

# IQ Ostrava



IQ Ostrava is a significant part of the revitalisation of downtown Ostrava. The site is adjacent to the large-scale Nová Karolina commercial, retail and residential development, which at completion will transform the former industrial site into a new, vibrant city quarter.

► With its location on a major inner-city street, and with bus and tram stops directly at the site, IQ Ostrava is easy to reach by car or public transportation.

► Several schools, hotels, restaurants and other conveniences can be found in the immediate area. Pedestrian access tunnels make it easy to walk to the city centre.

City Centre

Silesian Ostrava  
Town Hall

ABB Operation  
Center EUOPC

Forum  
Nová  
Karolina

Silesian  
Ostrava  
Castle

IQ Ostrava

Senovážná

Náměstí Republiky

Míšecká

Vítkovická

28. října



## THE CITY

Ostrava, the capital of the Moravian-Silesian Region, is the third-largest city in the Czech Republic. Its population currently stands at 280,000 and almost one million people live in the area. It was founded in the 13<sup>th</sup> century, Ostrava became a natural regional centre in the 18<sup>th</sup> century due to extensive coal mining. While the former “steel heart of the Republic” has undergone significant changes since 1989. It still retains its important position as an industrial, administrative, commercial and university centre.

## THE OPPORTUNITIES

In recent years, Ostrava has become home to a number of international companies, which, thanks to the city’s geographic location and advanced transport infrastructure—airports, motorways, railway corridors, a high-quality regional integrated public transport system—have access not only to the Czech Republic, but also to the Polish and Slovak markets.

Ostrava has long supported investments. In 2022, almost 36 per cent of its budget is for investment projects. Thousands of new jobs have been created, with an increasing share of investment in skilled jobs in recent years.

Relatively low wage costs, quality infrastructure, higher education and support for science and research—several research centres are linked to three local universities—give Ostrava strong potential for growth in the years to come.

## THE ENVIRONMENT

Even though emissions have fallen by more than 90 per cent since 1989 thanks to the decommissioning of historic brownfield sites and investment in environmental protection, environmental quality is always at the forefront in the region. In 2010, the city set up the Fund for Children at Risk of Air Pollution, to which it has already invested over CZK 126 million. In 2019, Ostrava received more than CZK 50 million from European funds for the Clairo project to reduce air pollution by planting suitable greenery with a proven ability to absorb pollutants.

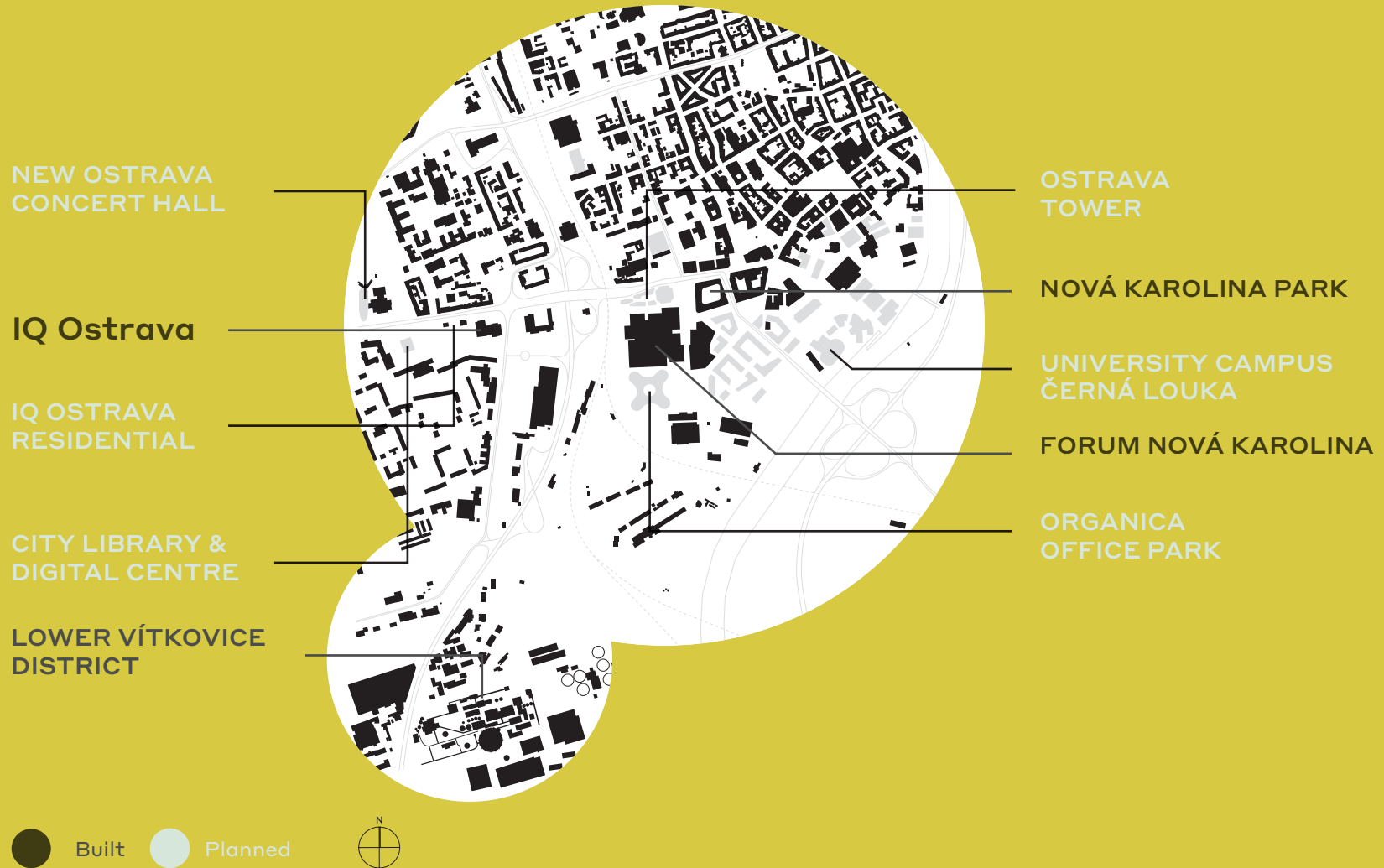


► View of the Lower Vitkovice district from IQ Ostrava's upper-floor terrace.



