

ELEMENT

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 **Alfred Michael Beck**, general planner from Vienna, and **Reinhard Schertler**, constructor from Vorarlberg, 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.



S+B Gruppe AG is developing the office building ELEMENT 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 the office and conference project TRIMARAN directly neighbouring ELEMENT.

ELEMENT is a building designated as upscale top quality development, comprising high-class office and retail spaces with a total usable surface of 8,400 sqm. The exterior appearance of the L-shaped building is defined by a unique zigzag façade, consisting of ceiling-high powder-

coated panels. The main entrance opens to a pleasant forecourt, framed by the two wings of the building.

The building provides a garage with 150 parking spaces on four underground floors and up to 30 offices on the 8 above ground floors. The ground floor offices can be accessed via separate entrances if required, ideal for office/retail with customer traffic.

Top-location in Prague's business district



ELEMENT 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.

ELEMENT 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  Airport Direction  S+B office and conference building

01 Central Park Pankrác **02** Arkády Pankrác Shopping Center **03** D1 Motorway

- 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



Forecourt with attractive entrance

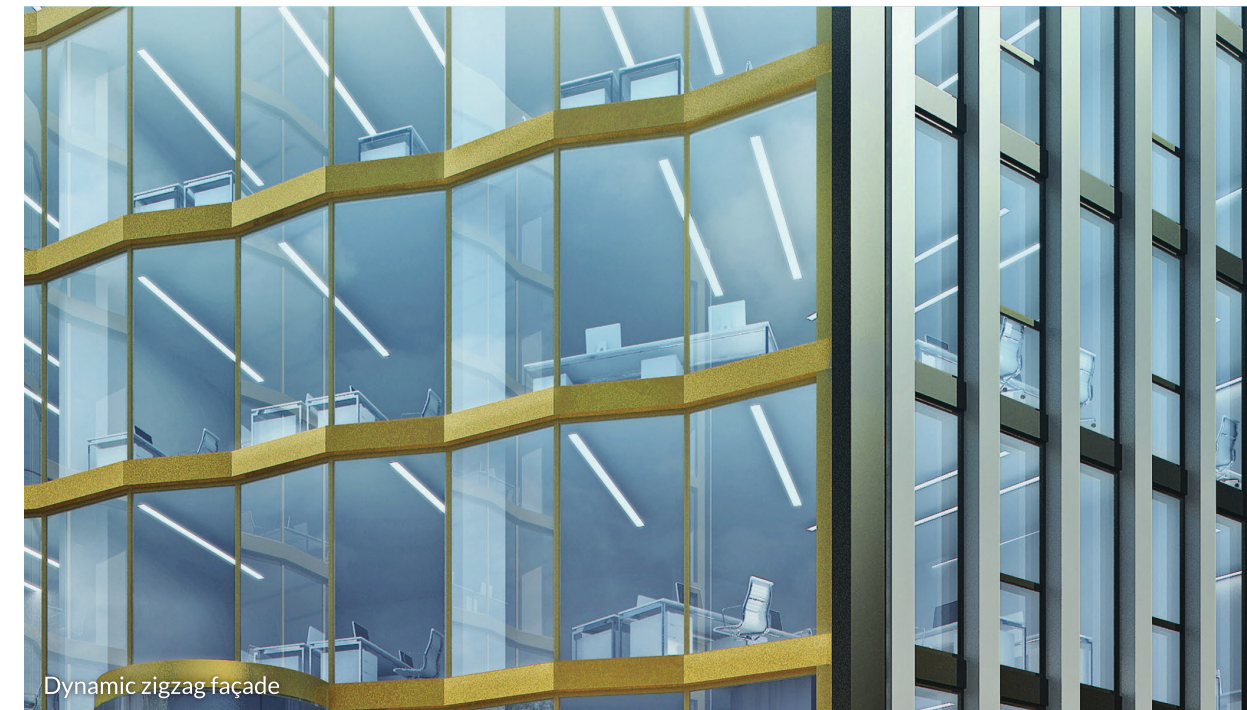
State of the *art technology*

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 ELEMENT from the very beginning, where of not only the environment benefits but also the utility budget of individual tenants.

ELEMENT was designed to comply with high energy efficiency standards, in accordance with LEED (Leadership in Energy & Environmental Design) recommendations, aiming to achieve minimum the LEED GOLD CERTIFICATE.

Some of the green features in ELEMENT:

- vicinity to multiple public transport options – Metro, Tram, Bus
- high performance water saving fixtures
- operable 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.



Dynamic zigzag façade

IDEAL ATMOSPHERE FOR CREATIVITY



The office premises are planned to fulfill AA class requirements for modern office standards. Each of the 8 above-ground floors offers rentable areas between 800 and 1,160 sqm. All floors are designed flexible for one or more tenants, they can be divided in up to four units.

Each floor is accessible by the vertical core via two elevators and contains a light exposed lobby, common sanitary rooms and flexible office areas, suitable for convenient working places, meeting areas, kitchens, daily rooms etc.

