

**SKANSKA**

# City Green Court







# City Green Court

## Green light for your business

The City Green Court office project creates an inspiring work environment. This administrative building elegantly combines modern features of the famous architectural studio of Richard Meier with a green Skanska approach, local customs and character. Sustainable, state-of-the-art and flexible office spaces take into account environmental aspects, as well as the comfort of users. The building was designed in line with the latest worldwide trends which emphasize poised and pleasantly natural green architecture.

### City Green Court offers:

- unique design
- excellent location
- energy efficiency
- ideal work environment



City Green Court is the first building with LEED Platinum pre-certification in the Czech Republic.



A part of  
Skanska's  
Green  
Initiative











# Offices in a well-established business district make sense

Skanska is aware that well-placed offices help build brand image and contribute to employee satisfaction. The City Green Court office project offers its clients a first class location in an established administrative and shopping district with excellent transport accessibility, and a wide range of services and civic amenities.

- Established business district Prague 4 – Pankrác
- Excellent accessibility by public transport (metro, several bus lines) within 300 metres from the building
  - bus stops of buses no. 148 and 188
  - metro line C (Pankrác station)
- 4 stops to the city centre – metro line C
- 5 stops to the Main Railway Station – EuroCity and Pendolino trains
- In close proximity to the D1 motorway and the Prague ring road (South connection)
- Ruzyně International airport 30 minutes by car
  - direct flights to main European destinations
- A wide range of services and civic amenities within nearby walking distance
  - banks, restaurants, shopping centre ("Arkády") etc.



**City Green Court**  
The right place for  
your business.



# Harmony between architecture and efficiency

The uniqueness of the City Green Court project is reflected in its efficient use of sources, functional layout, natural lighting and flexible floor-plate. The shape and size of the administrative building respect its surroundings. The building comprises 8 storeys which are arranged around a grand atrium serving as social area for its clients. The project offers approximately 16,300 sq m of office space providing clients with an ideal environment for the development of their business.

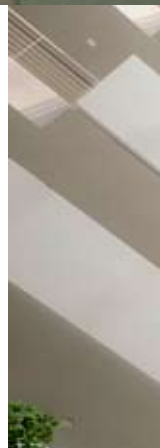


## City Green Court offers

- Eight story building organized around a central sky-lit atrium
- Facades create a harmonious and dynamic envelope perceived differently from each angle
- Distinctive vertical solid panels with fins angled according to the sun's orientation to minimise solar heat gains
- Nestled in the atrium a black olive tree and green ivy wall
- Free standing staircase and bridges connecting two parts of the floor promoting interaction and encouraging less use of elevators



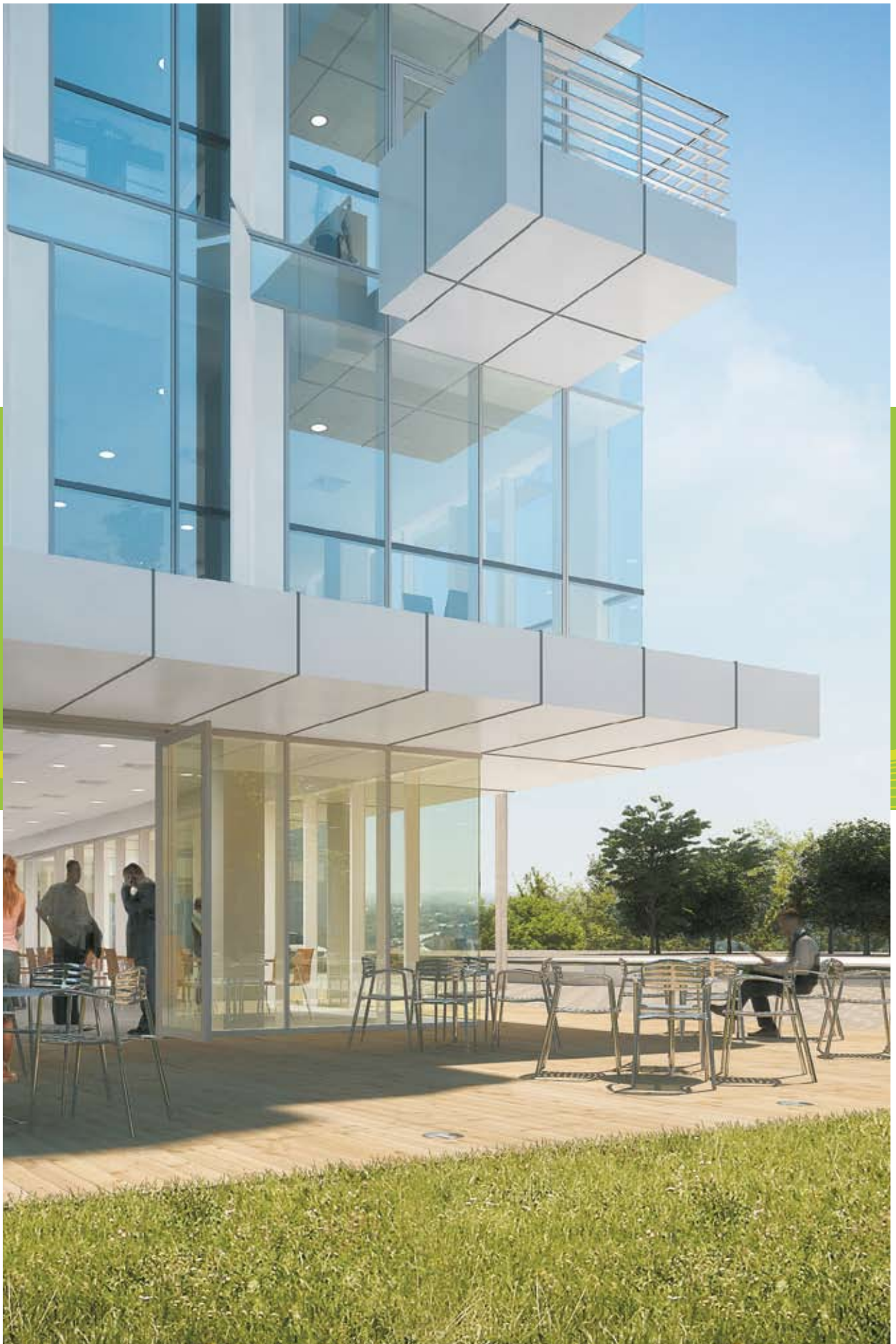
“We are working together to make City Green Court a benchmark for green building design in the Czech Republic,” **said Richard Meier.**













