



A COMMERCIAL PARK IN A FORMER INDUSTRIAL AREA  
IN THE CENTER OF PILSEN WITH A UNIQUE GENIUS LOCI

# ANTRACIT PLZEŇ

[info@antracitproperty.eu](mailto:info@antracitproperty.eu)





# LOCATION

The reconstructed former industrial site is strategically located near Pilsen's main railway station, including the transport terminal, and near the main routes and high-capacity roads to Prague, Karlovy Vary, České Budějovice and Germany.

It is located in the municipal district of Pilsen-Slovany with 35,000 inhabitants. In the immediate vicinity, there are business and shopping centers, as well as educational and sports infrastructure.

The built-up area of 2,860 square meters creates an attractive background for companies.

## DISTANCE

◆ KARLOVY VARY	85 km	70 min.
◆ PRAGUE	90 km	65 min.
◆ ČESKÉ BUDĚJOVICE	135 km	115 min.



LOCATION OF PILSEN INDUSTRIAL PARK HERE



The architectural design for the reconstruction of the former industrial area is based on the original industrial profile, which is complemented by contrasting contemporary elements. The goal of the design which authors are studios Ateliér Ostrava and PROFURE atelier, was to preserve the original character of the proposed objects and to use all the existing masonry perimeter structures and the skeletal support system.

The main part consists of an administrative building with a dominant vestibule (A), which is connected to a large storage hall (B), which is followed by another smaller one (C). The mass of the administrative part – including its upward extension designed as an wooden structure – has a green roof, which serves as a terrace overlooking the campus. In addition, leased premises with commercial or storage capacities were created, which will be able to be used by up to five companies (D).

The complex represents a comprehensive space that will be able to provide the most modern administrative and storage requirements of future tenants, in an above-standard architectural quality of the environment.

