

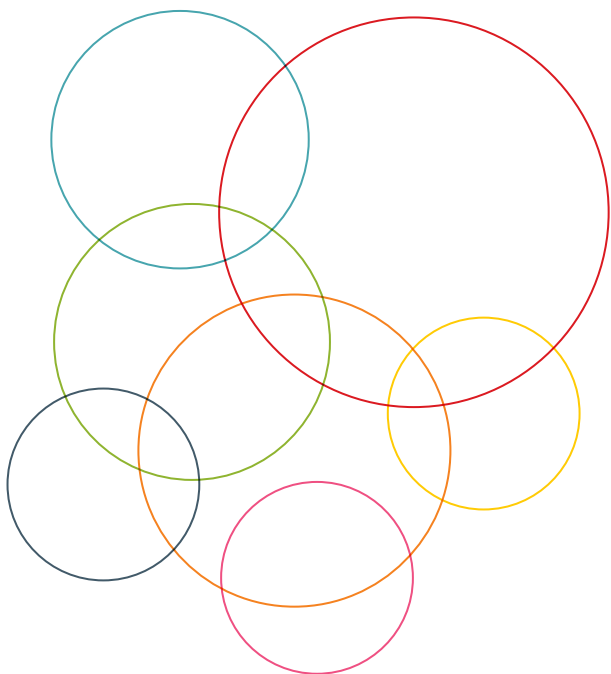
# Nupharo Campus

Diversified flexible rental space up to 50,000 m<sup>2</sup>, including light production, office, conference, meeting, showroom and support facilities.



# Content

Why to join Nupharo?	3
Location	5
The Campus	6
Production facilities	8
Incubator	12
Flexi space	14
Business Center	16
Services	18
Green Environment	19
About Nupharo	20
Community	22



# Why to join Nupharo?



Nupharo is a technological park and business innovation center, featuring rental space for a diverse group of companies.

## Nupharo offer

- Flexible space (office & industrial) from 20 m<sup>2</sup> to 4,000 m<sup>2</sup>
- Build-to-Suit solutions
- Energy cost savings of 40% – 50%
- Excellent location with easy access
- Space designed for business, science and life
- Access to EU funding





# Nupharo

## Place for business, science and life

NUPHARO



# Location

Nupharo has a perfect location on the D8 Motorway, close to the village Žďárek in the Ústí nad Labem region in the Czech Republic. It is easily accessible from Prague and Berlin.

## Over 6 million people within 1 hour drive

Dresden:	50 km
Prague:	80 km
Chemnitz:	120 km
Ústí n/L.:	6 km
Teplice:	18 km
Leipzig:	150 km
Berlin:	240 km (+2 hrs)



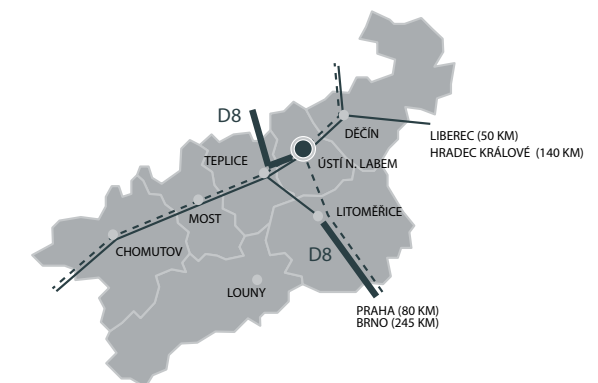
## Location advantages

- Located in northwestern part of the Czech Republic
- Easy access to German / Czech / Polish markets
- Three international airports within one hour drive time (Prague, Berlin, Dresden)
- Adjacent to major EU highway
- Close to major EU cities
- Region promoted by EU
- International pre-schools and schools nearby



## Nearest connected research institutions

- Tudag, Fachgebiet Geotechnik / Dresden
- ČVUT, VŠCHT, ČAV / Prague
- Technische Universität / Chemnitz
- Technical University / Liberec
- University of J. E. Purkyně / Ústí nad Labem





# The Campus

Nupharo Campus is a new kind of business park and innovation center carefully designed to accommodate a diverse group of companies - from technological start-ups to the largest multinationals. Our campus features production facilities, incubators labs, offices, conference facilities, showrooms and retail spaces.

The entire campus is DC-ready, allowing the most energy efficient operation to be available. Nupharo is an evolving community continually upgrading its infrastructure as new technologies reach the market.