# Green Offices

Our responsibility for the environment, the business benefits of the clients, lower operational costs and a healthier working environment are just some reasons for going green.

The project is being developed to meet the highest Platinum criteria for LEED certification. These sustainable tools help us evaluate and classify how environmentally responsible the building is.

**When planning and developing our projects, Skanska complies with the LEED certification system criteria:**

- ☑ Sustainable Sites (SS);
- 💧 Water Efficiency (WE);
- ☀ Energy efficiency, protection of ozone layer and Atmosphere (EA);
- ♻ Materials (MR);
- 🌿 Indoor Environmental Quality (IEQ);
- 🏗 Innovation and Design (ID).

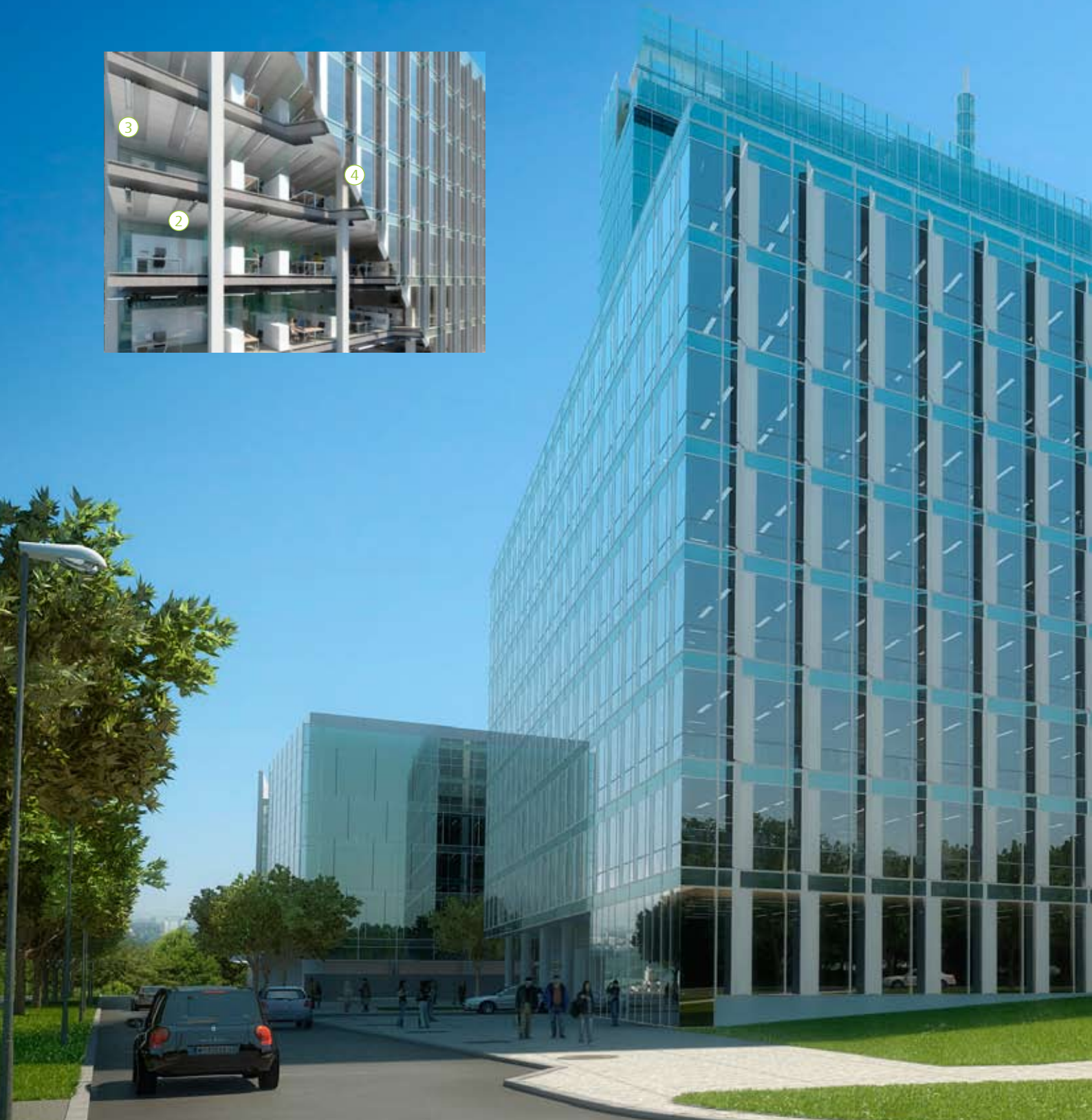
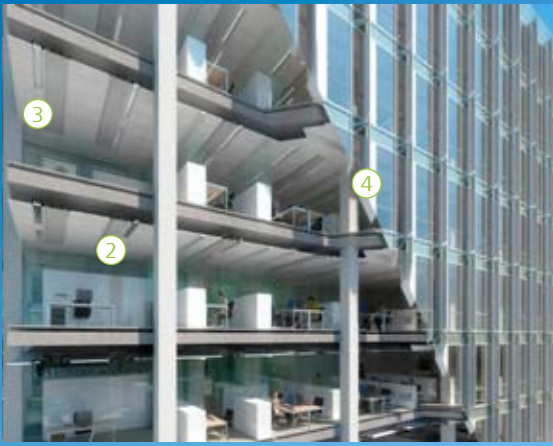