**Terms** - start 3Q/2024; completion 4Q/2025

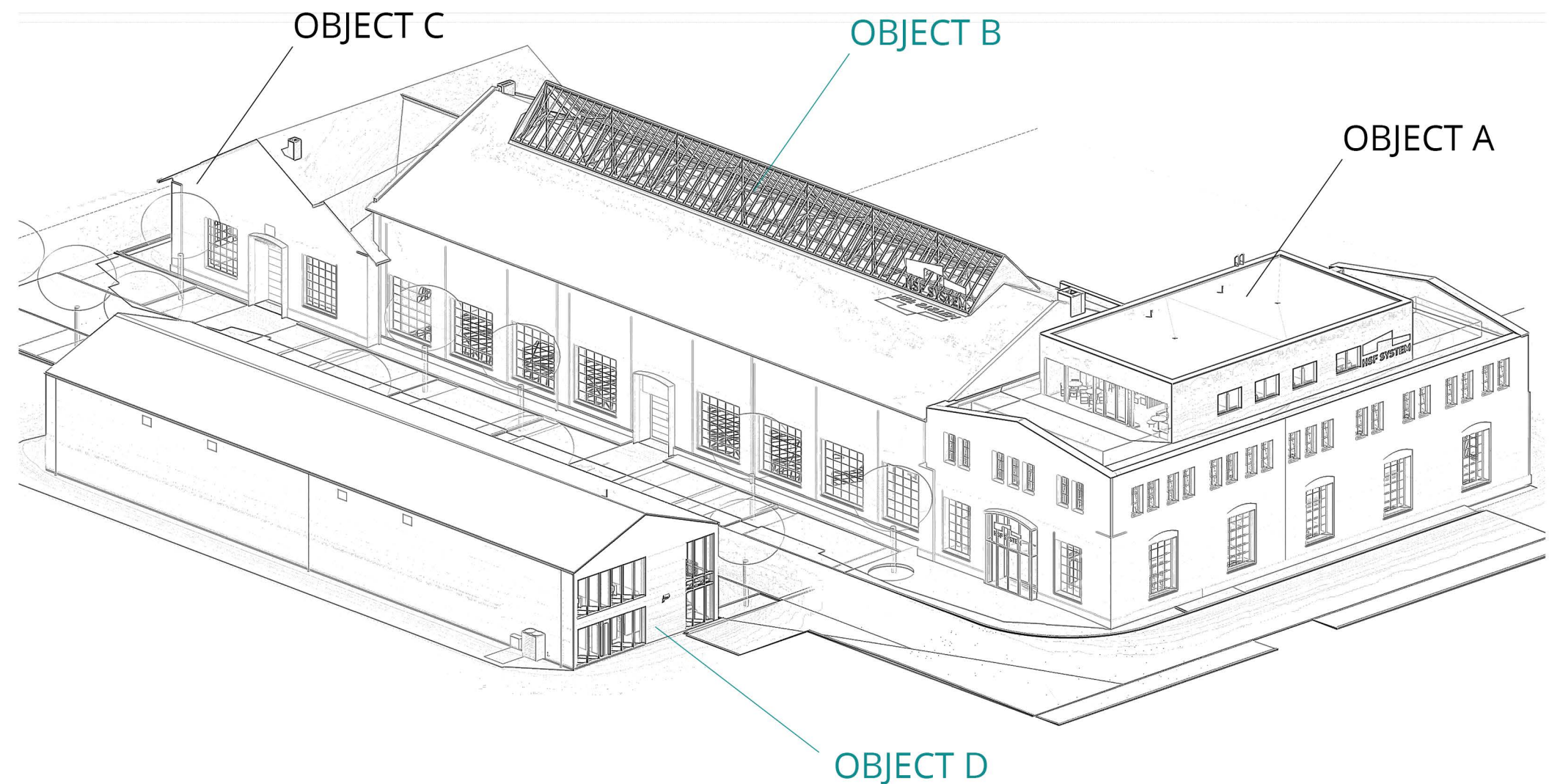
## AREA

### OBJECT A

office building of 4 floor after reconstruction  
- total area for rent 1 545 m<sup>2</sup>

### OBJECT B

storage hall/showroom of 1 floor after reconstruction including  
office background of 2 floors  
- total area for rent 960 m<sup>2</sup> warehouse + 245 m<sup>2</sup> office



### OBJECT C

storage hall of 1 floor after reconstruction  
- total area for rent 350 m<sup>2</sup>

