



TRIMARAN

PRAHA

Company *profile*

S+B Gruppe AG, a privately-owned property developer with offices in **Vienna, Prague, Bucharest and Warsaw**, has been executing complex projects for over 30 years, acting as both investor and general contractor.

The team surrounding **Reinhard Schertler**, constructor from Vorarlberg, and **Alfred Michael Beck**, general planner from Vienna, specializes in architectural design, management of works, commercial management and marketing of top-quality construction projects. A number of major developments are currently underway in Central and Eastern Europe.

The combination of local on-site staff and international expertise is the key to S+B's success. Having reached an investment volume of over EUR 3 bn, the company has so far developed real estate totaling 1 million sqm of usable space. The company is always looking to expand its development operations in Austria and abroad, and several projects in Vienna, Prague, Bucharest and Warsaw are already in pipeline or progress. Meanwhile a number of groundbreaking residential and office buildings are taking shape in **Czech, Polish, Romanian and Austrian capitals**. As a result, the S+B Group is now a leading player on the Central and Eastern European real estate market.

About the building



S+B Gruppe AG is developing the office and conference building TRIMARAN in Pankrác, 4th district of Prague, very close to the city center. It is the ideal business location with optimal traffic connections, excellent infrastructure and perfect visibility. Therefore S+B is also developing another office project directly neighbouring TRIMARAN.

TRIMARAN is a building designated as upscale top quality development. High-class office, conference and retail spaces with a total surface of 18,230 sqm have been developed and will be rounded up by means of many outstanding design and engineering components such as

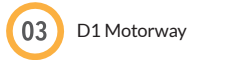
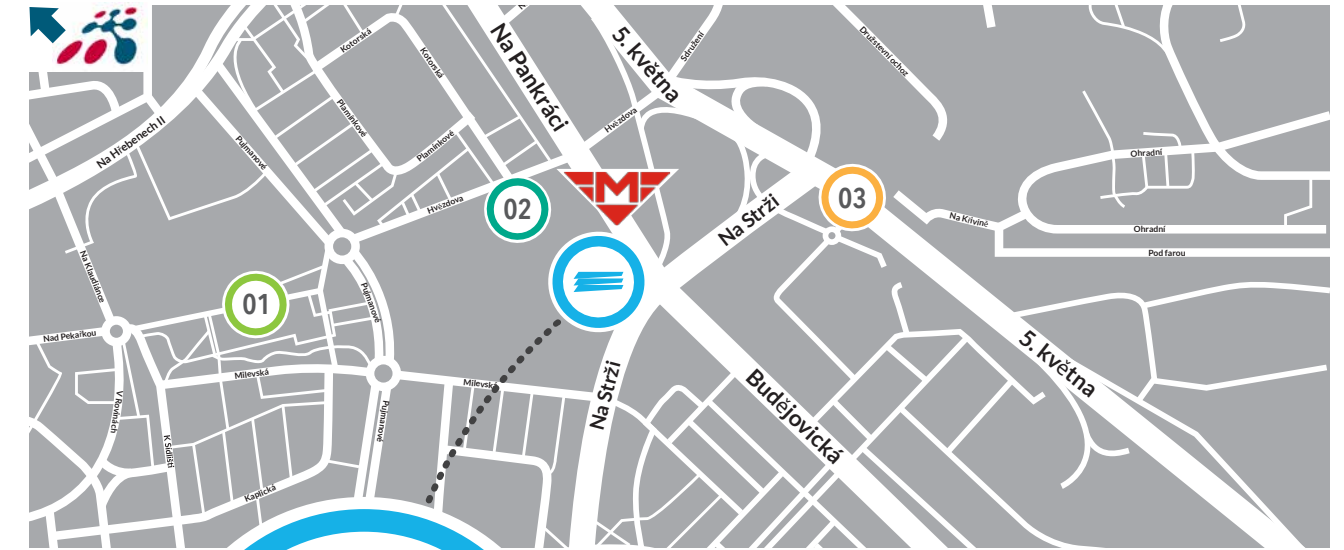
a high-quality façade and external sun-protection. The building provides a garage with approx. 430 parking spaces on four underground floors, retail spaces, café or restaurant on the ground floor, conference space for up to 1,000 persons on the ground, first and second floor and offices on the upper floors. To mention only some of the building's features, the spacious entrance lobby, two atriums, a spacious common chill out lounge on the first floor, over 50 terraces and balconies and green roofs are facilitating the tenants to feel most comfortable in the building and it's environments.

Top-location in Prague's business district



TRIMARAN is located in the heart of Prague's office district – Pankrác, Na Strži street. The best modern office buildings of the city can be found here. Numerous nationally and internationally known companies have established their headquarters in the close neighbourhood not only to profit from the surroundings, but also to take advantage of the vicinity to the historic center and of the optimal transport connection.

TRIMARAN may not only be reached easily by car, but it is also excellently connected to the other city districts through numerous connections by means of public transportation, as the Metro station Pankrác is situated within 1-minute walking distance.



- Metro station Pankrác C line in 1 min walking distance
- NEW Metro station D line to be built in 1 min walking distance
- Bus stops no.: 121, 188, 193; Tram Line 18
- D1 motor-way – direction Brno, Vienna – in 2 min distance
- Wenceslas Square reachable in 7 min
- Vaclav Havel Airport Prague reachable in 25 min



State of the *art technology*

One of S+B's guiding principles is saving resources especially during the operation of buildings. Therefore energy-saving systems and building engineering installations have been included in the planning process of TRIMARAN from the very beginning, whereof not only the environment benefits but also the utility budget of individ-

ual tenants. TRIMARAN was designed for high energy efficiency and in accordance with LEED (Leadership in Energy & Environmental Design) recommendation to achieve maximum LEED points, aiming for the highest category – the LEED PLATINUM CERTIFICATE.