## Business Center

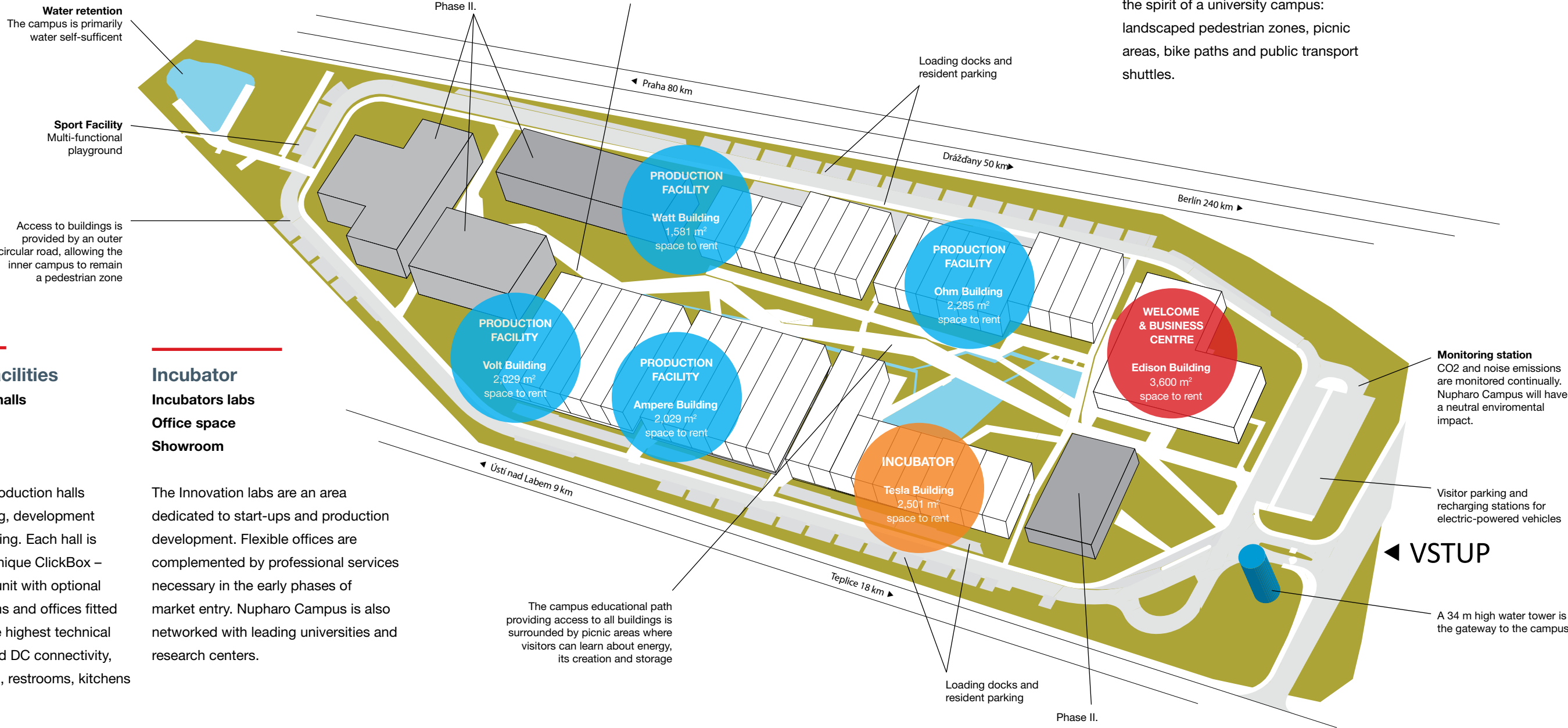
- A-Class offices
- Meeting rooms
- Conference hall

Companies can rent A-Class offices, meeting rooms or conference hall according to their individual specifications. The space is air conditioned, with all data and DC connectivity with all related services (data housing, web, housing, virtual working desktops, etc.). Our tenants enjoy the most energy efficient infrastructure available today.

## Welcome Center

- Welcome desk
- Restaurant & Cafeteria
- Fitness center
- Accommodations
- Nursery & Education

We envision Nupharo Campus as an innovation playground open to the public and businesses alike. We showcase products and organize events to let the public explore the technological advances pursued by our members. We strive to create a pleasant and stimulating environment for our residents in the spirit of a university campus: landscaped pedestrian zones, picnic areas, bike paths and public transport shuttles.

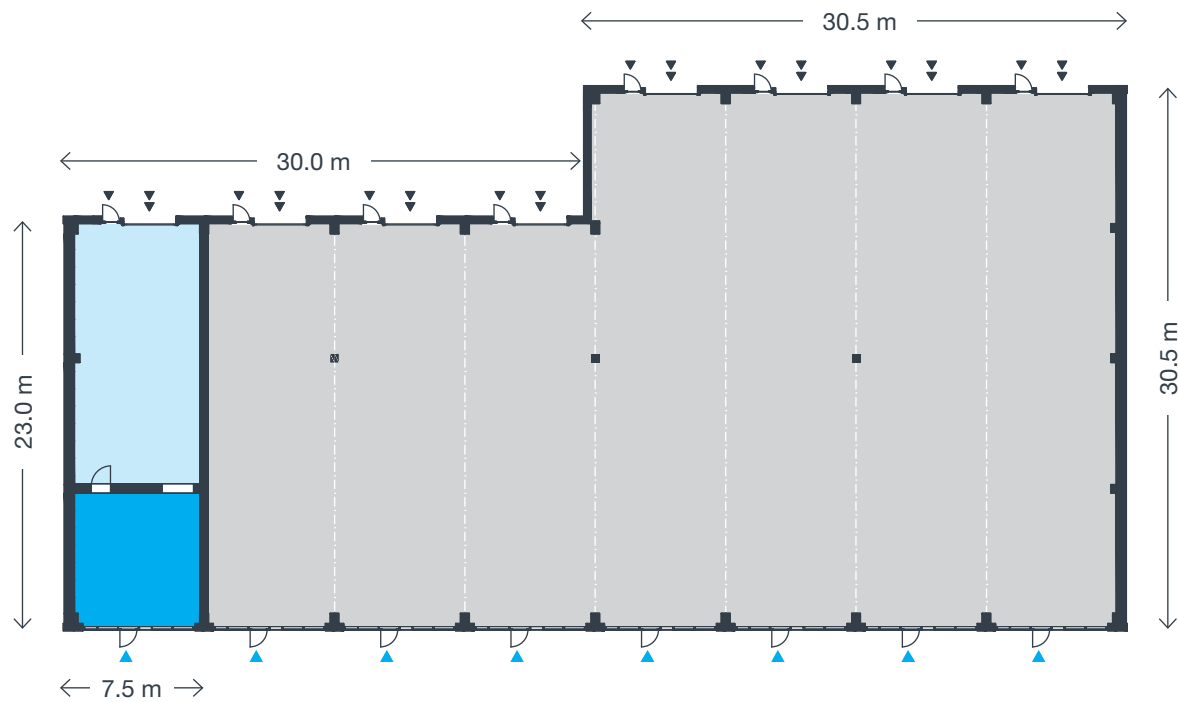
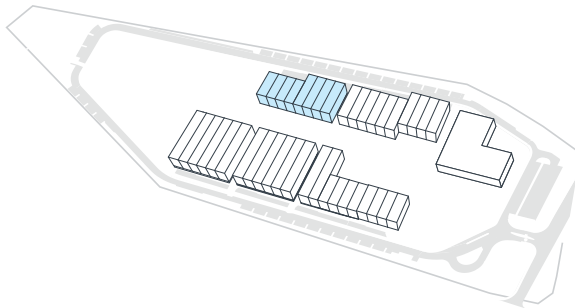