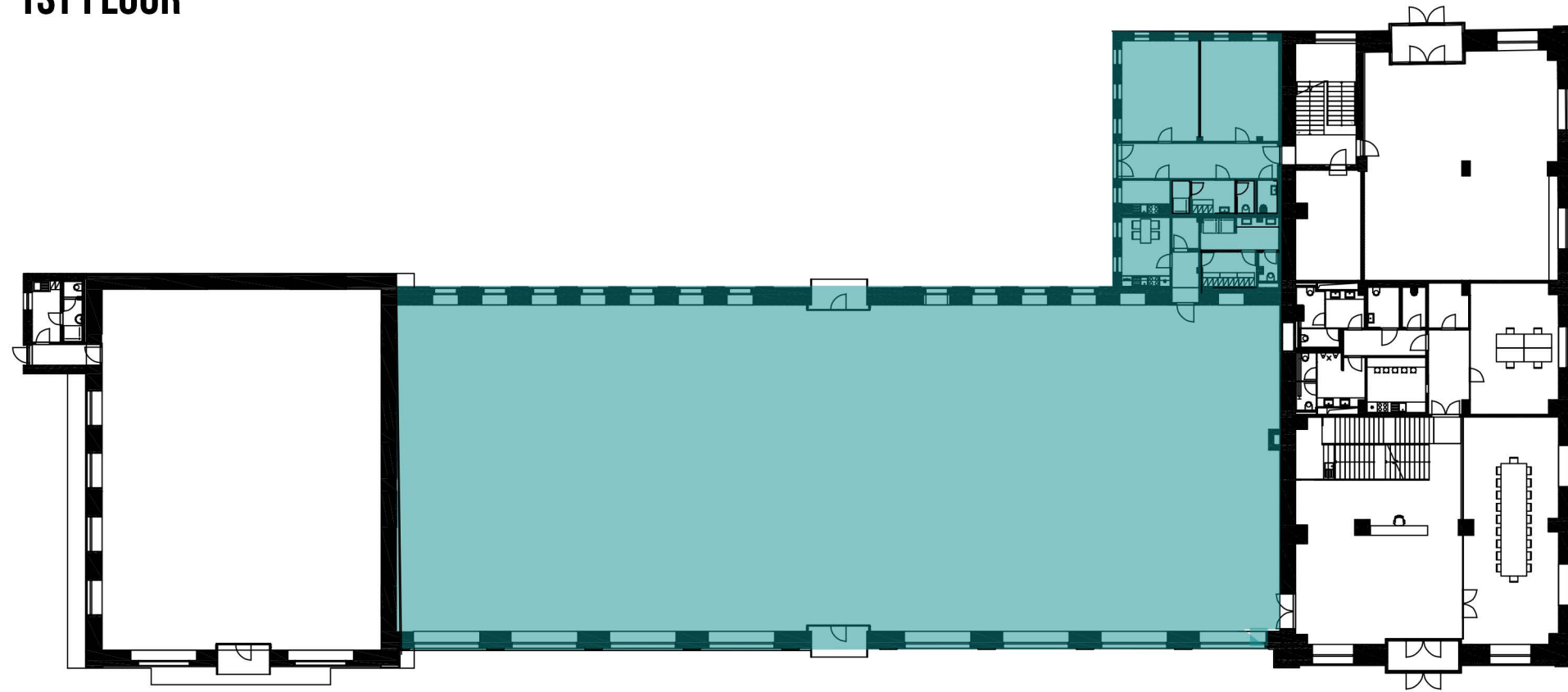
### OBJECT D

new construction of a storage hall/showroom of 1 floor space  
including office facilities of 2 floor space,  
- total area for rent 510 m<sup>2</sup> warehouse + 105 m<sup>2</sup> office

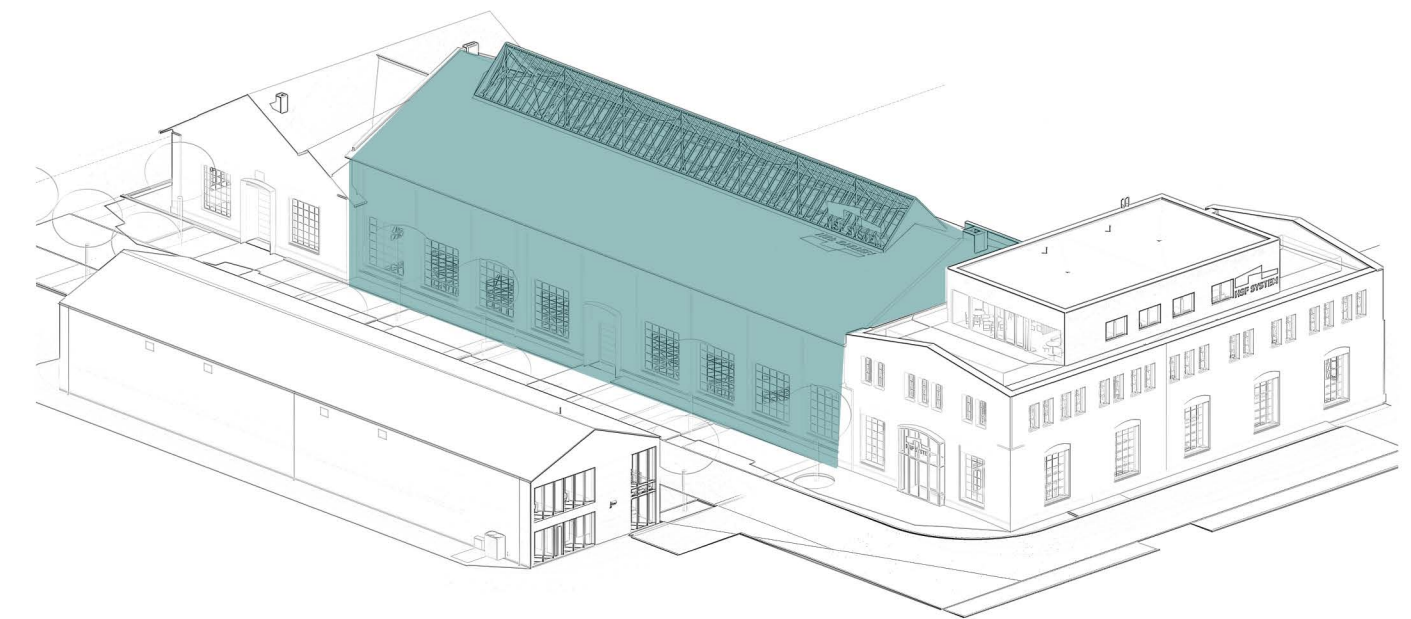
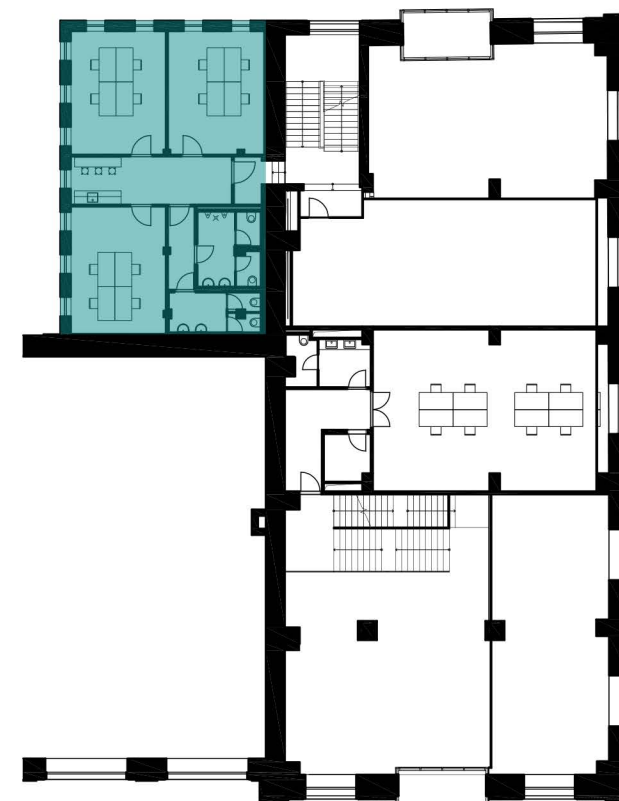