## **Green Sustainable Building**

- Green features lower utility bills which constitute one of the top operating expenses
- Reach higher work productivity and lower sick leave in a sustainable building
- Water use is reduced, lighting is more efficient and maintenance costs are lower in a green building
- A representative, healthy and productive workplace;
- Prefer solutions which respect the environment

## **LEED**

Leadership in Energy and Environmental Design is a system for measuring sustainability and was introduced by the US Green Building Council in 1998.



**Green features lower utility bills which constitute one of the top operating expenses.**

**5,000,000 litres of drinking water saved yearly thanks to limiting drinking water outflow and retention of rainwater.**



# Green thinking in reality

## Environmentally conscious solutions:



### Sustainable Sites (SS)

- Excellent accessibility by public transport
- A green park in the vicinity of the project
- Services within close proximity
- Construction on brownfield
- Reserved parking for hybrid vehicles and electromobiles
- Green roof
- Parking for bicycles, showers and locker rooms
- Reduction of light pollution of the project's surroundings



### Water Efficiency (WE)

- Use of rainwater for irrigation and air-conditioning
- Limiting water wastage
- Highly efficient irrigation system ①



### Energy Efficiency, protection of ozone layer and atmosphere (EA)

- Low-pressure air-conditioning, ventilation and heating
- Cooling beams for distribution of cool and fresh air ②
- Advanced lighting system (automatic light switches, occupancy sensors, ③ daylight intensity and fully darkening lights)
- Separate metering of energy and water consumption



### Materials (MR)

- Products on the basis of wood with FSC certificate
- Recycling of building waste
- Use of regional materials
- Communal waste separation
- Use of recycled materials



### Indoor Environmental Quality (IEQ)

- Monitoring of interior and exterior CO2 emissions
- The option of automatic switching off of work stations after working hours
- Healthy work environment
- Automatic regulation of fresh air feeding according to CO2 level
- Control of chemical pollution sources
- Individual temperature control
- Combination of interior and exterior blinds ④



### Innovation and Design (ID)

- Green educational programme
- ISO 14001 certified general contractor
- Very efficient system of drinking water retention



Energy consumption of the building totals ca 82kWh/sq m per year.

The advanced lighting solution reduces energy consumption by 60%.