# Production facilities

## space to rent



**Watt Building**  
1,581 m<sup>2</sup>  
up to 8 units



### Technical specification

- Expandable and flexible open plan layout (space from 20 m<sup>2</sup> to 4,000 m<sup>2</sup>)
- Two-storey flexible office space (5 different types of Flexi office space design)
- Production hall features (up to 500 lux)
- Clear height: 7.5 m
- Oversized windows and skylights
- Loading gates: 4.3 m × 3.0 m
- Floor loading: 4 ton/m<sup>2</sup>
- Columns grid: 15 m × 15 m / 7.5 m × 15 m
- Iron-concrete prefabricated skeleton with light cladding

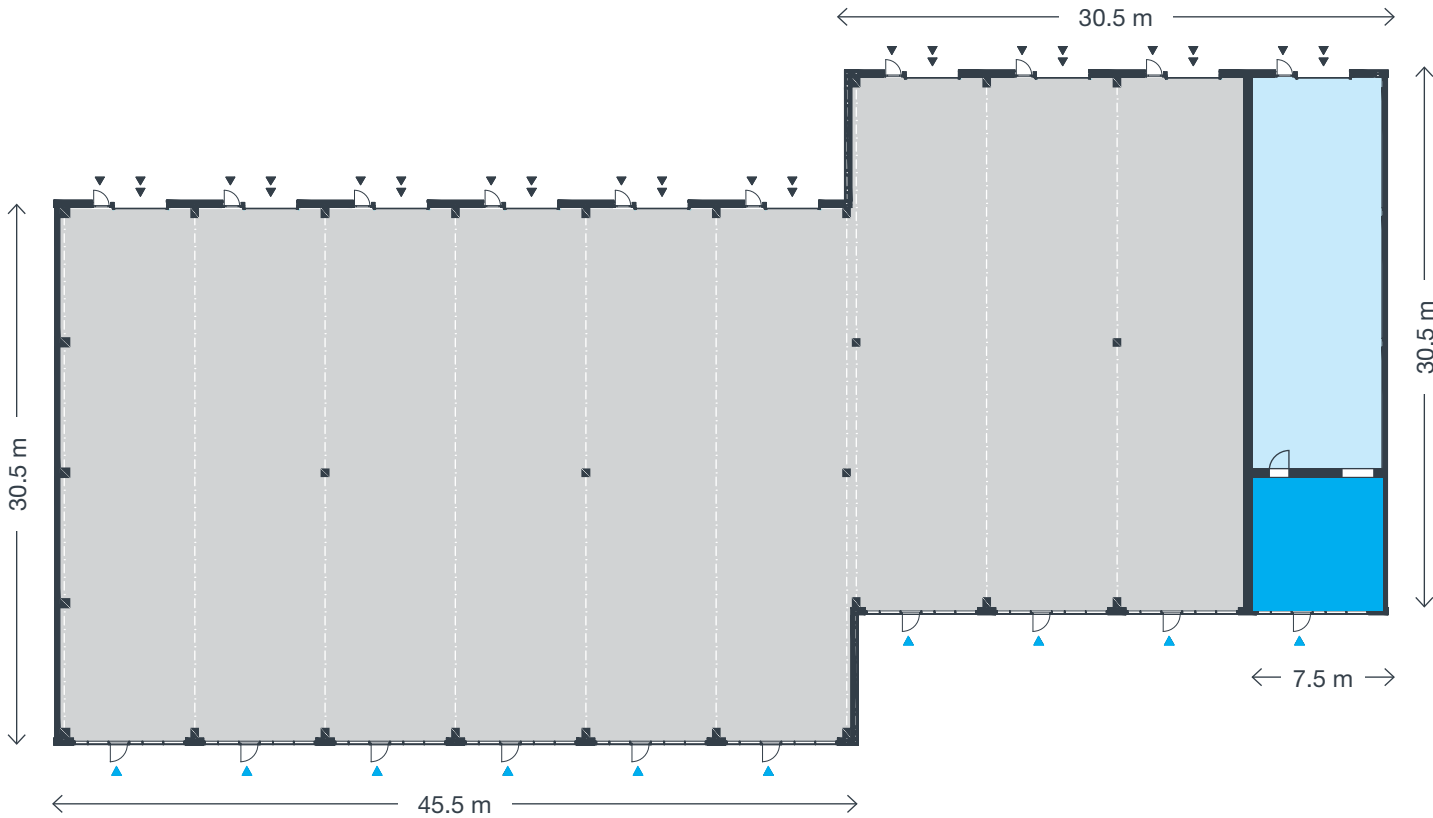
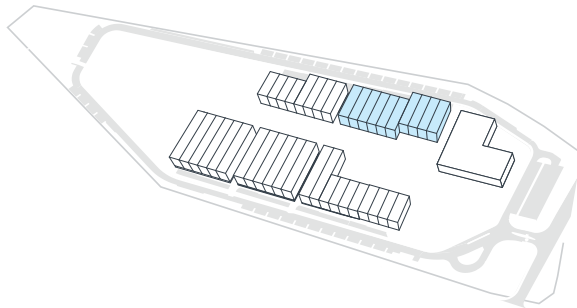
### Utilities & Facilities

- Heat pumps – heating and cooling technology
- Heat recovery, waste heat sharing
- Water treatment system – own water purifier
- Share of electricity (AC / DC)
- Installation for photovoltaic panels on the roof space of production halls
- 24-hours security (CCTV system)
- Facility management
- Maintenance services

### Production hall – modul example

- ClickBox attachment
- Production hall
- Production hall
- ▼ Entrance
- ▼ Loading docks
- ▼ Window

**Ohm Building**  
2,285 m<sup>2</sup>  
up to 10 units



### Technical specification

- Expandable and flexible open plan layout (space from 20 m<sup>2</sup> to 4,000 m<sup>2</sup>)
- Two-storey flexible office space (5 different types of Flexi office space design)
- Production hall features (up to 500 lux)
- Clear height: 7.5 m
- Oversized windows and skylights
- Loading gates: 4.3 m × 3.0 m
- Floor loading: 4 ton/m<sup>2</sup>
- Columns grid: 15 m × 15 m / 7.5 m × 15 m
- Iron-concrete prefabricated skeleton with light cladding

