



Innovation Park

| Ecosystem for Successful Business



A Balance of Nature and High Technologies

Lviv Innovation Park, situated in the historical area of the city amid green city parks, will offer up-to-date business, education, social and residential infrastructure.

This mixed-use development enhanced by a wide range of professional services will become an innovation environment which will encourage the development of hi-tech industries, and primarily information technologies (IT).

It is a 'Live, Work, Learn & Play' environment



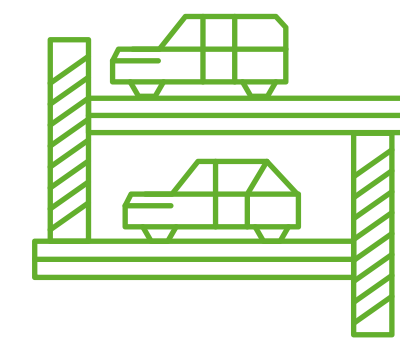
Hi-Tech Offices



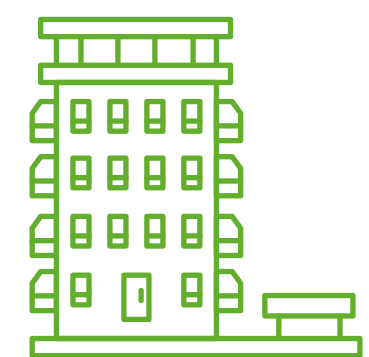
IT-Education Center



Services



Parking



Comfortable Housing



Modern Infrastructure

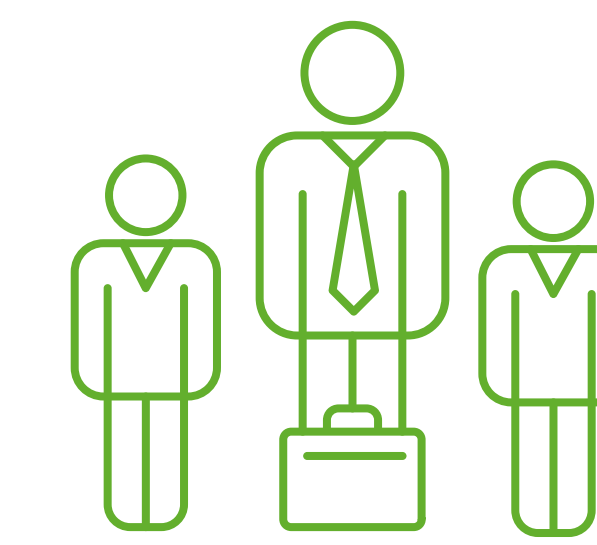
The project concept is fully in line with the top priorities defined in the Comprehensive Lviv Development Strategy 2012-2025, which is being implemented by the Lviv City Council.



Lviv: A City of Opportunities

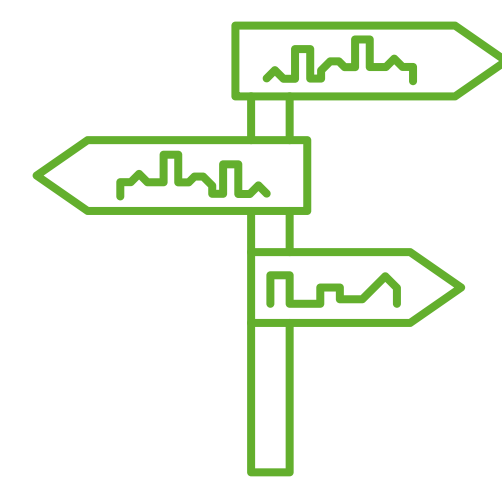


A city of national and European values. The largest in the Western Ukraine – 750 000 residents