# Siteplan and cross section

Total gross leasable area  
of the building:

**16 300 sq m**

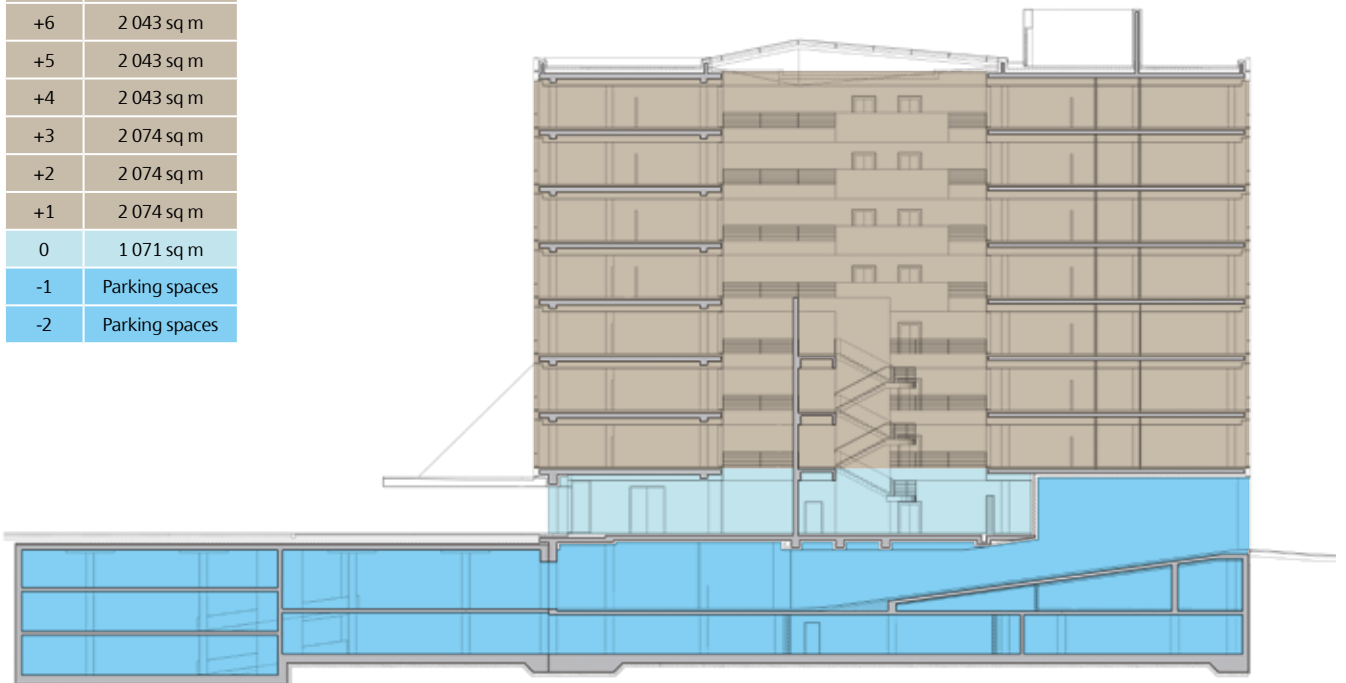
Underground parking spaces:

**232**

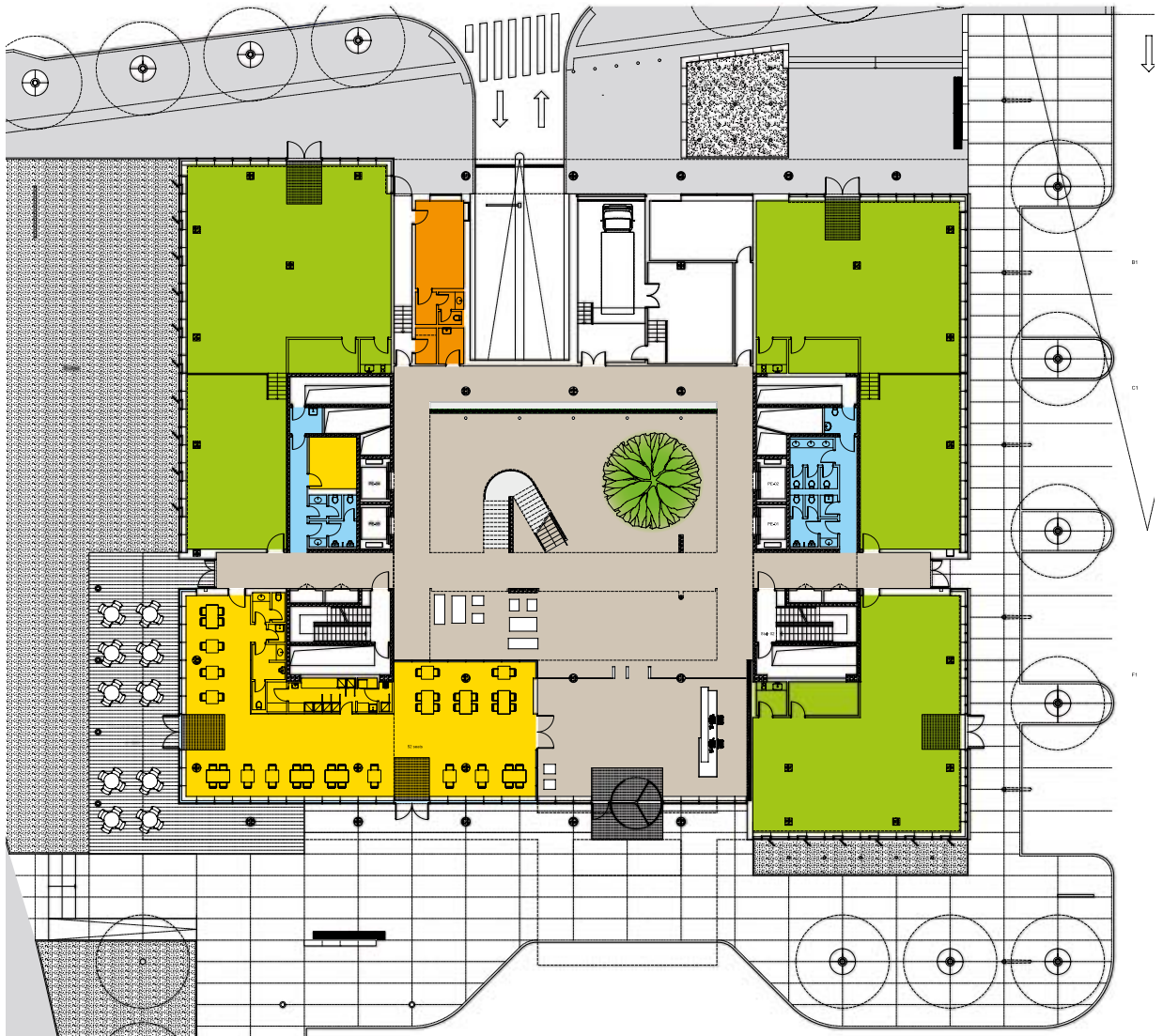
Parking spaces for bicycles:

**84**

Floor	Leasable area
+7	2 043 sq m
+6	2 043 sq m
+5	2 043 sq m
+4	2 043 sq m
+3	2 074 sq m
+2	2 074 sq m
+1	2 074 sq m
0	1 071 sq m
-1	Parking spaces
-2	Parking spaces



# Ground floor



Total leasable area of floor:  
**1 071 sq m**

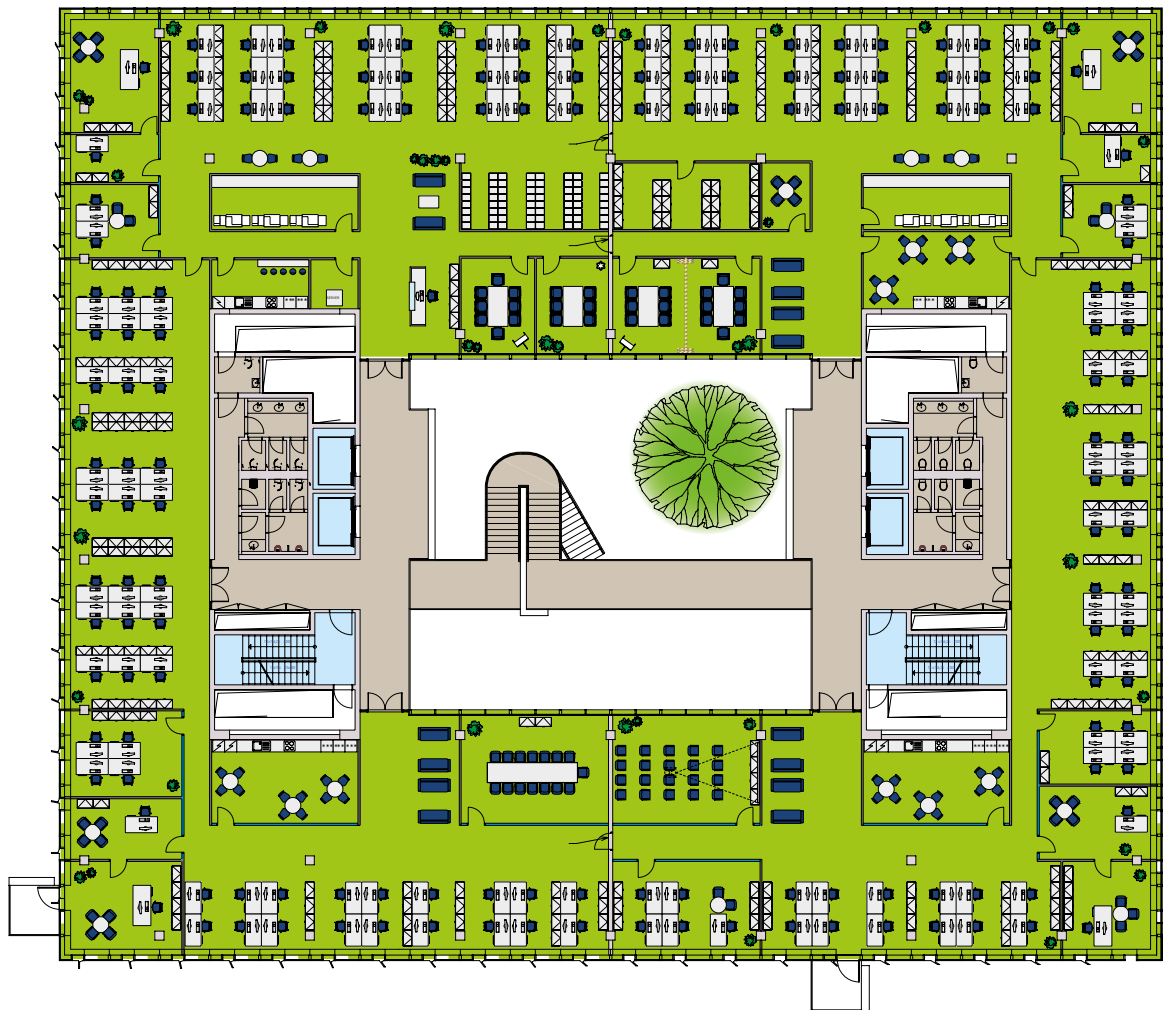
Building under construction  
- detailed areas may  
be subject to minor  
adjustments.

