

Campus Square

Retail Booklet



Retail Town Center at



THE CAMPUS
BRNO

The Campus



SPILBERK

CITY CENTER

BVV TRADE FAIR

BRNO REGIONAL
TEACHING HOSPITAL

MASARYK
UNIVERSITY

TO CITY CENTER

Campus
Residences

SVRATKA RIVER
PARK

Campus Square

TO CITY CENTER
& NORTH

UNIVERSITY
SPORTS
FACILITIES

NETROUFALKY
STREET

PUBLIC
TRANSPORT
HUB

CAMPUS SCIENCE
PARK

KAMENICE STREET

STATE ARCHIVES

PURPOSE-BUILT
ACCESS ROAD

AKADEMICKÁ STREET

JIHLAVSKÁ
STREET

NOVÝ LÍSKOVEC

TO D1 EXIT FOR
PRAGUE, VIENNA
BRATISLAVA &
BUDAPEST

STARÝ LÍSKOVEC

Campus Square at night



The Central Square



The site



WALKWAY TO UNIVERSITY

PUBLIC TRANSPORT HUB

NETROUFALKY STREET

NETROUFALKY STREET

TO RETAIL PARKING AND CENTRAL SQUARE

ACCESS ROAD

ENTRANCE

KEY RETAIL UNITS 03-08

Campus Square

KEY RETAIL UNIT 09

TESCO COURT

CAMPUS SCIENCE PARK

CAMPUS AVENUE

KAMENCE STREET

TESCO

THE GATEWAY

SCIENCE PLAZA