► Evening panorama of the city.

IN THE CITY CENTRE / NEW CITY QUARTER



### NEW CONCERT HALL AND THE HOUSE OF CULTURE

Designed by American architect Steven Holl, the concert hall with state-of-the-art acoustics and 1,300 seat capacity will be a new landmark of Ostrava. The estimated cost of its construction and the transformation of the adjacent House of Culture is CZK 2.6 billion. Nearby, construction will begin on a new CZK 150 million “Black Cube” digital-age building for the Moravian-Silesian Library.

### REVITALISATION OF THE HISTORIC SLAUGHTERHOUSE

The historic slaughterhouse buildings from the turn of the 19<sup>th</sup> and 20<sup>th</sup> centuries, located in the city centre, will be converted into a contemporary art gallery. The total cost of the project is CZK 295 million.

### LOWER VÍTKOVICE DISTRICT

Established at the beginning of the 19<sup>th</sup> century, the Lower Vítkovice industrial complex is unique in Europe and aspires to become a UNESCO World Heritage Site. During the last 15 years it has been transformed into an extraordinary educational, cultural and social centre with international reach—for example the Europe-renowned Colors of Ostrava festival.

### FORUM NOVÁ KAROLINA

Since its establishment in 2012, the Forum Nová Karolina shopping centre has fundamentally changed the retail landscape in Ostrava. The complex offers a total area of 58,000 m<sup>2</sup> on three floors, with 220 shops, 24 restaurants, with 1,500 parking spaces on two underground levels.

### OSTRAVA TOWER

Ostrava Tower, which at completion will be the tallest skyscraper in the Czech Republic, is to be built between 28 October Street and the Nová Karolina Shopping Centre.

### NÁPLAVKA – LITTLE COPENHAGEN

Since closing to cars on weekends, the Havlíčkův Embankment near the Silesian Ostrava Town Hall and the Miloš Sýkora Bridge has flourished as the new Ostravice Riverbank AKA Little Copenhagen or “Náplavka”, as we know it from Prague.

### PARKING GARAGE AT THE CATHEDRAL

Ostrava has also prepared number of projects to strengthen parking capacities. A new parking garage by the cathedral, with two underground and seven above-ground floors and a total of 417 parking spaces, should solve the long-term parking deficit in the city centre. Construction costs are estimated at nearly CZK 500 million.

### SAVING ABANDONED BUILDINGS

Ostrava is gradually breathing new life and function into some of its older and abandoned buildings. The latest is the high-rise building on Ostrčilova Street, the reconstruction of which was designed by the studio of renowned architect Eva Jiříčková.

### A NEW DISTRICT BETWEEN THE CENTRE AND VÍTKOVICE

A new district for 12,000 people with a park, a direct link to the riverside and a new avenue connecting the centre of Ostrava with Lower Vítkovice, is to be built on a brownfield site called Pod Žofinkou, after the former steelworks.

### AND OF COURSE...

#### THE BESKYDY MOUNTAINS

While not exactly behind Ostrava's backdoor, the Beskydy Mountains are closer than you think. With almost the entire territory covered by the Beskydy Protected Landscape Area of 1,160 km<sup>2</sup>, and with Lysá hora peaking at 1,324 m above sea level, it is a wild, yet welcoming mountain range, offering both recreational areas and pristine wilderness.

- ▶ The new 1,300 seat concert hall designed by Steven Holl's architectural studio in cooperation with Architecture Acts.

Source: Steven Holl Architects



- ▶ Ostrava Tower, a multi-purpose high-rise building by Chybek + Kristof architects.

Source: chybek-kristof.com



IQ Ostrava is one of the most advanced office buildings in the Czech Republic, featuring a highly ecological building management system and rated BREEAM Excellent for overall energy efficiency.

The IQ complex comprises two semi-detached buildings of 12 and 9 stories, offering over 22,000 m<sup>2</sup> of highly efficient office space. IQ Ostrava is the intelligent solution for a wide range of business activities, including shared-service centres, call centres, research and development facilities, and regional headquarters.





## TRANSPORTATION HUB

Ostrava's strategic location near the borders of Poland and Slovakia makes the city a natural hub for business across the region. The city is well connected by the trans-European motorway to Brno and Prague, as well as to Slovakia, Hungary and Poland.



10 to the Polish border

20 to Leoš Janáček International Airport

50 to Slovak border

350 to Prague or Vienna

(in kilometers)

## IN THE CITY CENTRE

IQ Ostrava is ideally situated to take full advantage of all that the city has to offer, just a 10-minute walk from the historic centre. Located on the main artery that connects the city to the major motorway junction, the site provides both easy car and public transit access.



**1** to the bus / tram station

**10** by foot to the city centre

**25** by the car to Ostrava International Airport

**Located on the city cycle path**

(in minutes)





Offering onsite amenities—such as retail, cafes, restaurants, and a fitness centre—IQ Ostrava takes quality of life at the workplace to the next level. Natural elements shape the landscape and create a pleasant atmosphere for employees and local residents alike.



Direction to Dům kultury města Ostravy and new Concert Hall (in the future)

Trolley & Bus Station

Direction to City Centre

28.října

28.října

479

56

Bike Path

Náměstí Republiky Tram Station

Pathway Underpass

A

B

Vítkovická

Místecká

Underground Parking

Central Bus Terminal

Car Access

Bridge to Forum Nová Karolina

Direction to Ostrava International Airport



- ▶ Pedestrian access tunnels makes it easy to walk to the city centre.

- ▶ The onsite restaurant aims to provide high-quality food served in an atmosphere that is as good for you as the food itself.





The modern, high-rise IQ buildings offer large, open floor plates that can be easily customised to meet specific needs. Offices can also be joined to allow for vertical expansion and incorporate a central core to optimise space use.