-  Office/Retail area:  
788 sq m
-  Brasserie area:  
282 sq m
-  Reception and atrium area



# Sample spaceplan

## Single tenant



Area to lease:  
**2 074sq m**

Building under construction  
- detailed areas may  
be subject to minor  
adjustments.

Office area to lease:  
**1 898 sq m**

Common area:  
**176 sq m**

Other Area

# Sample spaceplan

## Multi-tenant



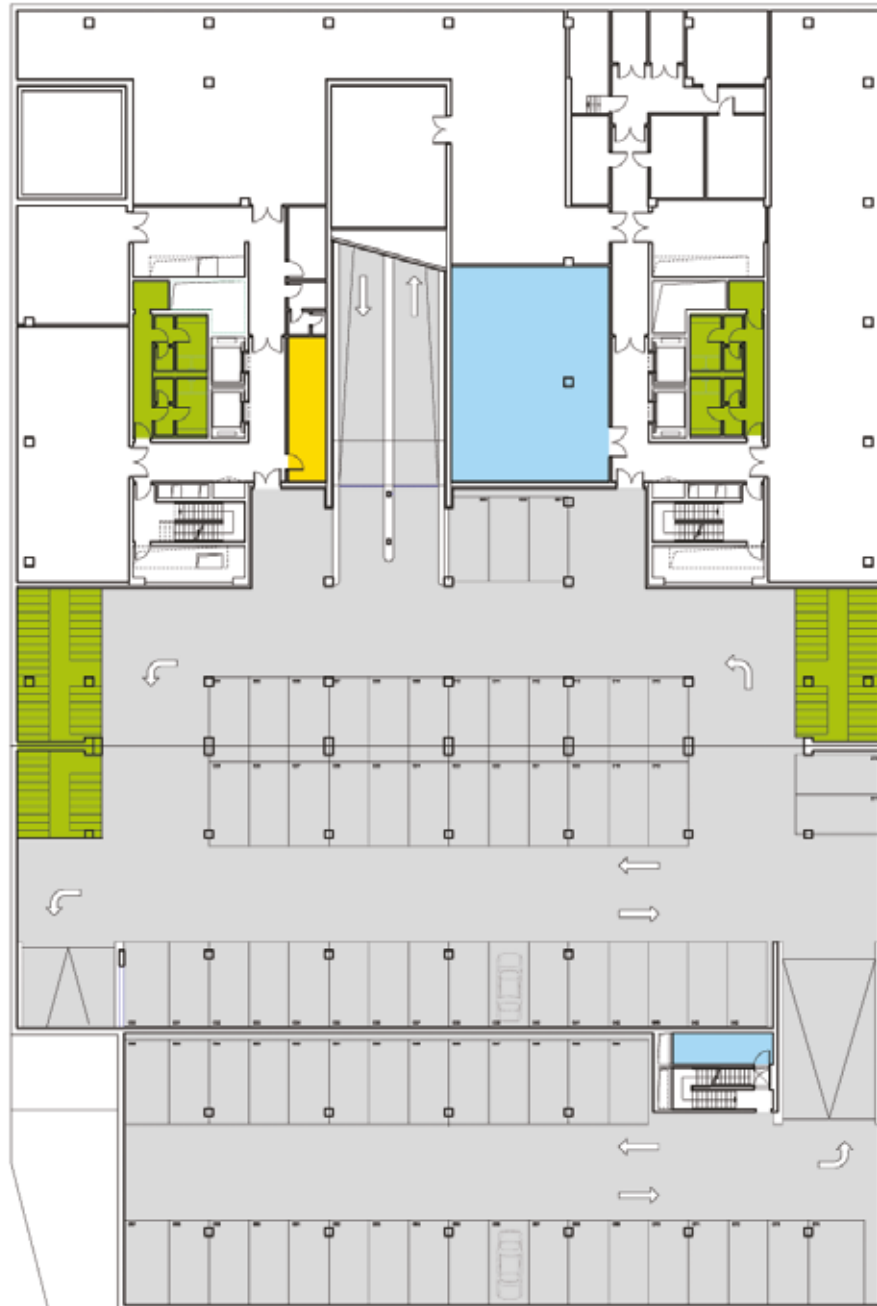
Area to lease:  