# OBJECT B FOR RENT

## 1ST FLOOR



## 2ND FLOOR

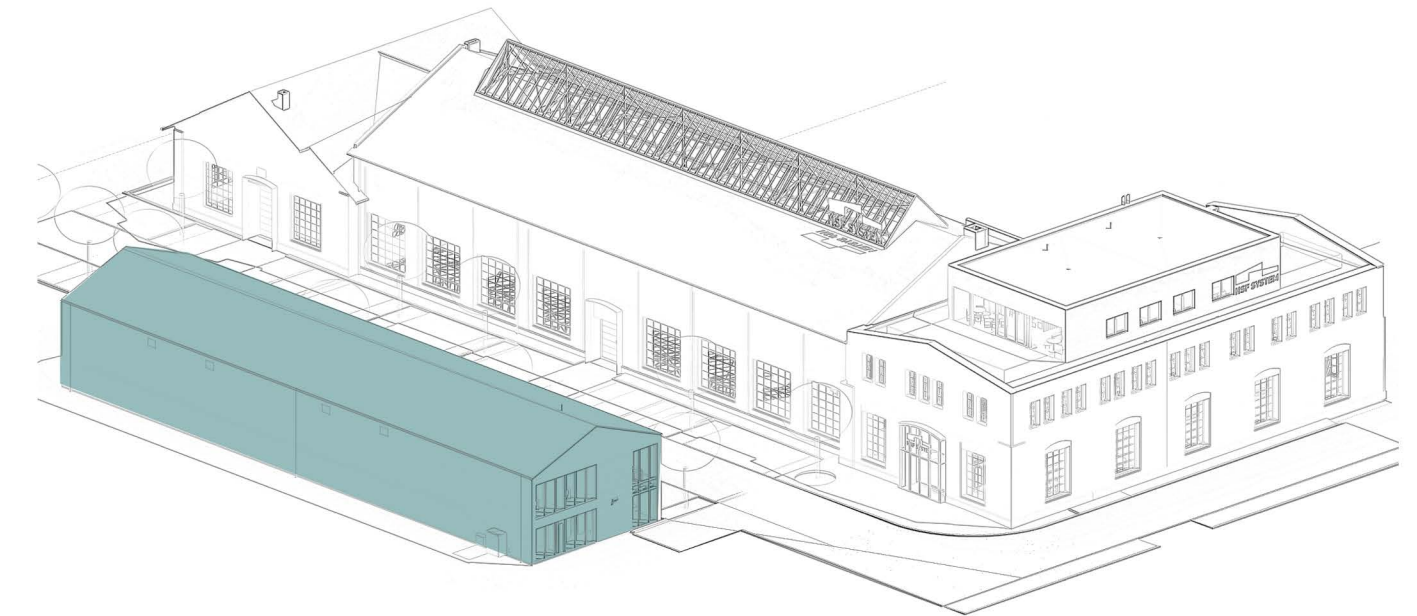
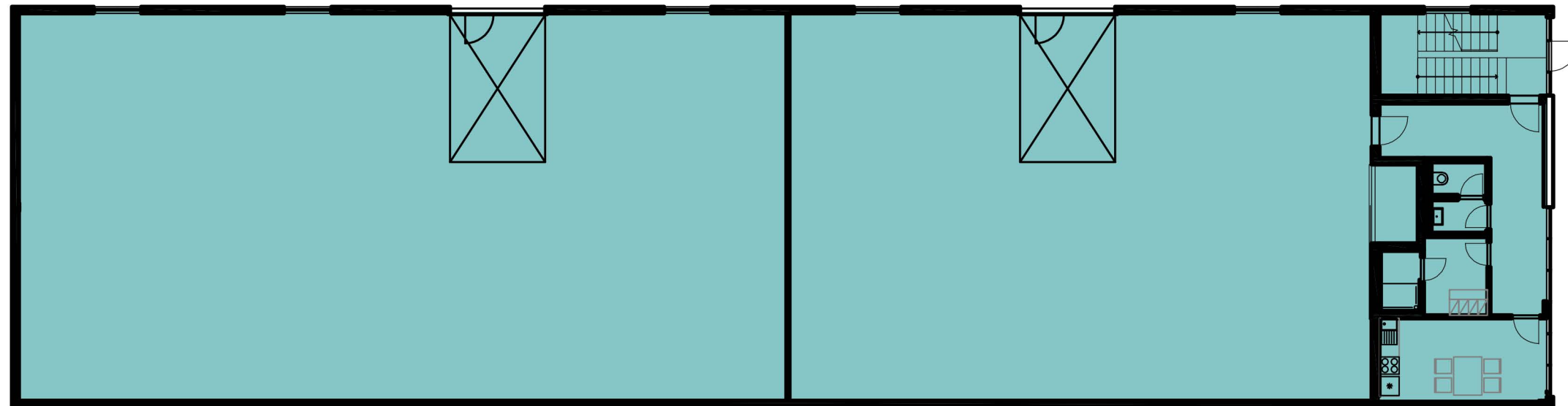