IQ Ostrava was designed for today's knowledge workers—offering excellent accessibility and a tranquil working environment. The buildings are adorned by state-of-the-art landscaping and a variety of flora. Controlled access allows companies to operate efficiently and securely.







► View of the lobby.

The flexible design of the IQ buildings ensures the ability to accommodate the needs of a variety of business activities, such as call centres, research and development, regional headquarters, or shared service centres. You can create your own, optimal workspace, with the possibility of expanding either horizontally or vertically as your business grows.

# THE INTELLIGENT OFFICE

Building A

Building B

Floor 12  
(Terrace)

Floors  
9—11

Floor 8  
(Terrace)

Floors 8—9  
(Terrace)

Floors  
2—7

Floors  
2—7

COWORK

Floor 1  
(Terrace)  
Groundfloor

Groundfloor

COWORK

Floor 1  
(Terrace)  
Groundfloor



THE INTELLIGENT OFFICE / COWORK

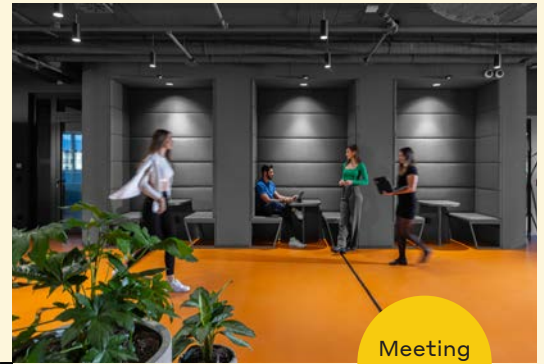
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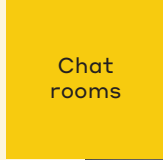
IQ Ostrava offers modern coworking space—with attractive design elements, state-of-the-art IT infrastructure and interconnected floors and terraces that is ideally suited for freelancers, startups and SMEs.