**2 043 sq m**

Building under construction  
- detailed areas may  
be subject to minor  
adjustments.

- Office area to lease: 501 sq m
- Office area to lease: 253 sq m
- Office area to lease: 331 sq m
- Office area to lease: 326 sq m
- Office area to lease: 409 sq m
- Common area: 145 sq m
- Other Area



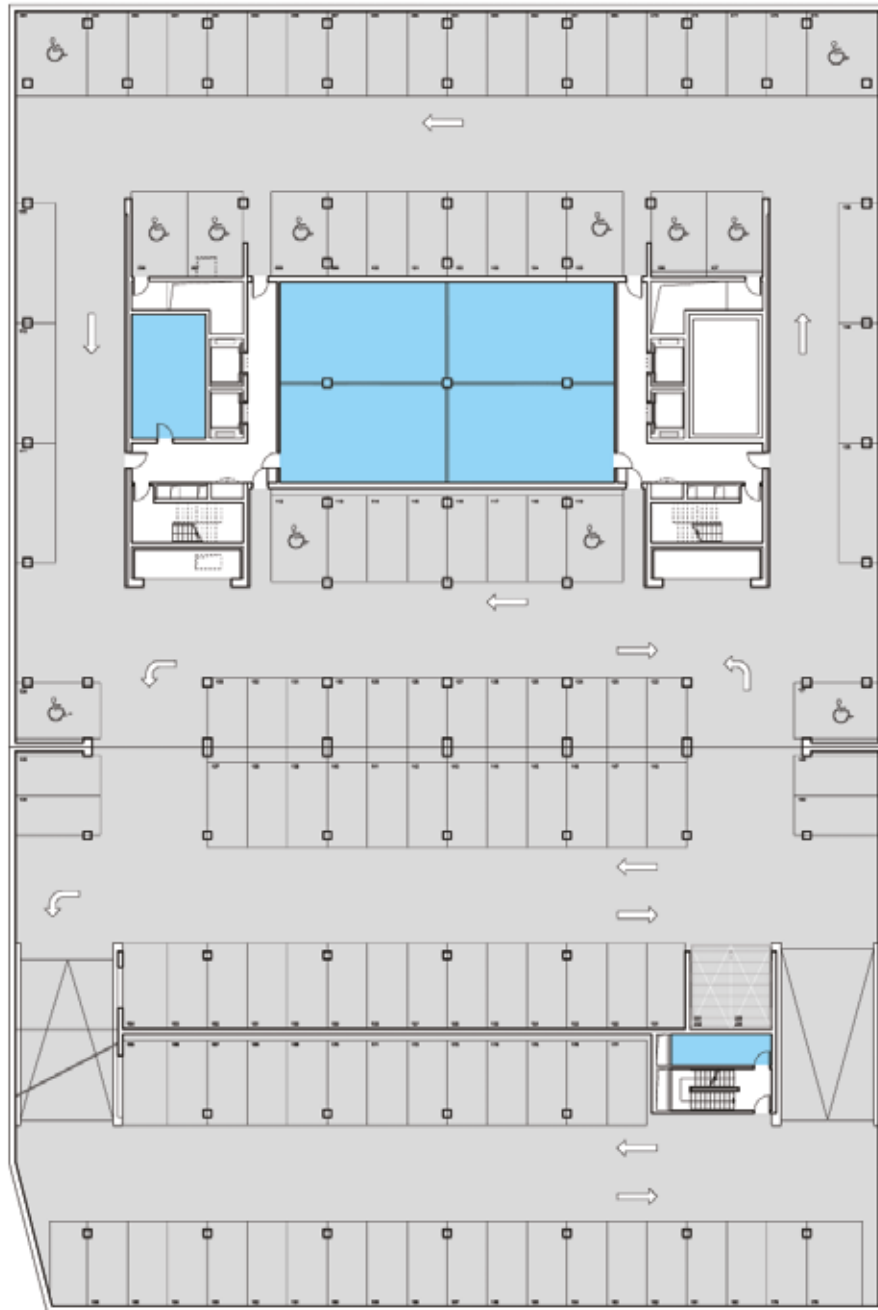
# 1<sup>st</sup> underground floor



Building under construction  
- detailed areas may  
be subject to minor  
adjustments.