### Utilities & Facilities

- Heat pumps – heating and cooling technology
- Heat recovery, waste heat sharing
- Water treatment system – own water purifier
- Share of electricity (AC / DC)
- Installation for photovoltaic panels on the roof space of production halls
- 24-hours security (CCTV system)
- Facility management
- Maintenance services

### Production hall – modul example

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- ▼ Loading docks
- ▼ Window

# Production facilities

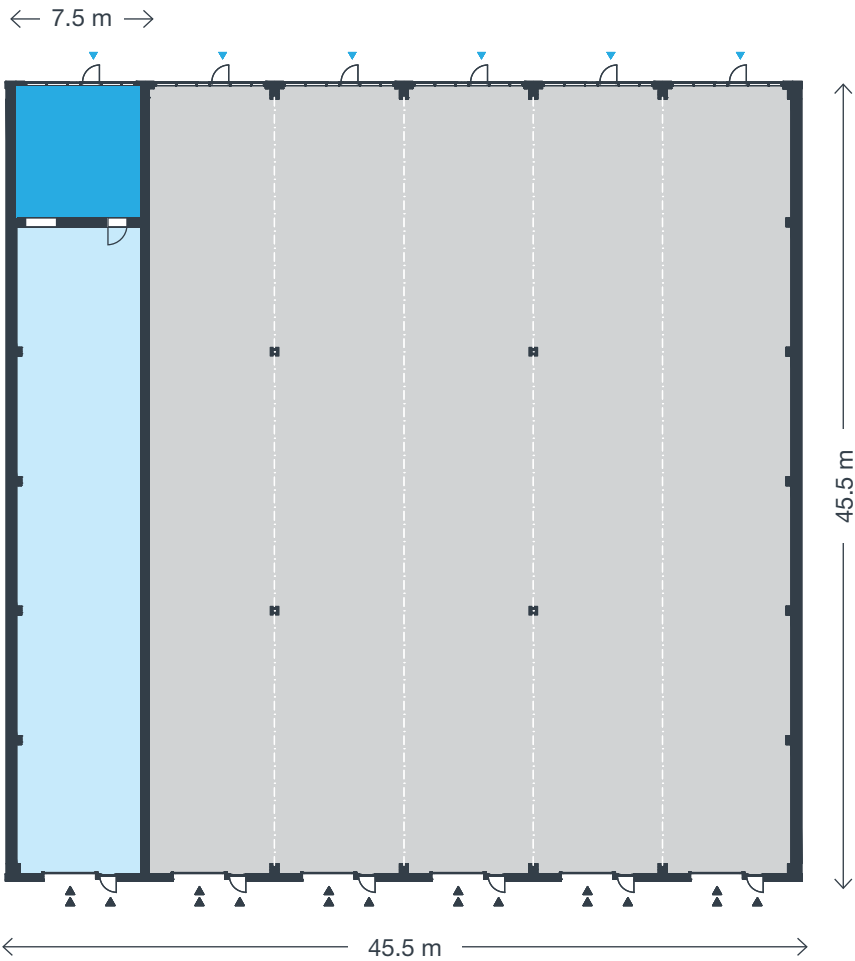
## space to rent



**Volt Building**  
2,029 m<sup>2</sup>  
up to 6 units

### Production hall – modul example

- ClickBox attachment
- Production hall
- Production hall
- Entrance
- Loading docks
- Window

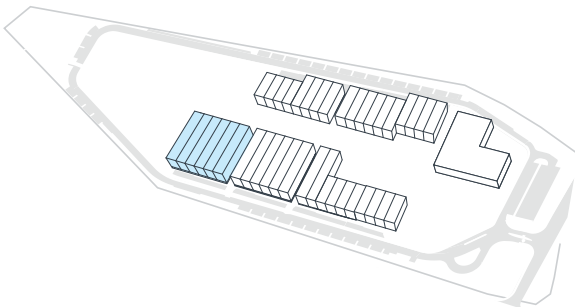


### Technical specification

- Expandable and flexible open plan layout (space from 20 m<sup>2</sup> to 4,000 m<sup>2</sup>)
- Two-storey flexible office space (5 different types of Flexi office space design)
- Production hall features (up to 500 lux)
- Clear height: 7.5 m
- Oversized windows and skylights
- Loading gates: 4.3 m x 3.0 m
- Floor loading: 4 ton/m<sup>2</sup>
- Columns grid: 15 m x 15 m / 7.5 m x 15 m
- Iron-concrete prefabricated skeleton with light cladding

### Utilities & Facilities

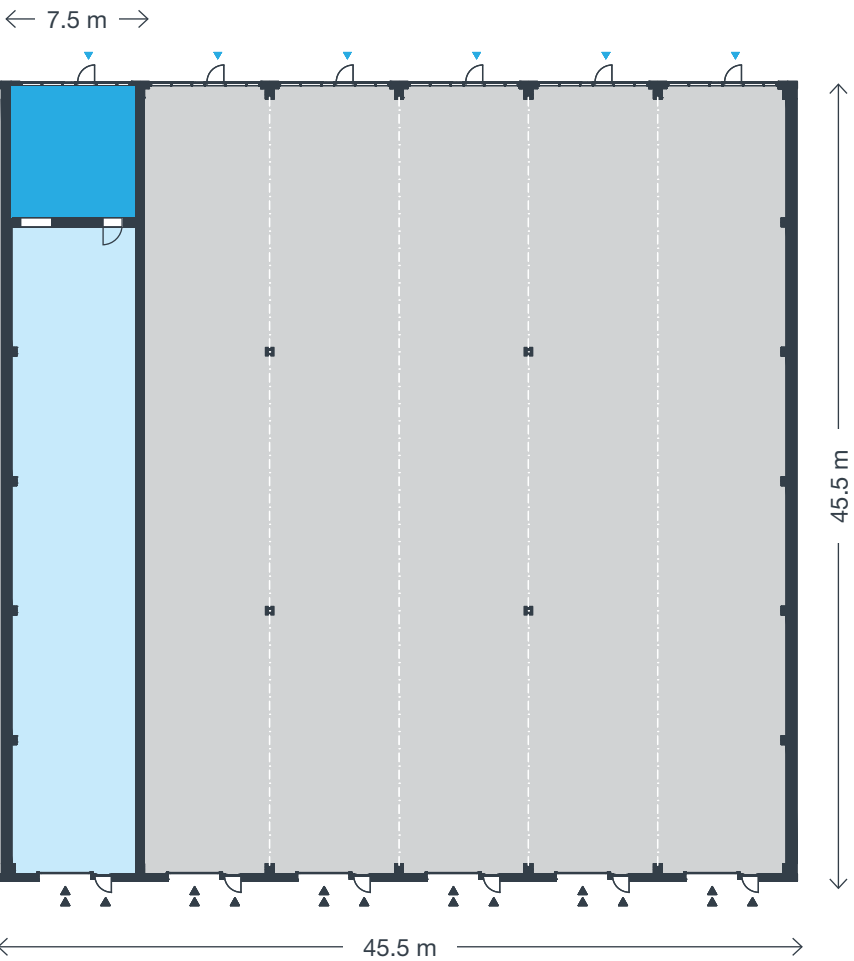
- Heat pumps – heating and cooling technology
- Heat recovery, waste heat sharing
- Water treatment system – own water purifier
- Share of electricity (AC / DC)
- Installation for photovoltaic panels on the roof space of production halls
- 24-hours security (CCTV system)
- Facility management
- Maintenance services