Hot desk office / Lounge



Meeting boxes



Chat rooms



Kitchenette

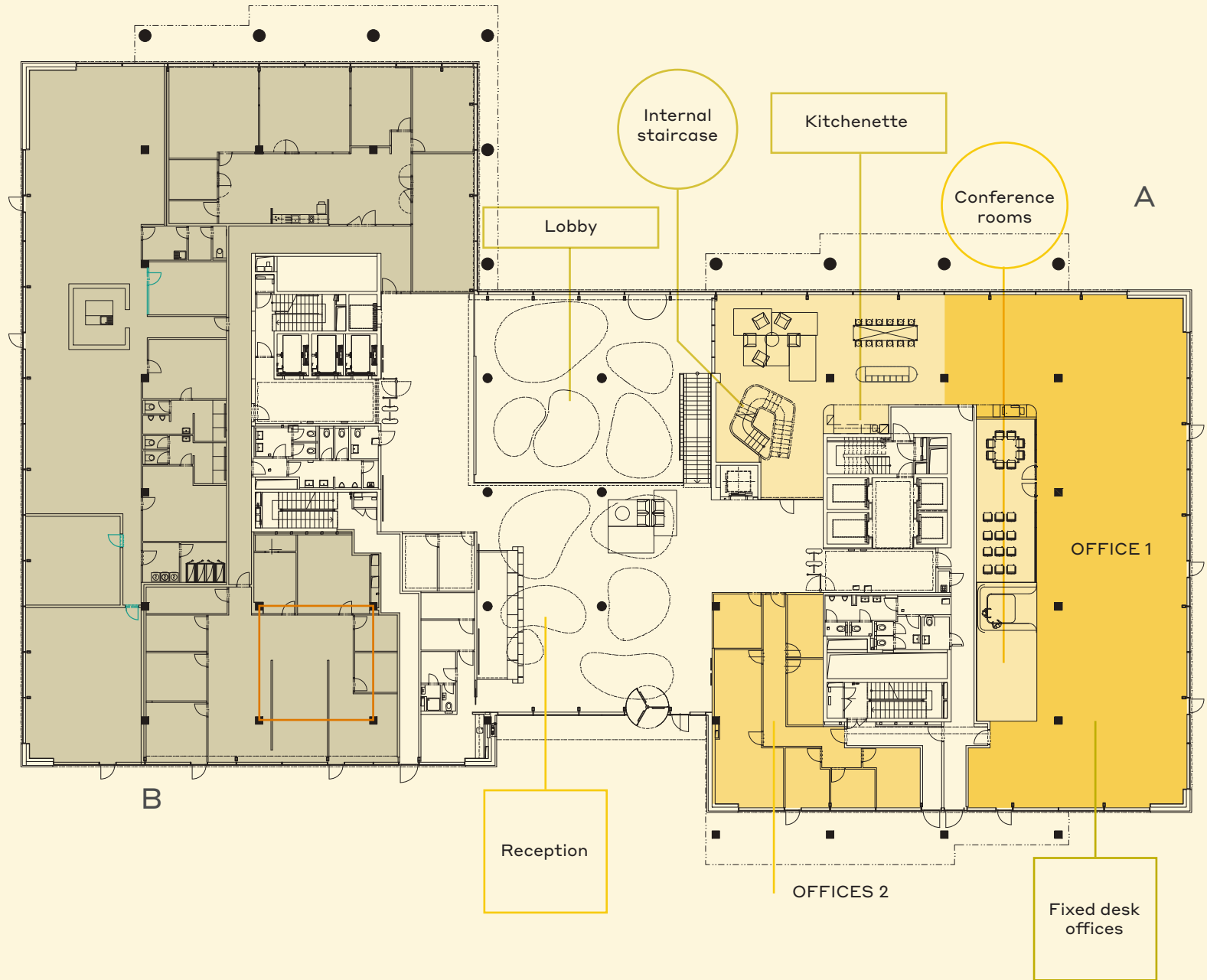


Event room



# THE INTELLIGENT OFFICE / COWORK

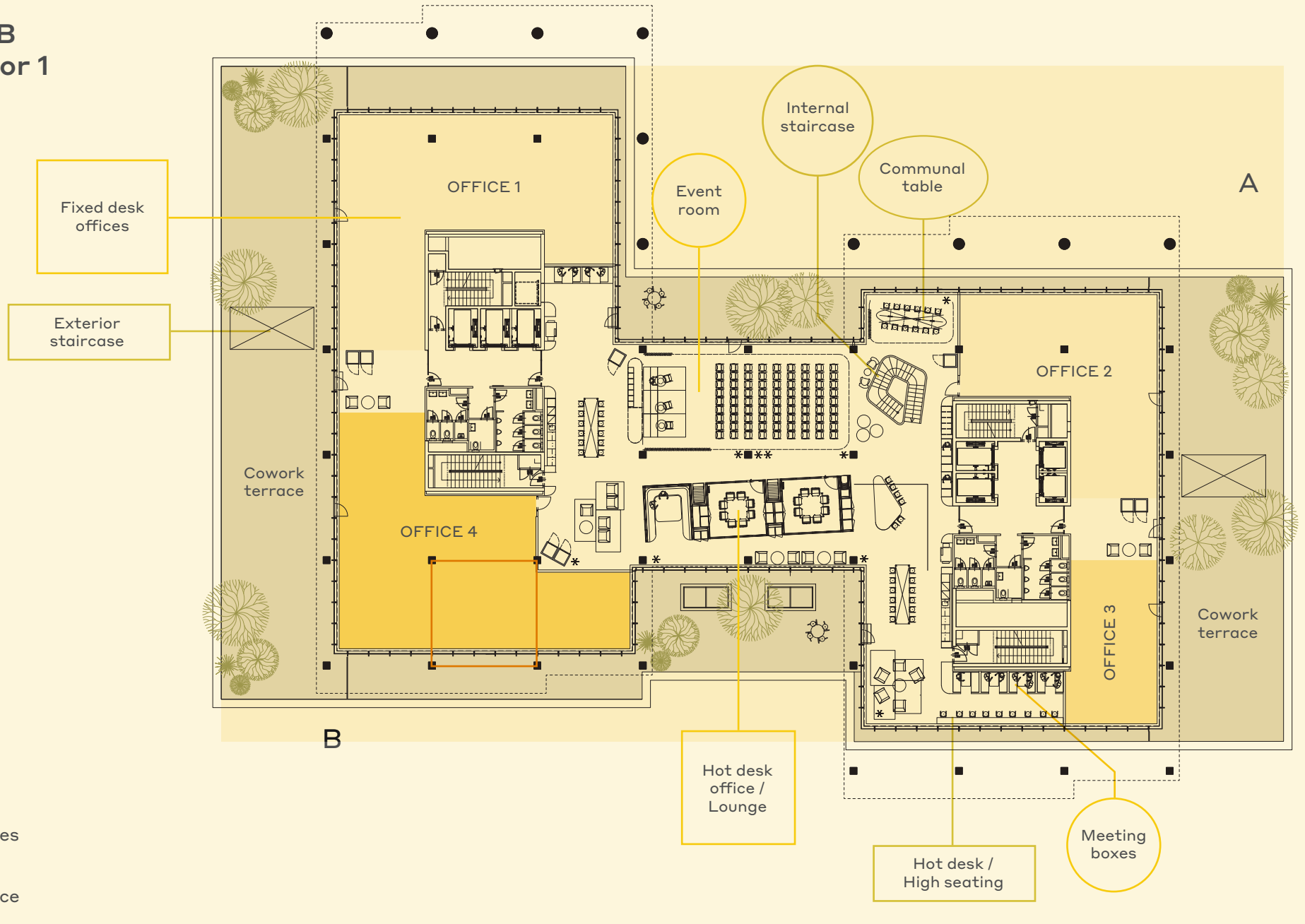
## Buildings A, B Cowork / Groundfloor





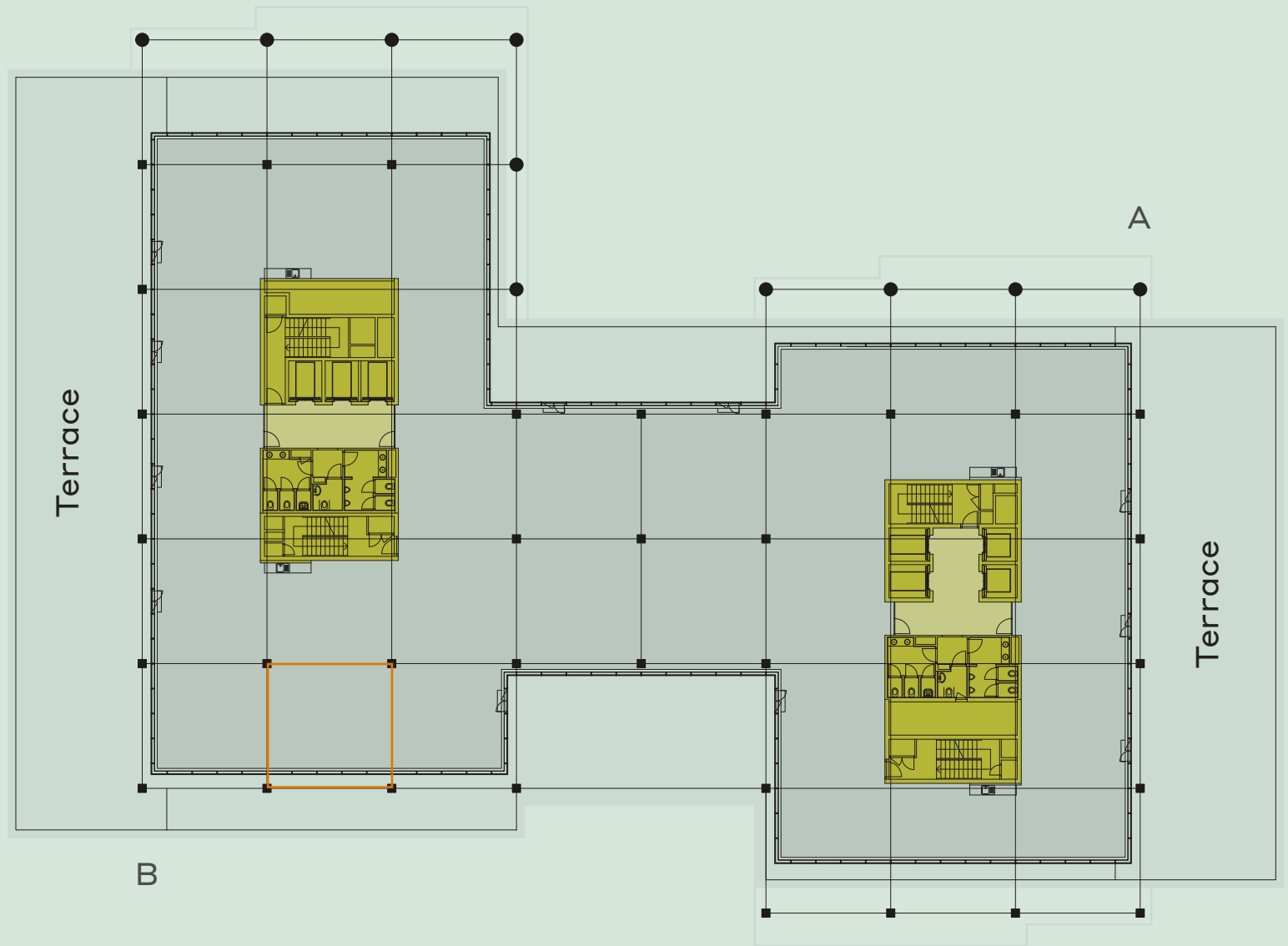