ROAD TO UNIVERSITY

OFFICE PARKING ACCESS

DROP OFF-DELIVERY-TAXI

CENTRAL SQUARE

CENTRAL SQUARE

TESCO DELIVERY

KEY RETAIL UNIT 01

KEY RETAIL UNIT 02

STATE ARCHIVES

MAIN ENTRANCE

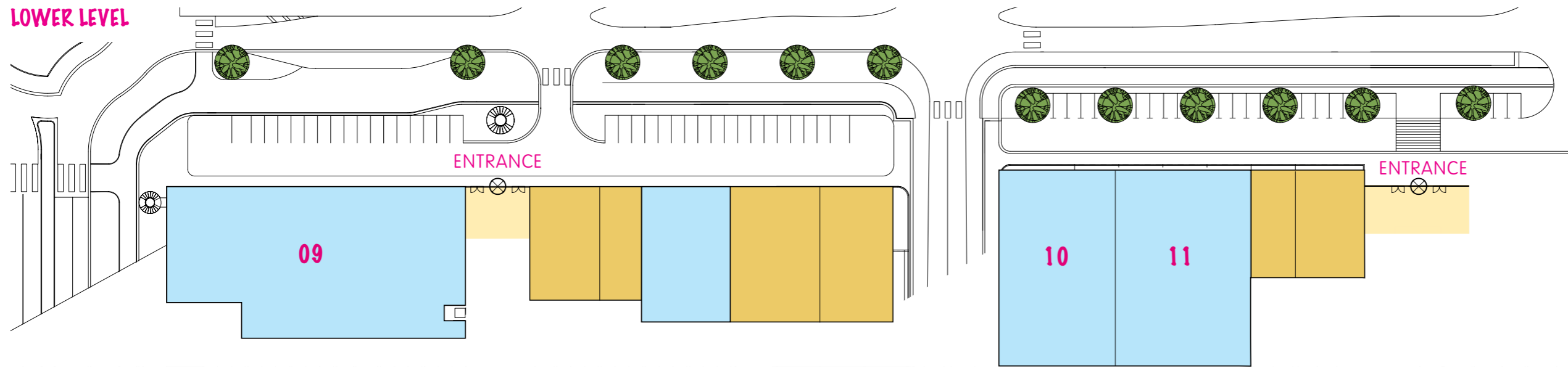
AKADEMICKÁ STREET

THE CIRCUS

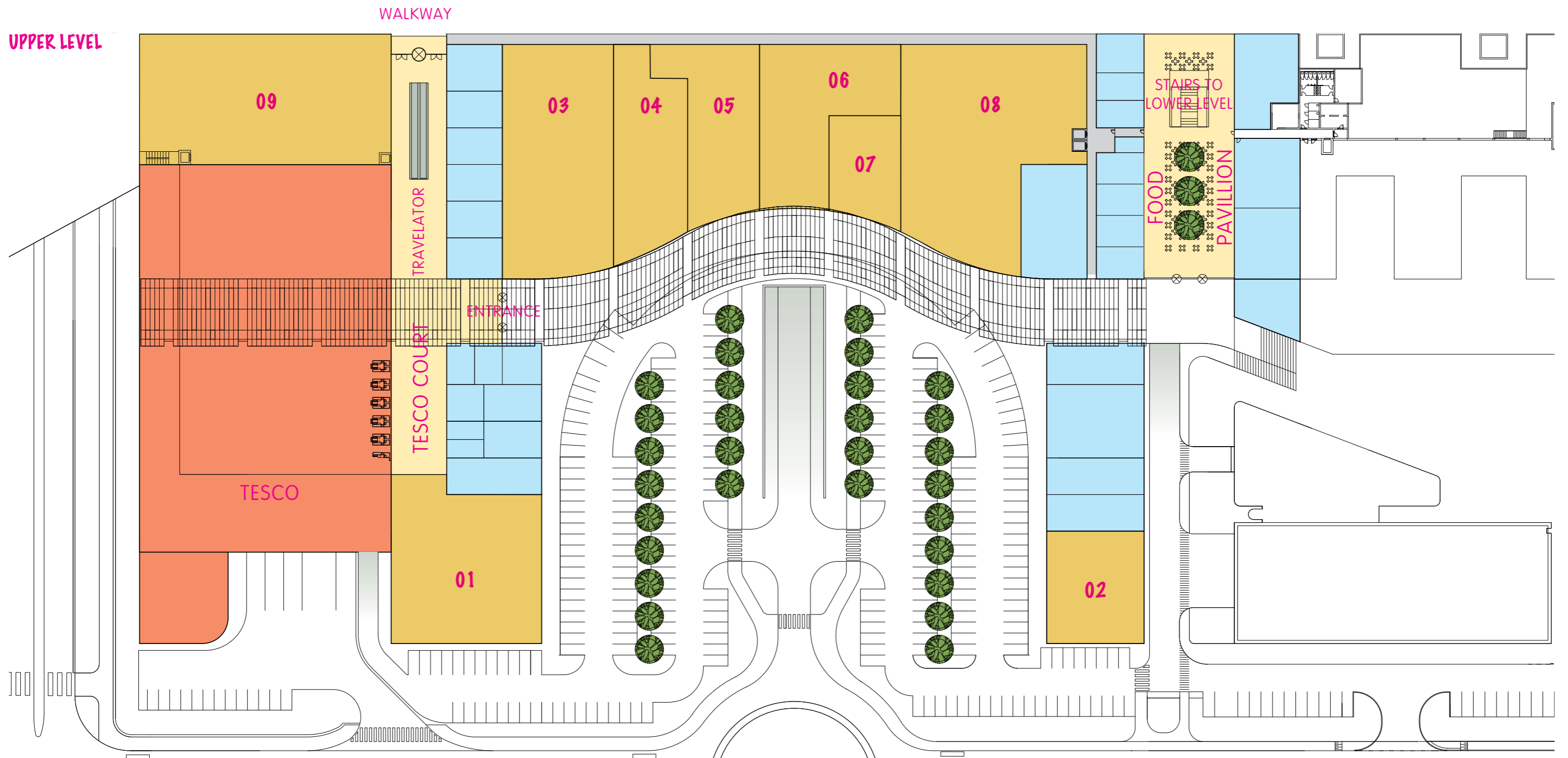
AKADEMICKÁ STREET

TO RING ROAD

LOWER LEVEL



UPPER LEVEL



Town Center

The Courts

The glass atrium Tesco and Food Pavillions flank the Central Square and provide access from both sides of the complex. Convenient travelators and stairs allow for easy access to parking, lower-level retail, and the lower entrances from Netroufalky Street.

The Campus Science Park

State-of-the-art office buildings, modifiable to a variety of business needs, surround the vibrant Science Plaza, with the result being that The Campus Science Park is a friendly, stimulating work environment that facilitates energy and exchange.