The materials in the interior were chosen to refer to the industrial character of the objects. White plaster, glass, concrete and wood predominate here. In the main storage hall, the crane track and the original lattice structure supporting the roof with a dominant ridge skylight have been preserved. All functional parts of the 1st floor are accessible from ground level through separate entrances and are located in a way that the particular storage spaces are easily accessible for vehicles. In the rear part of the enclosure there is an administrative facility of 2nd floor.

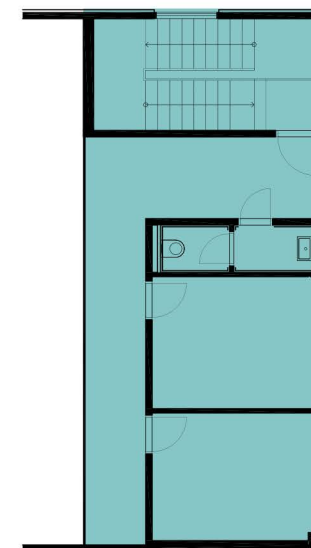
**Total area for rent: 960 m2 warehouse + 245 m2 office**

**10 m clear height of the hall under the truss**

## 1ST FLOOR



## 2ND FLOOR



The new construction of the storage hall/showroom combines the original spirit of the premises with modern elements.

The building offers a possible division into two rental units, including office facilities on two floors for each rental unit. Each unit can be customized separately.

**Total area for rent 510 m<sup>2</sup> warehouses + 105 m<sup>2</sup> office**

**6 m hall height**



# ABOUT COMPANY

ANTRACIT is a Czechoslovak development company whose portfolio includes logistics, production and administrative buildings and parks in the Czech and Slovak Republics.

We prepare rental premises from securing the territory to handing it over to the end tenant. We ensure the complete process of project preparation, obtaining the permissions and own construction of buildings.



ABOUT US

## CONTACT

[info@antracitproperty.eu](mailto:info@antracitproperty.eu)

### CZECH REPUBLIC

Lihovarská 689/40A  
718 00 Ostrava-Kunčičky

### SLOVAKIA

Bytčianska 499/130  
010 03 Žilina

### Zuzana Bajgarová

Company director  
tel.: +420 734 416 360

### Karel Malík

Project manager  
tel.: +420 605 292 248

[www.antracitproperty.eu](http://www.antracitproperty.eu)