**Ampere Building**  
2,029 m<sup>2</sup>  
up to 6 units

### Production hall – modul example

- ClickBox attachment
- Production hall
- Production hall
- Entrance
- Loading docks
- Window

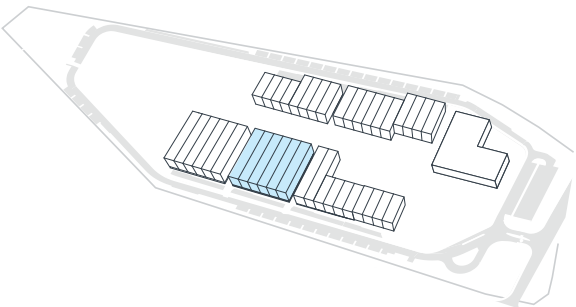


### Technical specification

- Expandable and flexible open plan layout (space from 20 m<sup>2</sup> to 4,000 m<sup>2</sup>)
- Two-storey flexible office space (5 different types of Flexi office space design)
- Production hall features (up to 500 lux)
- Clear height: 7.5 m
- Oversized windows and skylights
- Loading gates: 4.3 m x 3.0 m
- Floor loading: 4 ton/m<sup>2</sup>
- Columns grid: 15 m x 15 m / 7.5 m x 15 m
- Iron-concrete prefabricated skeleton with light cladding

### Utilities & Facilities

- Heat pumps – heating and cooling technology
- Heat recovery, waste heat sharing
- Water treatment system – own water purifier
- Share of electricity (AC / DC)
- Installation for photovoltaic panels on the roof space of production halls
- 24-hours security (CCTV system)
- Facility management
- Maintenance services