# THE INTELLIGENT OFFICE / COWORK

## Buildings A, B Cowork / Floor 1 (Terrace)



# THE INTELLIGENT OFFICE

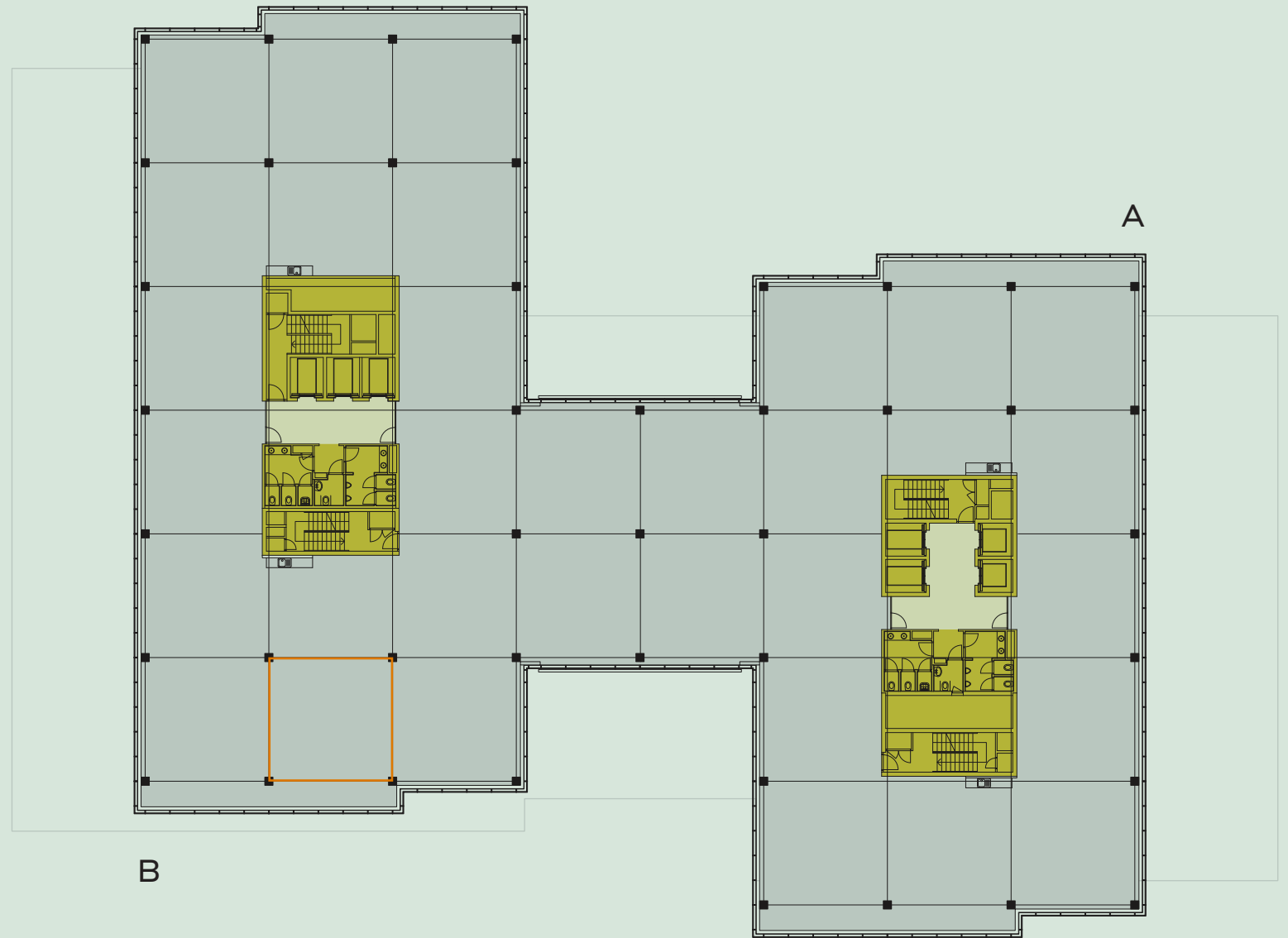
## Buildings A, B Floor 1



- Typical Utility Core
- Corridors / Access to Elevators
- Column distance 7.5 x 7.5 m

