sup>2</sup> sanitary
277 m <sup>2</sup> housing	25 m <sup>2</sup> terrace	



## 6<sup>TH</sup> FLOOR

RENTABLE  
AREA

607 m <sup>2</sup> office	37 m <sup>2</sup> other
277 m <sup>2</sup> housing	116 m <sup>2</sup> terrace





# NOVÁ ZBROJOVKA

## District, where you want to live

Nová Zbrojovka is a newly emerging district in Brno-Židenice – modern, connected, sustainable and lively, designed to meet all the requirements for a comfortable and sustainable life in the 21st century. On Brno's largest brownfield site, a place for living, business, work, culture and entertainment will be built within 10 to 15 years, which will naturally blend in with its surroundings and complement the civic amenities of the location.

**22,5 HA**  
of revitalized  
area

more than  
**2,500**  
flats

more than  
**200,000 M<sup>2</sup>**  
offices

more than  
**30,000 M<sup>2</sup>**  
commercial space

more than  
**20 000**  
people every day

**VIRTUÁLNÍ  
PROHLÍDKA**

Prozkoumejte již dnes  
Novou Zbrojovku



## The place where history was made

We are reviving the space of the former Zbrojovka, steeped in history, with respect for its genius loci. As a reference to the magnificent history of this place dating back to the times of the Austro-Hungarian Empire, we decided to keep the 4 original buildings. The investment in their reconstruction compared to the construction of completely new buildings is significantly higher, but it is worth it!



## Self-sufficient at every stage

At each stage of the development we are counting on a quality mix of apartments, offices, amenities and space for services and shops as well as the necessary technical provision, such as quality transport infrastructure. We want each of the sub-areas of the developed area to be full and comfortable for the residents.



## 15-minute city

In Nová Zbrojovka, housing, work, school and kindergartens, a choice of several public transport connections, the train station, as well as nature, the river and a range of necessary services and leisure activities will be within a maximum 15-minute walk. The new Zbrojovka will be a neighbourhood where you can get by without a car, the need to commute and delays on the road.



## Spacious main square

In the centre of Nová Zbrojovka, a new square, a space for meeting, relaxation and cultural activities, will be spread over an area of 1 ha, largely made up of greenery. The iconic building with its chimney, the original Boiler House (Kotelna), will dominate this space and will be transformed into a multifunctional centre with shops, restaurants, but also an art gallery, a concert hall or a brewery.





## Architectural quality and diversity

Quality architecture makes for a more pleasant place to live. More than 10 architects are involved in the design of buildings in Nová Zbojovka and each of them will be different. Modern architecture is mixed with renovated original buildings. The interrelationships between buildings and public spaces are overseen by an architect and urban planner for the entire area.



## School and kindergarten

The school and kindergarten are the main pillars of civic amenities in Nová Zbojovka. Already operating private schools will be joined by the planned state school and kindergartens in the coming years. The multifunctional building, the design of which is already known, envisages, in addition to the school building, a generous sports complex and attractive surrounding area.



## Accessible transport

The location in the wider city centre and therefore great accessibility is a great benefit. Nová Zbojovka is surrounded by tram, trolleybus and bus stops. You can reach Svobody Square in 15 minutes! The station, from which regional and interstate trains depart, is right next door.



## Revitalization of Brno's largest brownfield

After more than a hundred years, we are bringing life back to the almost unused, dilapidated 22.5 ha site. We consider it more sensible to make use of the space that once functioned, to thicken the city instead of spreading it wide within greenfield zones. Building on the periphery brings, among other things, expensive traffic, congestion on the roads and inadequate amenities.





**CPI Property Group** is the largest owner of commercial real estate in the Czech Republic with more than 30 years of history. The portfolio includes attractive shopping centres and retail parks, modern offices at excellent addresses, a wide range of hotels and nearly 12,000 rental apartments.



### Hotels

largest commercial hotel owner



### Offices

23 office buildings



### Retail

132 retail properties



### Rental

almost 12 000 rental apartments



### Residencies

27 residential projects

Sledujte nás



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