Some of the green features in TRIMARAN:

- vicinity to multiple public transport options – Metro, Tram, Bus
- rainwater storage and high performance water saving fixtures
- openable windows
- high performance façade
- highly efficient mechanical equipment including LED lighting, radiant heating and cooling ceilings
- abundant natural daylighting
- amenities like bike rack spaces, locker rooms, showers, etc.



IDEAL ATMOSPHERE FOR CREATIVITY



The office premises are planned to fulfill AA class requirements for modern office standards. Regular floors have an area of approx. 3,100 sqm and the top floor has an area of approx. 2,740 sqm.

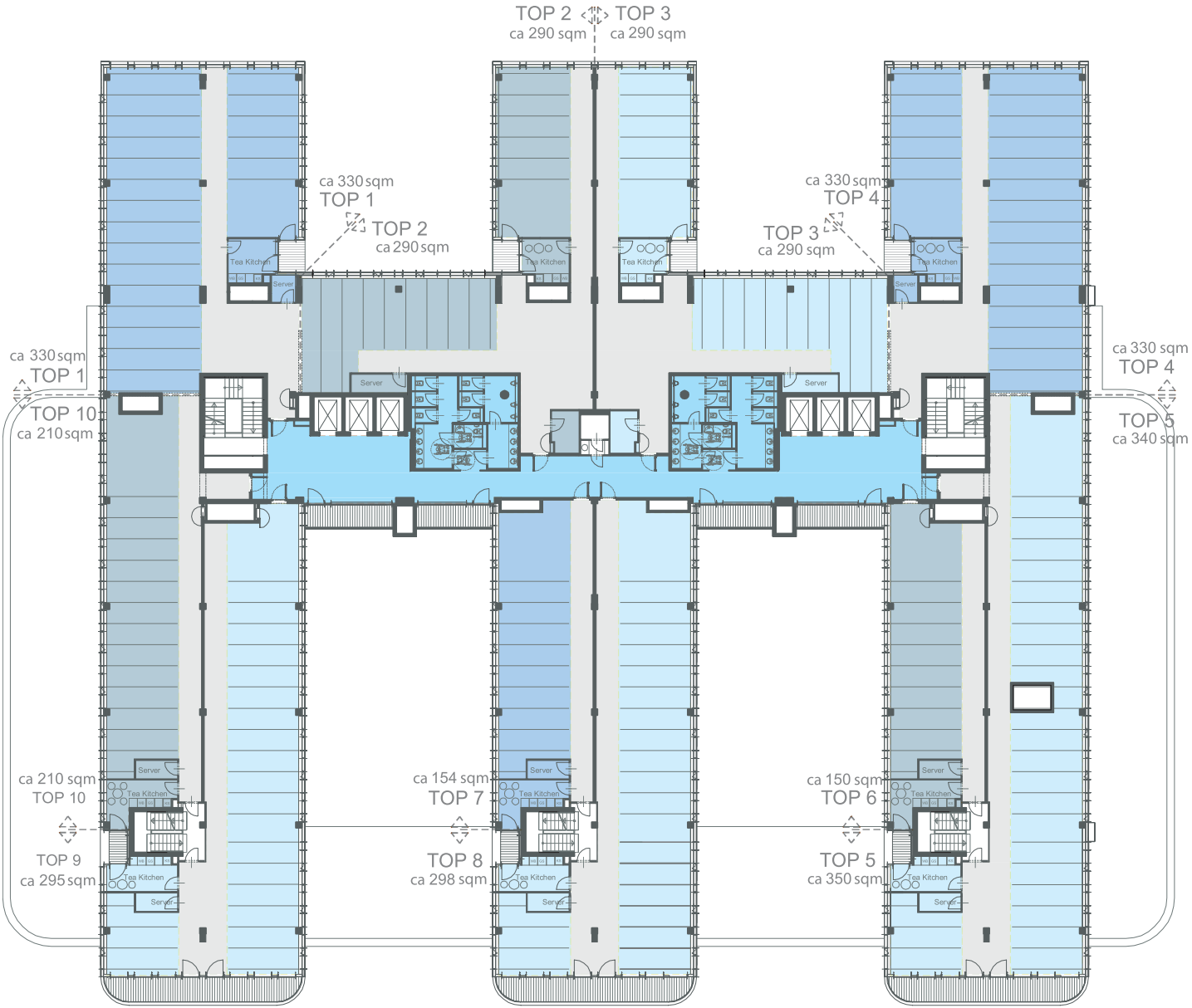
Each floor is accessible by vertical cores via one of 6 elevators and contains a light exposed lobby, common sanitary rooms and flexible office areas (suitable for convenient working places, meeting areas, kitchen, daily rooms etc.).

Perfect design meets *eye-catching style*

The exterior of the 7-story office building is marked by a maritime formed façade evoking the impression of a luxury liner. The volume of the building provides terraces or balconies from the 2nd to the 6th floor. Each floor is designed for one or more tenants, the floors can be divided in up to 10 units (tops).

The conference center within the TRIMARAN building comprises 4100 sqm and offers the possibility to lease conference space for up to 1,000 persons or space for eight simultaneous meetings – short or long term – if required.

Floor	Total rentable area (sqm)	Terraces (sqm)
Ground floor	1,400	115
1st floor	3,227	17
2nd floor	2,368	0
3rd floor	2,278	286
4th floor	3,109	131
5th floor	3,109	131
6th floor	2,739	462
Total area	18,230	1,142
Underground parking spaces	430	



Regular floor plan



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