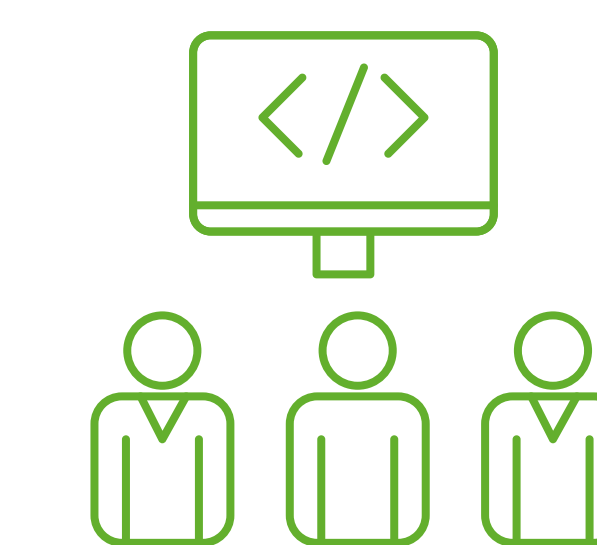
Effective business environment:

sufficient professional workforce with a European mindset at affordable prices



Close proximity to Western and Eastern markets:

easy access to international transport routes, direct flights to Europe, 60 km away from the EU border



Well-developed IT community:

over 200 IT companies, 15 000 IT engineers, 4 000 IT graduates annually, 20% annual increase of IT services market



A city of talent:

over 40 universities preparing 35 000 graduates annually



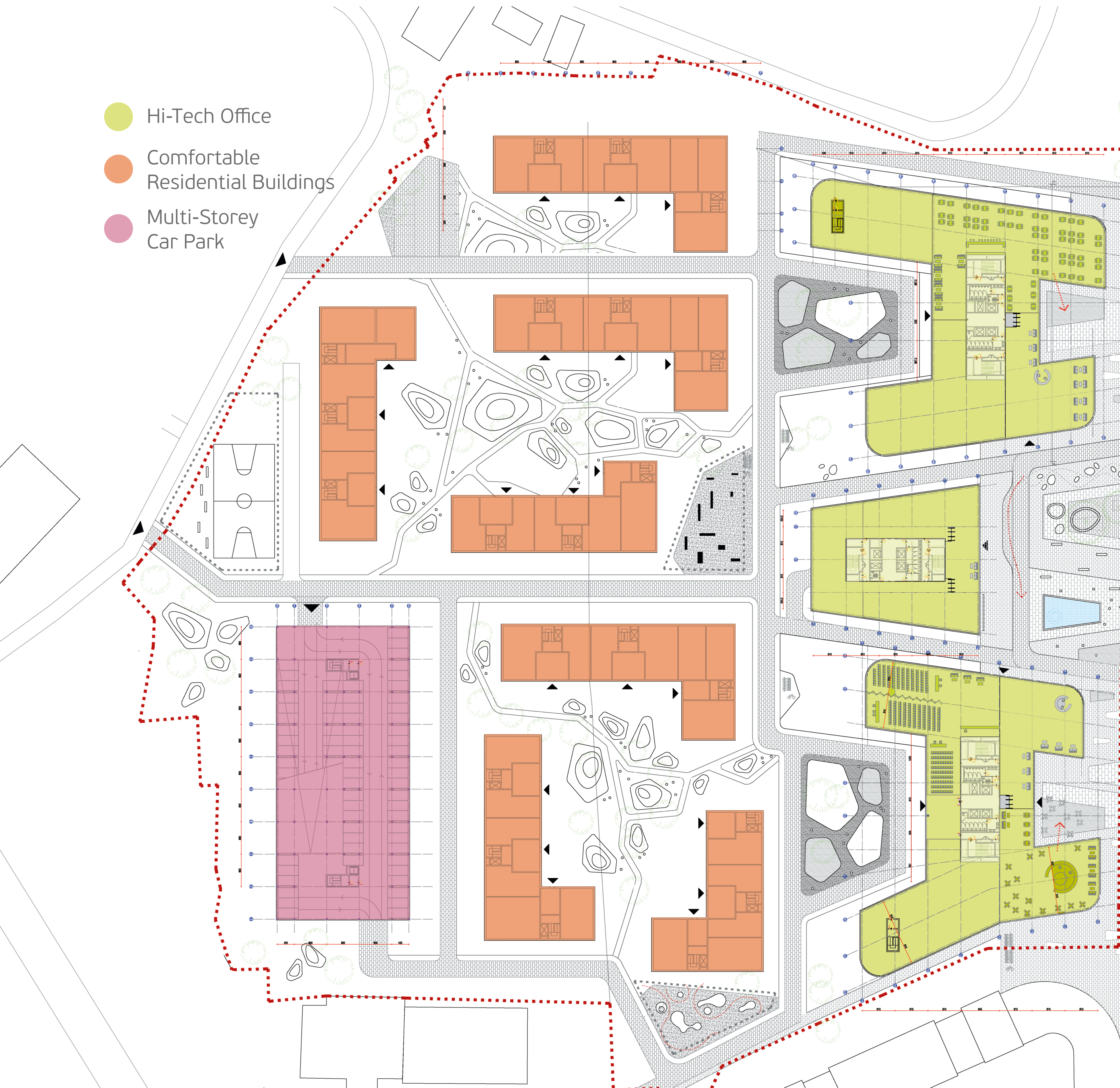
Local authorities:

committed to developing an innovation economy, creating a favorable business environment, and improving living conditions and quality of municipal services

Project Location

Lviv Innovation Park is situated on a land plot of 4.8 ha in a historical area of the city, amidst city parks, on one of the major highways, which opens good transportation opportunities





Infrastructure for Business and Everyday Life

Hi-Tech Office Buildings

42 000 m²
GBA

5-11
floors

4 000
workplaces

Comfortable Residential Buildings

39 000 m²
GBA

5-11
floors

1 700
residents

Underground Parking

12 000 m²
GBA

404
parking places

Multi-Storey Car Park

19 000 m²
GBA

674
parking places

Social Infrastructure

3 000 m²
GBA



High standards

The project will ensure energy efficient and ecofriendly design and construction which comply with **LEED** standards

Hi-tech offices

are equipped with access control (24/7), microclimate control system, energy efficient facade, uninterrupted power supply, high speed internet, data centers

“Green Construction”:

the project sets out to satisfy LEED Silver certification standards. Renewable energy sources are used

Underground and multi-storey parking spaces

for cars, motorcycles and bicycles equipped with quick chargers for electric cars





Best Opportunity to Create Your Dream Office

Flexible office space planning:

freedom in arrangement of workplaces, as well as technical & maintenance areas, with a capability to connect to communication systems in any place

An option to expand

office space to satisfy the needs of growing businesses

Encouraging environment for creative teams:

fully equipped co-working spaces, and a designated working area for startup teams

Recreational areas

gyms, relaxation rooms, open spacious rooftop terraces, green spaces, walking and bike paths, restaurants, and cafes

Common office building areas

will boast unique interior design. The ground floor lobby will be equipped with an interactive info board

Ideal location:

a way to work and back home has never been so short

A Wide Range of Services

Intercompany IT education center

will produce required professional workforce for hi-tech companies, and offer professional development courses, as well as related workshops, and training sessions

Conference hall

for 380 seats equipped with up-to-date technologies, including teleconferencing, will ensure top-rank conference services

Basic services:

centralized facility maintenance, shared front desk, 24/7 access to offices and security, car parks, and catering

Business services

legal and accounting advice, consulting, IP protection, legal protection, HR services, and business incubator services





Comfortable Living Conditions

High-quality and comfortable living

in a secured residential property at walking distance from work & play facilities

Well-developed social and leisure infrastructure:

supermarket, restaurants, coffee shops, car and bike parks, kindergarten, playgrounds, sports facilities and banks

Eco-friendly environment:

residential buildings are adjacent to the Striyski City Park (52 ha) and are close to Khmelnitsky Central City Park (26 ha)

Easy transport access:

highways and public transport stops and hubs are nearby

Key Figures

4.8 ha
Land plot

2016
Start of Construction

42 000 m²
Hi-Tech Office Buildings

39 000 m²
Residential Buildings

1 078
Parking Places

3 000 m²
Social Infrastructure

1 700
Residents

4 000
Work Places

\$70 million
Total Investment





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