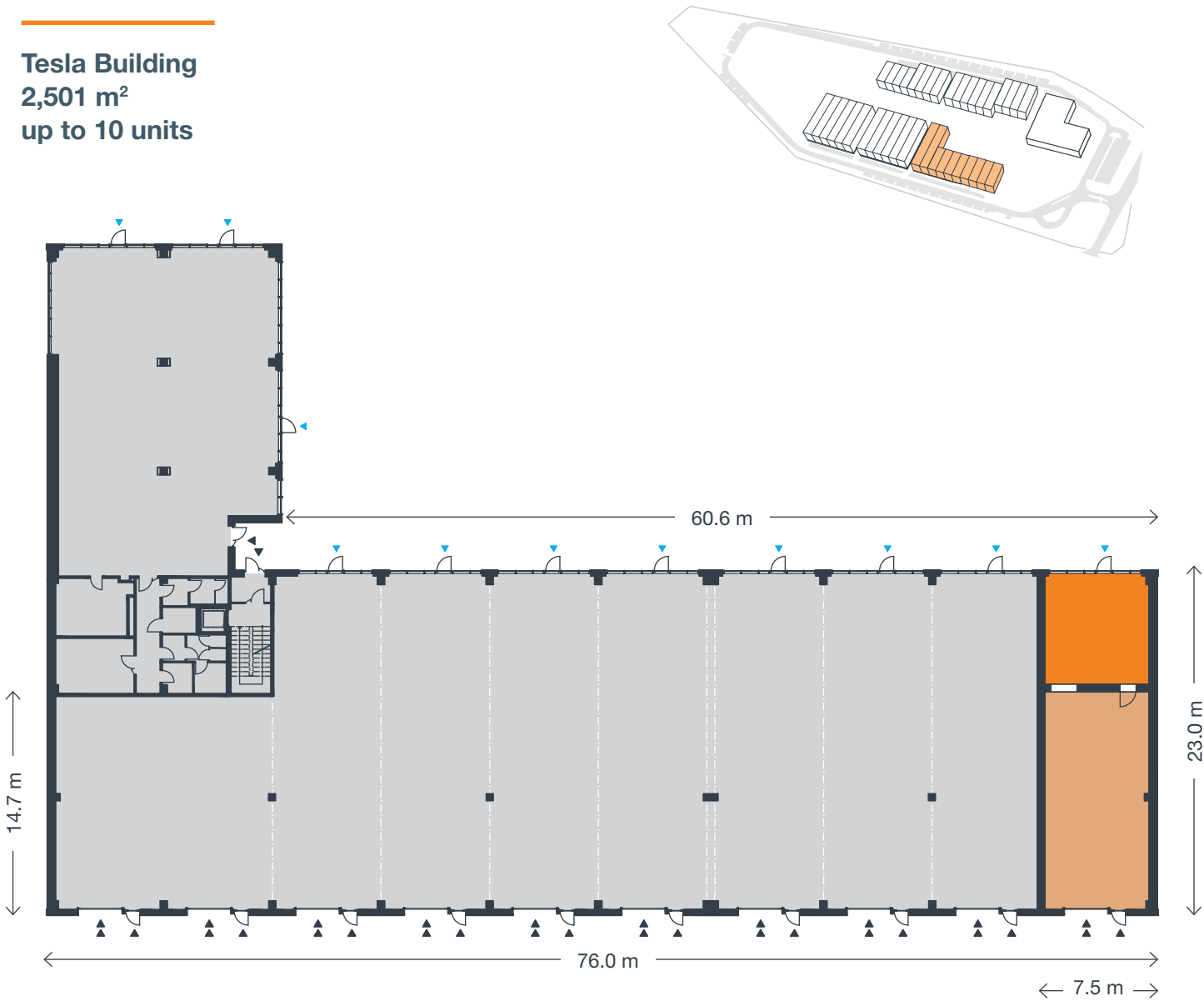




# Incubator

## space to rent

Tesla Building  
2,501 m<sup>2</sup>  
up to 10 units



### Technical specification

- Expandable and flexible open plan layout (space from 20 m<sup>2</sup>)
- Flexible office space
- Showroom & Exhibition area
- Production hall features (up to 500 lux)
- Clear height: 3.5 m - 7.5 m
- Oversized windows and skylights
- Loading gates: 4.3 m × 3.0 m
- Floor loading: 4 ton/m<sup>2</sup>
- Iron-concrete prefabricated skeleton with light cladding

### Utilities & Facilities

- Heat pumps – heating and cooling technology
- Heat recovery, waste heat sharing
- Water treatment system – own water purifierr
- Share of electricity (AC / DC)
- Installation for photovoltaic panels on the roof space of production halls
- 24-hours security (CCTV system)
- Facility management
- Maintenance services

### Ground floor

#### Production hall – modul example

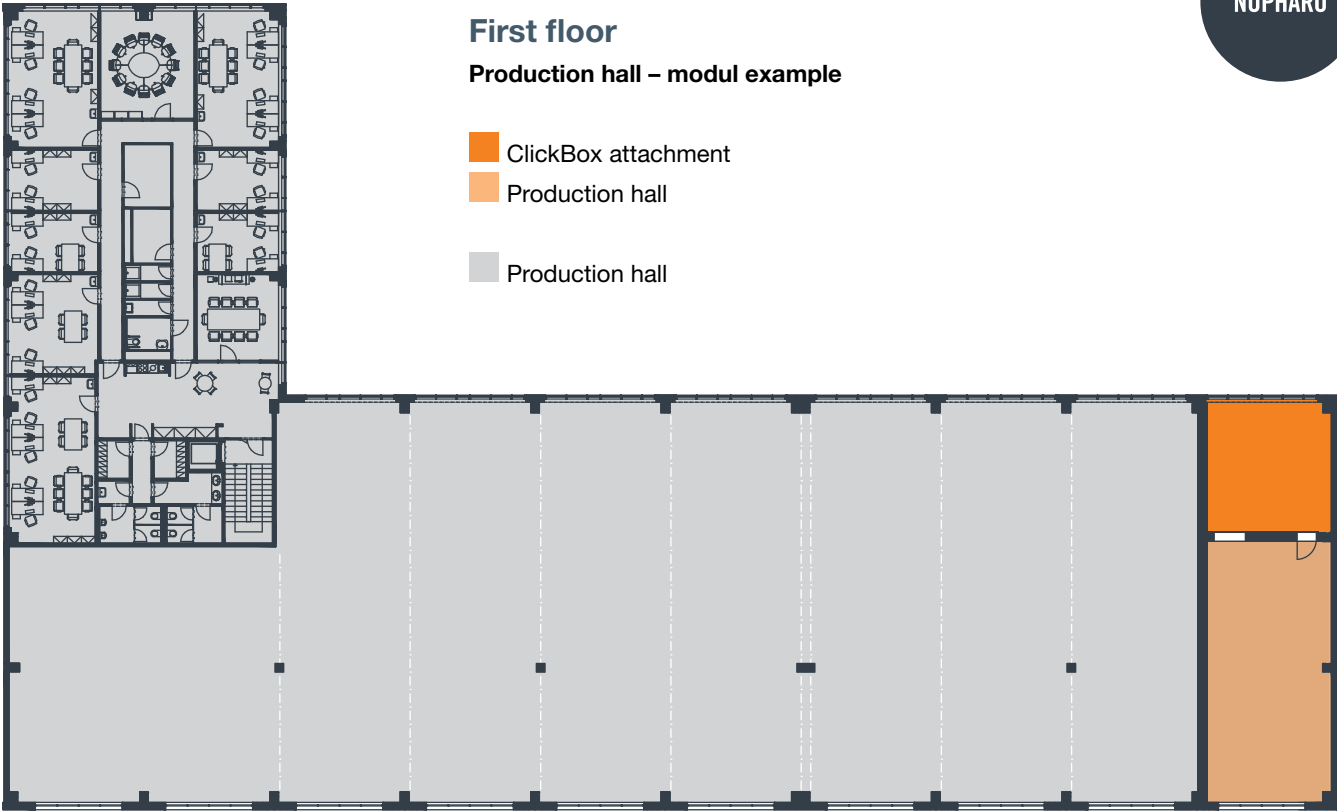
- ClickBox attachment
- Production hall
- Production hall
- Entrance
- Loading docks
- Window



### First floor

#### Production hall – modul example

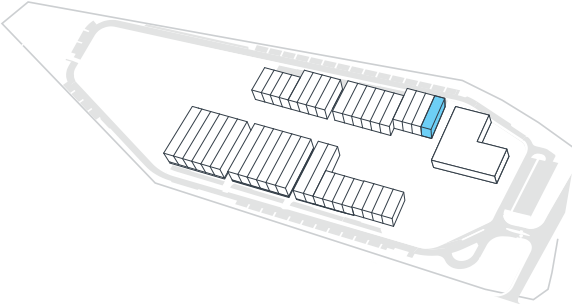
- ClickBox attachment
- Production hall
- Production hall



# Flexi space



Nupharo Campus consists of five production halls, each divided into several purpose built units suitable for light manufacturing, storage and offices. The units come in sizes 20 m<sup>2</sup> – 4,000 m<sup>2</sup> and can be easily combined. The modul itself comes in two parts: an open plan production or storage space and „ClickBox“ – a two storey attachment with offices, showroom and rest areas.



## ClickBox Design

- Office
- Showroom
- Rest area
- Kitchen
- High speed data connection
- Air conditioned
- LED lighting

A two storey attachment allowing five custom setups. Each combines an A-class office space, a showroom and rest areas with a kitchen.