# THE INTELLIGENT OFFICE

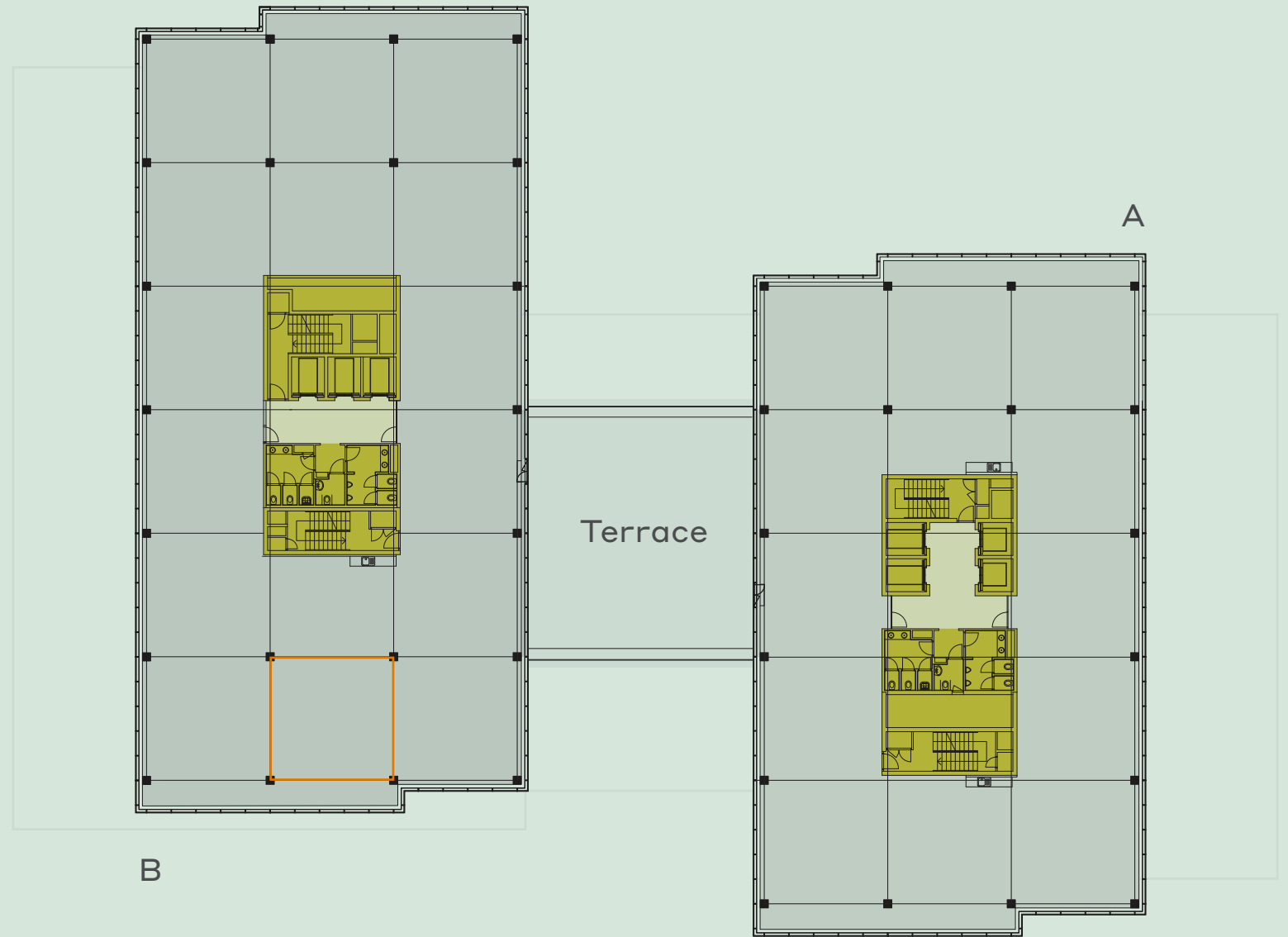
Buildings A, B  
Floors 2—7



- Typical Utility Core
- Corridors / Access to Elevators
- Column distance 7.5 x 7.5 m