- Storage:  
144 sq m
  - Brasserie storage:  
22 sq m
  - Bike racks/showers:  
84/211 sq m
- Number of parking places:  
76

# 2<sup>nd</sup> underground floor



Building under construction  
- detailed areas may  
be subject to minor  
adjustments.

● Storage:  
311 sq m

Number of parking places:  
111+12 handicapped



# Interior technical specification



- ① External shading system
- ② Energy efficient lighting system
- ③ Chilled beam cooling and ventilation system

- ④ Suspended ceiling
- ⑤ Raised floors
- ⑥ Floor boxes

- ⑦ High quality carpet
- ⑧ Sprinklers
- ⑨ Heating units

# We support your company's growth

In implementing all projects, Skanska pays special attention to the environment, the surrounding natural habitats, and to meeting the latest environmental standards. Our mission is to develop, build and sustain the environment not just for housing, but also for travel and work, based on the most innovative solutions.

Since founding the company in 1887, we have built a network of international operations in Sweden, the United States, the United Kingdom, Denmark, Finland, Norway, Poland, Czech Republic and Hungary. Our total workforce currently amounts to 55 thousand employees. Skanska has been listed on the Stockholm Stock Exchange since 1965. We utilise our international expertise, combined experience and smart technologies to develop all projects in line with the vision of a better and greener future. We deliver a variety of types of construction projects: buildings, bridges and hydro-technological facilities. In Ostrava, for instance, we have built the first office building with EU GreenBuilding certificate for energy efficiency in the Czech Republic and we are the leader in green projects development.

## 5 zeros

Skanska rates its success through achieving excellent financial targets while pursuing the "five zeros" strategy:

- zero loss-making projects;
- zero accidents;
- zero environmental incidents;
- zero ethical breaches;
- zero defects.

The rigid implementation of this policy is manifest in an array of fields – we are a well-established construction company, we enjoy the reputation of market specialist and reliable partner, and the results of our work have been appreciated by thousands of satisfied users of our office buildings.







# Technical specifications

Areas	City Green Court
Total gross leasable area	16 300 sq m
Total net office area	14 500 sq m
Total office/retail area on ground floor	1 070 sq m
Typical floor area	2 040 sq m
Underground storage	480 sq m
Parking places	232
Bike racks and showers/lockers	<ul style="list-style-type: none"> <li>84 bicycle spaces</li> </ul>
Basic technical specifications	<ul style="list-style-type: none"> <li>raised floors</li> <li>floor boxes (1 per 20 sq m serving 2 workstations)</li> <li>energy efficient lighting system</li> <li>sprinklers</li> <li>air conditioning, ventilation and heating</li> <li>temperature individually controlled</li> <li>floor loading 3,5 kN/sq m with possibility of additional reinforcement up to 5,0 kN/sq m</li> <li>4 high speed elevators</li> <li>card access system</li> <li>24 hours security and monitoring</li> <li>modern BMS (Building Management System)</li> </ul>
Environmental features improving energy efficiency of the building	<ul style="list-style-type: none"> <li>high efficient AHU units, high efficient cooling towers, humidifier</li> <li>low speed of air flow, limited flow trough cooling beams, constant air pressure in ducts</li> <li>automatic turn off of lights in the office areas</li> <li>advanced lighting solution reducing energy consumption</li> <li>minimal external light pollution</li> <li>retention of rainwater on the site and its utilization for watering the flora at the site and use for building mechanical systems and irrigation of landscaping</li> <li>high-efficiency fixtures installed such as automatic fixture sensors, flow restrictors, dual-flush water closet</li> <li>occupancy and daylight sensors</li> <li>EU7 and EU6 filters in air handling units providing excellent indoor climate</li> <li>CO<sub>2</sub> monitoring, indoor/outdoor</li> </ul>
Certifications	<ul style="list-style-type: none"> <li>City Green Court was awarded LEED Platinum pre-certification</li> <li>Possibility to certify the office by LEED Commercial Interior certificate</li> </ul>

All efforts have been made to ensure the accuracy of the information contained in this brochure. Neither the brochure nor any information contained therein shall constitute an offer as defined by the law. All data included in the brochure have been presented only for information purpose. Skanska Property Czech Republic shall bear no responsibility whatsoever for any damage arising as a result of use of the above information.

Building under construction - detailed areas may be subject to minor adjustments.





Skanska Property Czech Republic, s.r.o.  
[www.skanska.cz/citygreencourt](http://www.skanska.cz/citygreencourt)

Bredovský dvůr  
Olivova 2096/4  
110 00 Prague 1  
Czech Republic  
+420 224 506 111