Nupharo Flexi Space is the perfect solution for any business operation seeking flexible, highly efficient facilities with full service support.

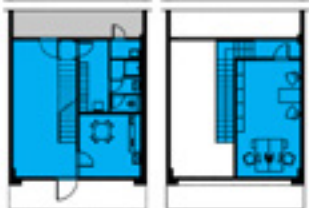
Production halls feature an open plan layout, which can easily be divided into sections to suit a wide range of uses.

## ClickBox A

Net floor area 77 m<sup>2</sup>



Kitchenette	12 m <sup>2</sup>
Showroom	26 m <sup>2</sup>
Cloakroom + WC	13 m <sup>2</sup>
Office	22 m <sup>2</sup>
Others	4 m <sup>2</sup>

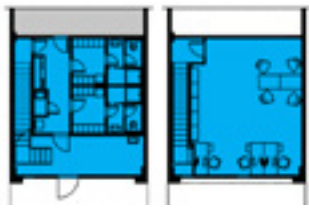


## ClickBox B

Net floor area 98 m<sup>2</sup>

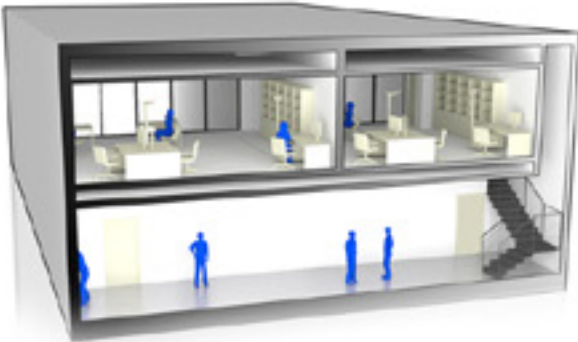


Kitchenette	14 m <sup>2</sup>
Showroom	14 m <sup>2</sup>
Cloakroom + WC	18 m <sup>2</sup>
Office	44 m <sup>2</sup>
Others	8 m <sup>2</sup>



## ClickBox C

Net floor area 211 m<sup>2</sup>



Kitchenette	7 m <sup>2</sup>
Showroom	50 m <sup>2</sup>
Cloakroom + WC	37 m <sup>2</sup>
Office	93 m <sup>2</sup>
Others	24 m <sup>2</sup>

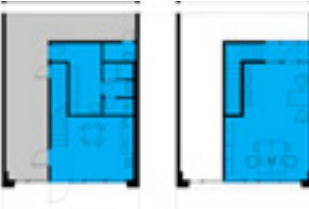


## ClickBox D

Net floor area 64 m<sup>2</sup>



Kitchenette	15 m <sup>2</sup>
Showroom	0 m <sup>2</sup>
Cloakroom + WC	13 m <sup>2</sup>
Office	27 m <sup>2</sup>
Others	9 m <sup>2</sup>

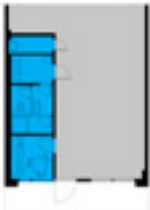


## ClickBox E

Net floor area 16 m<sup>2</sup>



Kitchenette	5 m <sup>2</sup>
Showroom	0 m <sup>2</sup>
Cloakroom + WC	6 m <sup>2</sup>
Office	0 m <sup>2</sup>
Others	5 m <sup>2</sup>



\*Individual layouts are for guidance only and will be customized according to the client's needs.

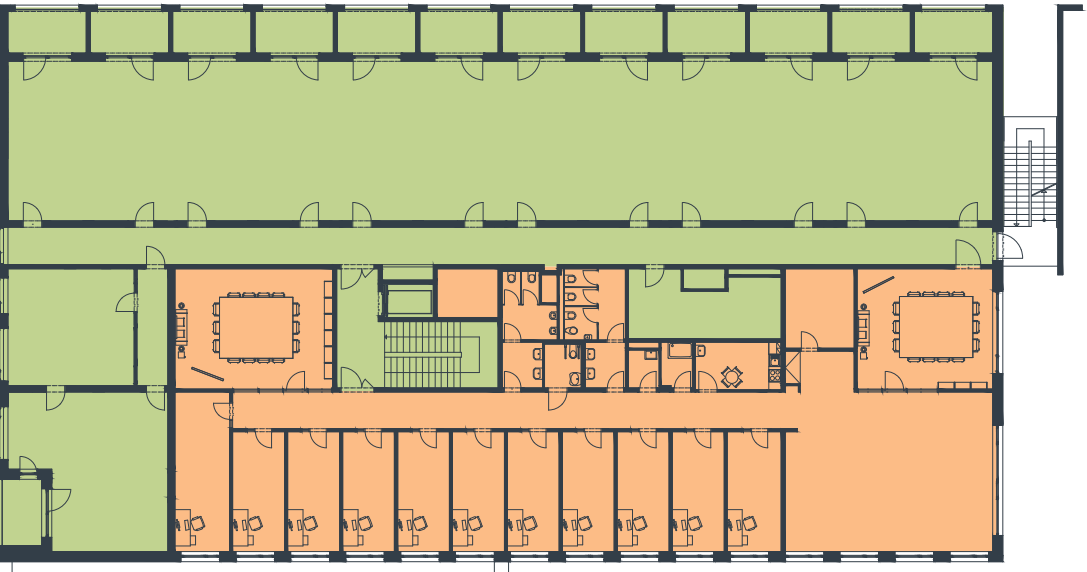
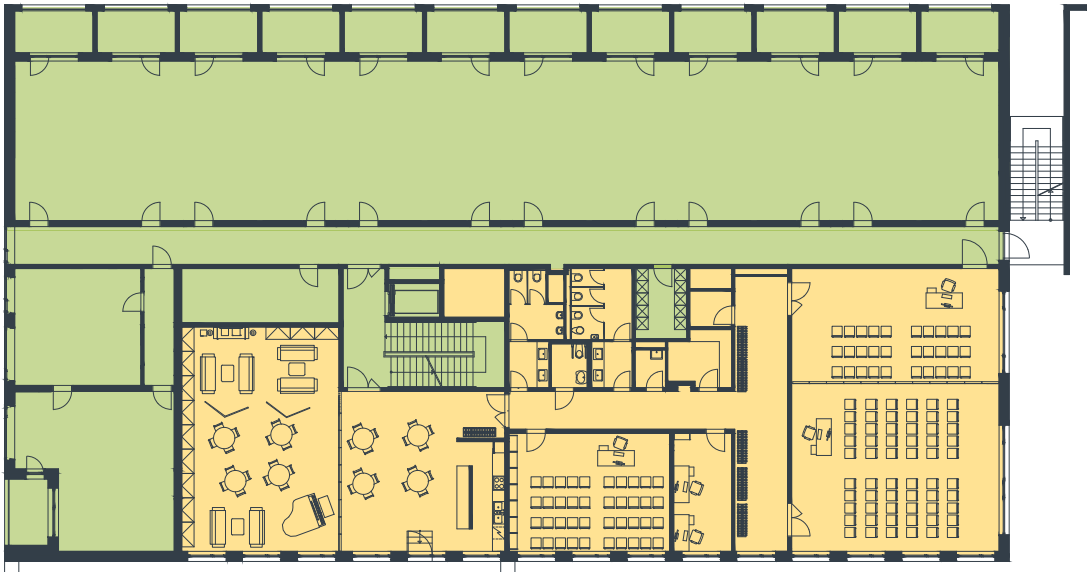
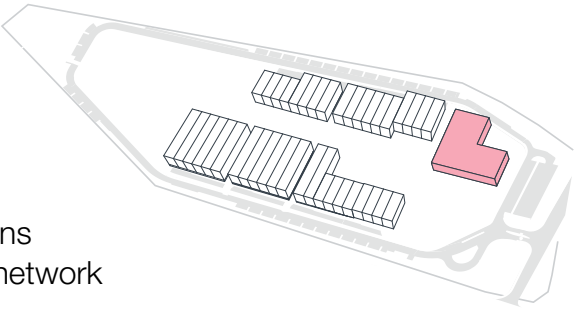