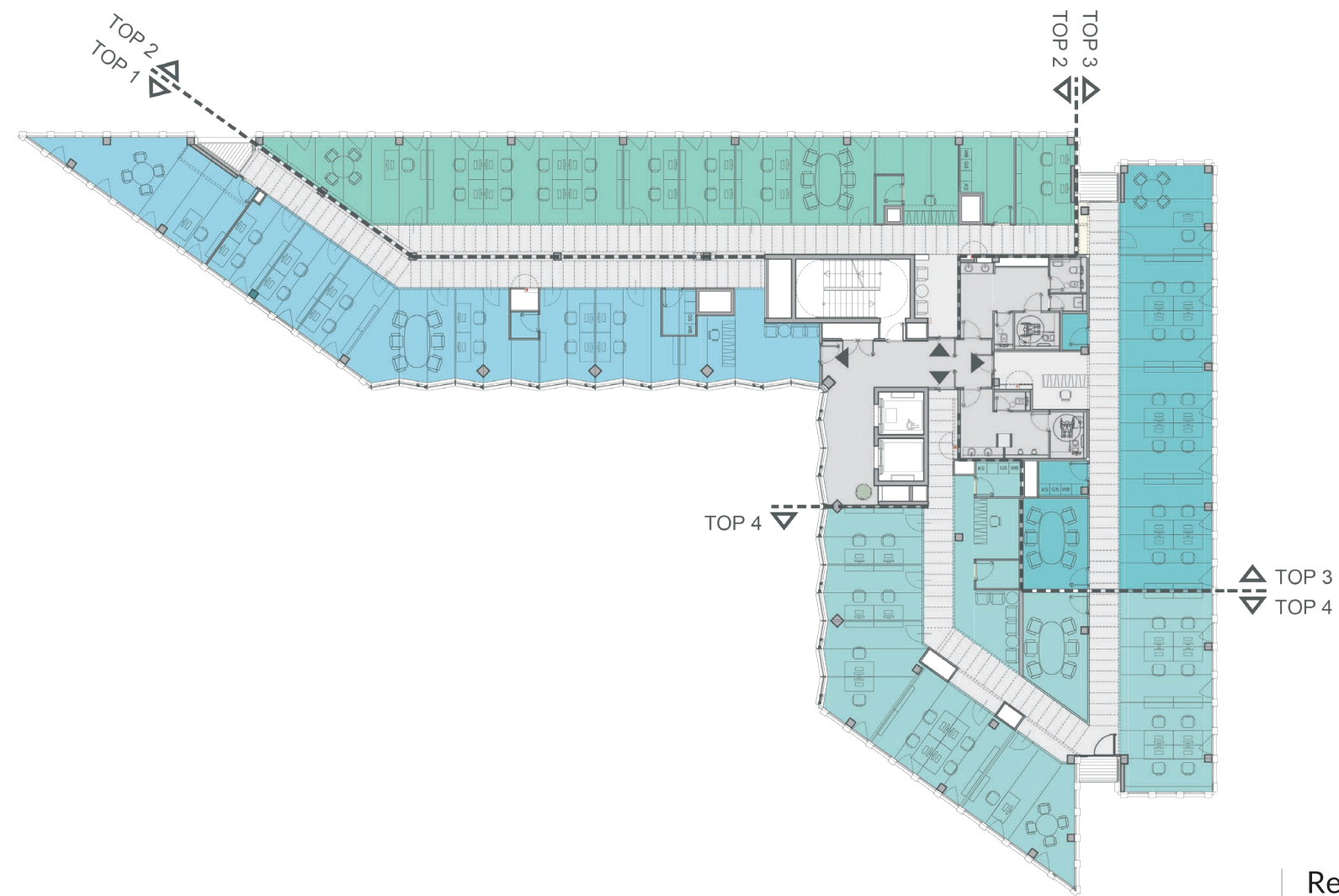
Perfect design meets *eye-catching style*

As corner building the rising silhouette of the office building is already visible from a distance. This high-level visibility serves as a hallmark metaphor for your company's corporate identity. The absence of the ordinary in term of design reaffirms the individual character of the L-shaped building, in turn reflects the uniqueness of the firms located there.

The exterior appearance of ELEMENT is defined by a remarkable zigzag façade, consisting of ceiling-high powder coated panels. The multifunctional semipublic ground floor provides an ideal location for banks, tourist agencies etc. In addition the exclusive entrance hall with its reception area reassures comfortable impression and sense of well-being to tenants, employees, clients and guests.

The neighbouring building TRIMARAN, which was also developed by S+B, comprises a conference centre and therefore 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	923.75	
1 st floor	1,006.02	6.11
2 nd floor	1,168.05	8.30
3 rd floor	1,169.06	8.30
4 th floor	1,167.88	8.30
5 th floor	1,166.85	8.30
6 th floor	912.40	74.67
7 th floor	912.40	2.38
Total area	8,426.41	116.36
Underground parking spaces	150	



Regular floor plan



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