THE INTELLIGENT OFFICE

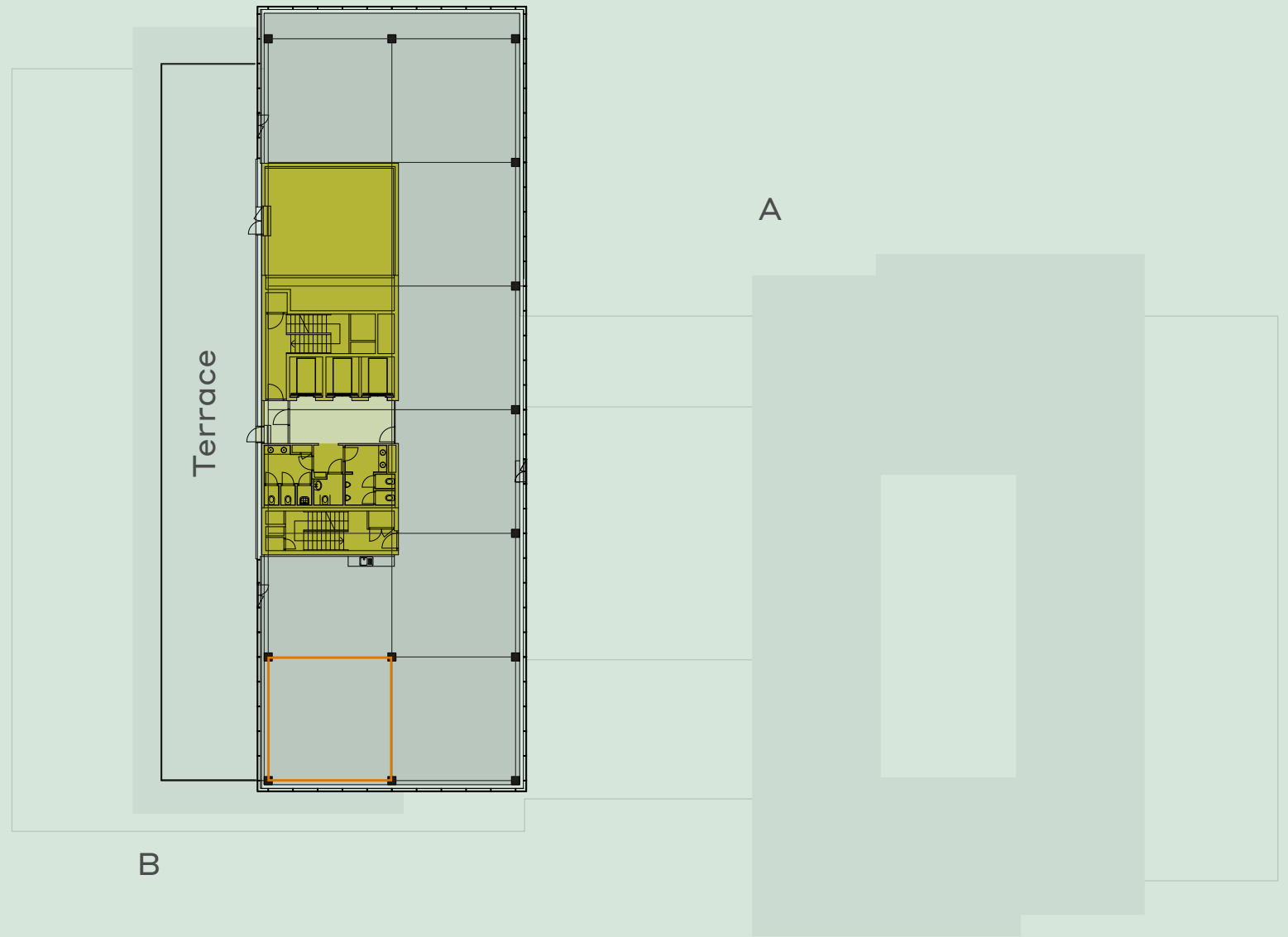
Buildings A, B  
Floor 8



- Typical Utility Core
- Corridors / Access to Elevators
- Column distance 7.5 x 7.5 m

THE INTELLIGENT OFFICE

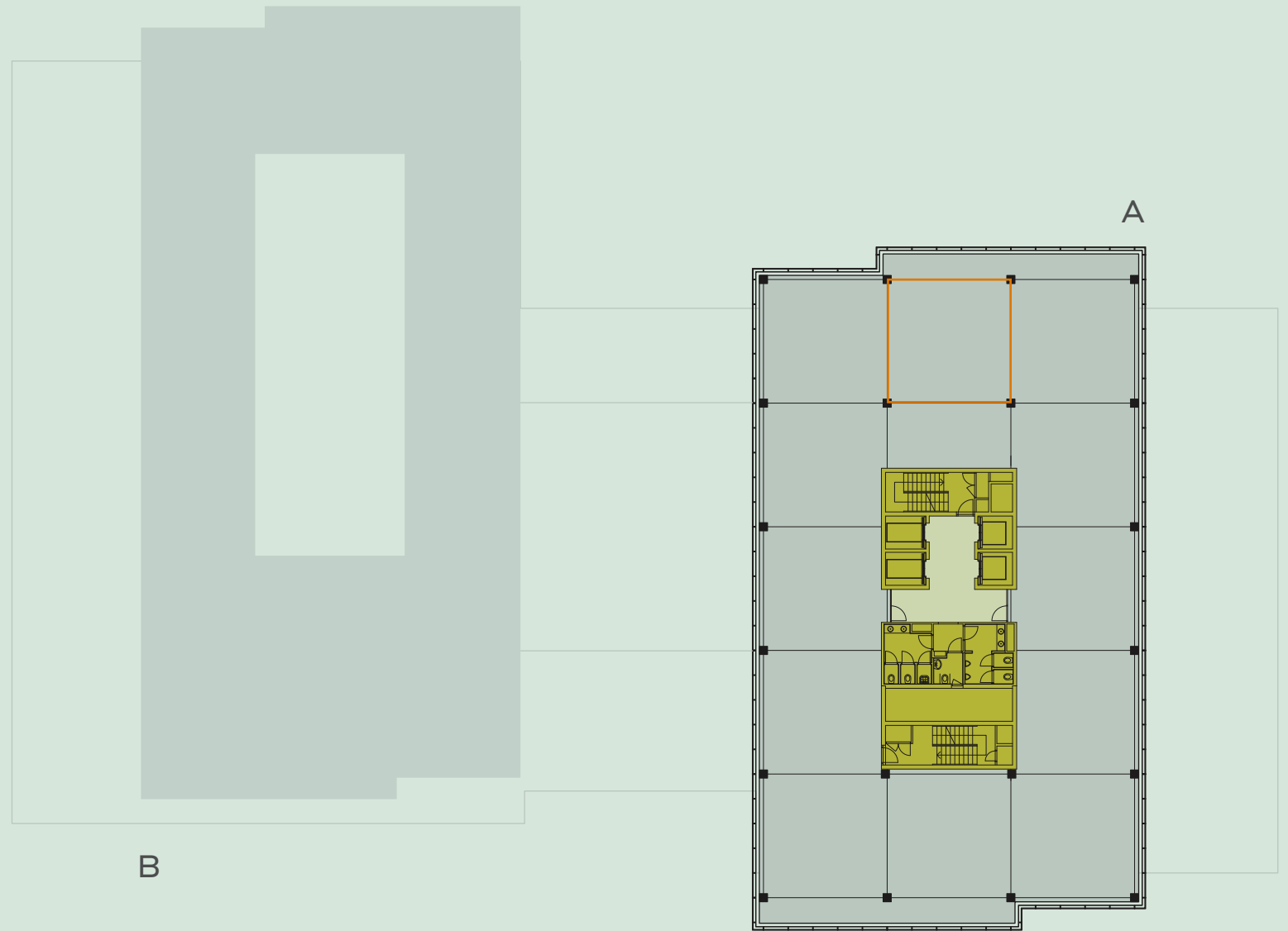
Building B  
Floor 9






- Typical Utility Core
- Corridors / Access to Elevators
- Column distance 7.5 x 7.5 m

