

Modřice Industrial Area



- Located about 2 km south of Brno
- Area has been developed and built up for about 10 years
- Main industrial centres in this area: **Central Trade Park Modřice** (industrial centre), **Olympia Centre** (shopping centre), **Avion Shopping Park** (shopping centre)
- Through this area leads these highways: D1 (leading to Prague), R52 (leading to Vienna), D2 (Bratislava)
- Before the district was built up, the area wasn't very attractive for investors and customers, nowadays it is one of the most attractive ones for investors

Central Trade Park (CTP) Modřice

- One of the most important greenfield areas of industrial development in Brno
- Area: 425,893 m²
- Built-up area: 188,220 m²
- Infrastructure and technical equipment provided at high level
- Location: about 2km south of Brno, on the junction of D1 - R52 - D2 highways
- Owner: CTP Project Invest, Ltd.



CTP Project Invest in the Czech Republic was founded in 1996 and represents 50% of the market in the Czech Republic. It is one of the most successful companies in the South Moravian region and in the Czech Republic. This company provides designing and building up industrial and office buildings at very high quality for international businessmen and investors.

Building the CTP Modřice is considered to be the evidence of the suburbanisation of Brno. The suburbanisation is connected with decrease in working positions in the metropolitan part of Brno (see chart No.1), mainly the positions in the secondary industries and logistics. The growth is also caused by building the Olympia centre near CTP Modřice.

History of CTP Modřice zone:

- 1999 – public research was worked out with an intention to find appropriate locality for the project
- 2000 – the area of Modřice was chosen according to the research
- 2001 – the CTP Project Invest bought the lots and started building the first two halls for companies Danzas and IFE; the driveway was built; the whole infrastructure was built up
- 2002 – CTP finished building the factory hall for the company IMI Norgen
- Gradually other industrial, logistic and distributional companies were established in this area and office and administrative centres were developed
- Autumn 2004 - CTP Modřice was awarded for an industrial zone of the year 2003, this award is given to the most prestigious and the most useful industrial zones in the Czech Republic
- Winter 2004 – the number of employees reached 1 800 people and the number has been increasing since then
- By the end of the year 2004 the halls for Kompan, Electroworld, UPS, Nunner and Tyco were built (see chart No.2)
- When the Černovická terasa industrial zone was built, the manufacture partly moves there
- Since 1st January 2004 CTP has been hiring 360,000 m² from the area of 910,000 m² in the Černovická terasa industrial zone. These projects don't compete with each other. While the CTP Modřice is specialized in logistics, distribution, office buildings, research and development, the Černovická terasa concentrates on the manufacturing industry and larger investors.



Reasons of the investment in CTP Modřice:

- Strategic position about 2km south of Brno
- Background of Brno occupied by 375,000 people in the city itself and about half a million people in the surrounding areas of Brno
- Good transport connections and the availability of the public transport
- The above average unemployment in Brno
- Large number of universities, many technically specialized universities, qualified employees
- Available, cheap and highly qualified labour force

Olympia Shopping Centre

The shopping centre is situated on the south outskirts of Brno. Among the plot there is the highway D2 to Bratislava. The whole business area of the centre makes up 86,117 m².

The Olympia came into existence because of the increasing enquiry of merchants.

In the beginning there was a vision of expanding shopping and entertainment centre. The centre came into operation in October 1999. In conjunction with renowned architects other parts of the Olympia were built:

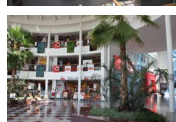
- In November 1999 was opened the second part of annex called Fashion mall, which pointed out the orientation of the centre to branded fashion.
- In 2007 was built the third part – South passage with 26 shops.
- The fourth part of the build-up will bring 25,000 m² of the new shopping area with other 80 shops. It will take place in October 2009. This part was designed by the British architect Clark Geddes and his team.

It follows that the whole business area will reach 111,000 m². The car park will be enlarged from 2,300 to 3,400 parking spaces because of the higher volume of traffic. The anti noise screens will also be built there and the night lighting will be reduced.

An important part of the future build-up is 5 ha green area which will be connected with the cycle track from Brno to Vienna and it will provide a lot of sport activities for inhabitants of Brno and its environs. With a total number of 220 shops the Olympia Brno will become the biggest shopping centre in Moravia.

The investor and the developer of the entire project is company Somerston Olympia CZ Ltd, which is the owner and the operator of the shopping and entertainment centre at the same time.

Thanks to the active participation of experts of the company Cushman & Wakefield the Olympia Brno is an object of interest for many world-wide business networks.



Avion Shopping Park

- Located in Modřice near Brno
- Opened in November 1998
- Overall area: 206,433 m²
- Rentable area: 60,410 m²
- Main renters: IKEA, Tesco, Electro World, Datart, Siko koupelny, Mountfield, Kler, Drapa Sport
- 6.17 mil. of visitors per year