# Business Center

## space to rent

The Business center offers support, specific information and advice to all guests and campus residents. It functions as an interface between all parties and aims to create a network between start-ups, tenants, residents, guests and their colleagues along with their integration in the Nupharo community.

Edison Building  
3,600 m<sup>2</sup>



# Services

We look after our Campus and its day-to-day management. It stays well maintained, beautifully landscaped and secure at all times. Our members enjoy a wide range of administrative and business services. From copyright issues to work permits, our members are free to concentrate on their core business.

## Services for business

- Production facilities
- A-class offices
- Conference hall & Training center
- Unique technologies
- Access to strategic investors
- EU and private funding
- Marketing & Distribution
- Exclusive ICT support
- Energy costs savings
- Backup office services
- Legislative support

## Services for life

- Welcome & Business Center
- Accommodations
- Restaurant & Cafeteria
- Fitness, relaxing and sport area
- Electric vehicles and electric bikes
- Nursery & Education
- International schools in the neighborhood
- Cultural and creative environment



# Green Environment



Nupharo has no direct competition due to its smart energy focus with extremely wide and quickly growing commercial potential. Nupharo's mission is to help facilitate the translation of smart ideas about energy production and storage into commercially viable solutions.

## Smart energy focus

- Substantial reduction in electrical energy consumption
- Energy accumulation
- E-mobility
- Datacenter
- Share of electricity (AC / DC)
- Roof space ready for installation of photovoltaic panels

## Eco-friendly focus

- Non-stop stations for emission measurements
- Renewables
- Reduction in fuel consumption and emissions
- Passive house technology





# About Nupharo

NUPHARO

## The campus

First business incubator and innovation campus dedicated to promotion of Direct Current (DC) and Smart Energy.

To take off properly, every business needs to be based on solid ground. Nupharo campus is ready to help, providing up to 50,000 m<sup>2</sup> of diversified rental space, including light production facilities, numerous offices, meeting rooms, conference hall, showroom, accommodation, restaurant & cafeteria, fitness and nursery.

Nupharo offers combination of key services, such as promising and unique technologies, production facilities, access to strategic investors, public and private funding, marketing, distribution and legislative support.

Nupharo has a devoted team with extensive experience in investments, academia, business and public institutions.



## The incubator

Nupharo looks for innovators who have a product or idea with the right potential. The mission of Nupharo is to help them develop their ideas further and make it a success story. We can provide funding, commercial development, facilities and an international network of like-minded professionals and institutions.

The Nupharo business incubator strives to attract a wide range of business, including independent innovators, small and medium-sized enterprises with an innovative product or service in the area of smart energy, spin-offs departments of large companies, and universities and other academic institutions. The incubated companies can benefit from better access to know-how, private investment resources and all other services that can help in to commercialize smart ideas.

Nupharo will choose around 7-10 start-ups every year for later stage development. Nupharo can support new businesses for 3 years. Companies can exit the program by successfully attracting strategic investors or by becoming independent businesses in their own right.





Nupharo strives to create a global community of various stakeholders ranging from investors to scientists and start-ups to industry leaders connected by their smart energy and interest in direct current technology. The Nupharo team builds on its extensive experience with the academia, business and public policy in order to put people from all these sectors together.

### Community networking

- Founding and leadership of a global DC community
- International discussion on the topic: smart energy, e-mobility, direct current
- Establishment of the North Bohemia Innovation Centre
- Specialized workshop, conferences and networking meetings
- Cooperation with experimental village Knezice
- Establishment of Nupharo Foundation

### Academic networking

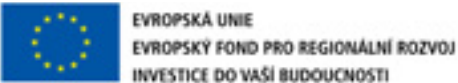
- Delft University of Technology, Delft
- Indian Institute of Technology, Madras
- University of Pittsburgh
- Czech Technical University, Prague (CVUT)
- Institute of Chemical Technology, Prague (VSCHT)
- University of West Bohemia, Pilsen
- Brno University of Technology



# Nupharo

## The next step in energy evolution

### Nupharo Strategic Partners



### Nupharo Partners



### Nupharo Academic Partners



### Nupharo Real Estate Partners





For further information on how to help  
your company grow with Nupharo,  
please, contact Nupharo using the  
contact details below.

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