# THE INTELLIGENT OFFICE

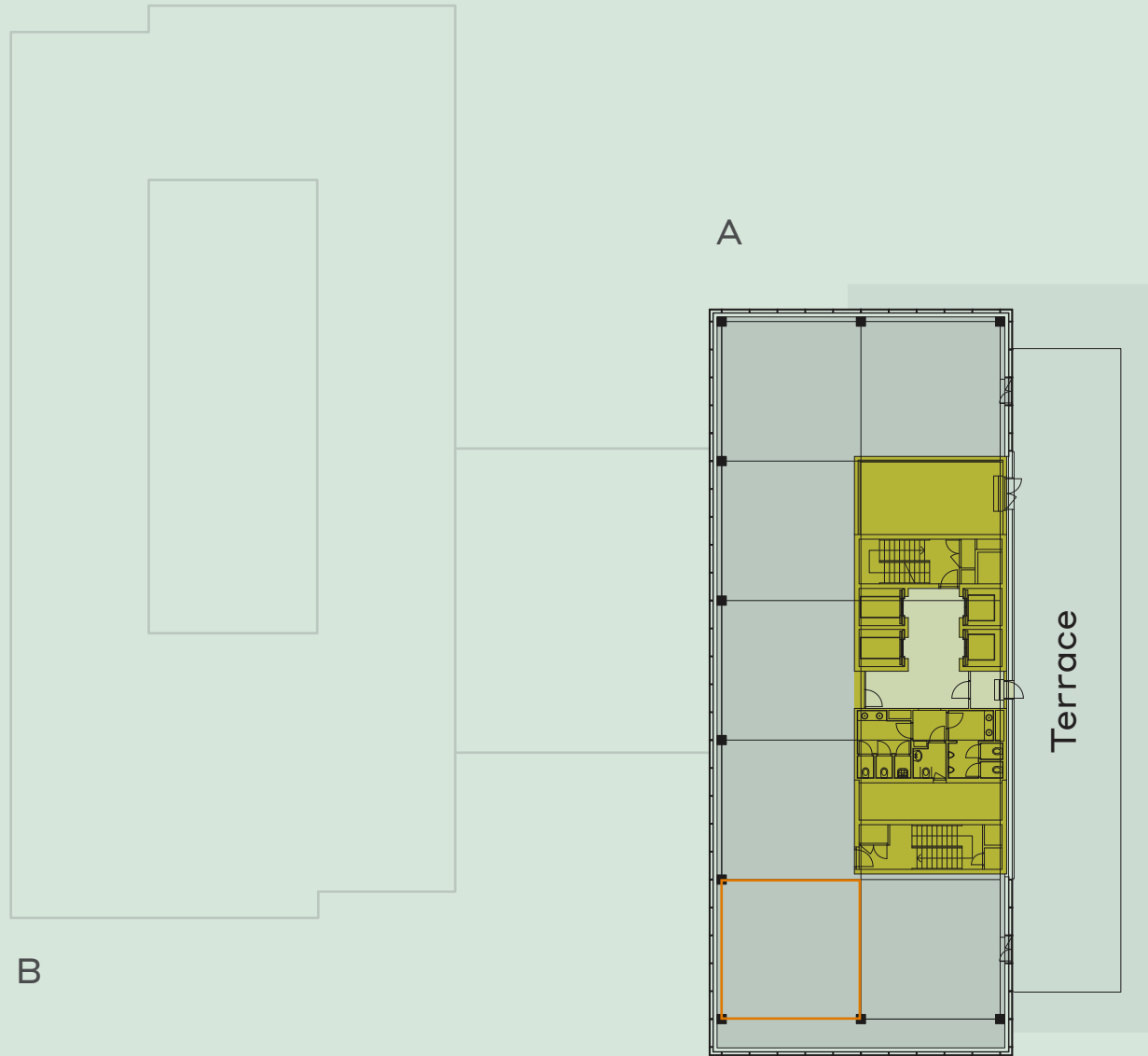
## Building A Floors 9–11



-  Typical Utility Core
-  Corridors / Access to Elevators
-  Column distance 7.5 x 7.5 m

# THE INTELLIGENT OFFICE

## Building A Floor 12



- Typical Utility Core
- Corridors / Access to Elevators
- Column distance 7.5 x 7.5 m









CTP is continental Europe’s largest owner, developer and manager of logistics and industrial real estate by gross lettable area, with over 9.5 million m<sup>2</sup> of space under ownership in ten countries as at 31 December 2021. CTP is the only developer in the Central and Eastern European (CEE) region with its entire portfolio BREEAM certified and became operationally carbon neutral in 2021, underlying its commitment to being a sustainable business. CTP’s shares are traded on the Euronext Amsterdam stock exchange (CTP N.V.).

ABOUT OUR WORK

**Portfolio Overview**

CTP’s portfolio comprises industrial, office, mixed-use and retail properties throughout CEE. Our strategy focuses on key CEE regions with a large, educated workforce to support investments in high-tech and added-value activities. CTP chose to develop in CEE due to the region’s right mix of location, smart people, industrial tradition, developed infrastructure and cost-effectiveness.

**CTP Platform**

CTP derives a competitive edge thanks to its vertically integrated business model and dedicated team of professionals, who bring extensive, hands-on experience to each project. The CTP platform provides seamless, full-service coverage at all stages of property development, together with comprehensive property management services.

**Building Quality**

Awarded ISO 14001 certification in 2011, CTP provides seamless service to clients relating to their business facilities. Continual improvement is part of our DNA, and every year we rigorously review our building standards to keep up with the latest developments to save you time, lower your energy costs, and create the most efficient and comfortable workplace for your employees.

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