Campus Avenue

Campus Avenue is the key pedestrian street connecting Campus Square to the Science Plaza. With multiple small units opening onto the avenue, it is ideal for cafés and restaurants needing outdoor seating.

Science Plaza

Cafés, restaurants, and small shops, all set in a landscaped square, create the perfect setting for networking, and outdoor meetings. With workers from The Campus Science Park commingling with the students from the adjacent Masaryk University, the plaza will be the ideal environment for the creation of new ideas!

Food Pavillion

The Food Pavillion will provide visitors with a refreshing gathering point and meeting place. And with multiple units of varying sizes available, diners will be able to choose from a broad array of eatery options, both local and international.

Main Street

The Main Street runs through Central Square, under the retail center and onto Netroufalky Street, providing easy access to the lower-level parking and the University and Hospital beyond.

Key Retail Unit 01

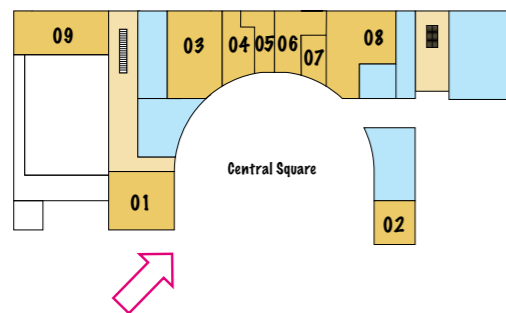
The key retail unit 01, at approx. 1,150 sqm sits on the corner of the Central Square, next door to the hypermarket TESCO. This prime location has glass frontage on two sides and sidewalk space on the promenade, as well as adjacent street-level parking.

Key Retail Unit 02

The key retail unit 02, at approx. 550 sqm maintains a high profile position on the corner of the Central Square. With glass frontage on two sides facing out onto the promenades, and adjacent street-level parking, it is a prime retail outlet.

Key Retail Units 03-08

6 key retail units are available at the hub of the Central Square. Units 03-08 range in size from approx. 380 to 1,800 sqm. These units are flexible and can be linked or sub-divided depending on need. They all have glass frontage and entrances from the Central Square promenades, and adjacent street-level parking.



Central Square

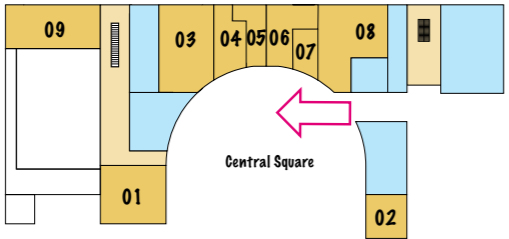
Campus Square is a new kind of shopping experience for Brno and the Czech Republic. A locally-targeted retail 'Town Center', that integrates big box retailers amongst zones of lifestyle shops, specialty stores, cafés and restaurants. The 18,000 sqm of retail space, and ample parking spaces, are designed around the Central Square that provides both street-level parking, as well as typical street-side retail and eating opportunities. This blending of uses, and mixing of retail and public space results in the opportunity for cross trafficking between stores. This concept globally has seen an increase in the average shopper stay and a rise in popularity in comparison with traditional enclosed shopping center formats. Combined with the fact that Campus Square directly serves THE CAMPUS, the University extension and Hospital, means the site offers special retail opportunities.

Parking

At such a busy location, thousands of daily visitors will need to be accommodated. Street-level parking in and around the Central Square offers easy access to the street-level shopping possibilities. A series of roads accesses additional lower-level parking, providing more capacity and connecting shoppers to the retail space on both levels.

Central Square

Lined with cafés and storefront shops, Central Square is a unique environment—part-promenade, part-plaza—appropriate for both a campus and town center. And with ample parking right in the center of Central Square, visitors will arrive right at the doorstep of a lively market place.



Campus Life

Public transport

The existing bus stop in University Avenue will be expanded, as new routes are added for the extension of Masaryk University and THE CAMPUS.

Food Pavillion

The lower level exit from the Food Pavillion comes out directly opposite the new bus stop. Lower-level parking and retail is also accessible here.

University Avenue

This tree lined avenue joins Kamenice Street to Jihlavska Street and runs between the University and Campus Square. Lower-level parking is also accessible here, as are the entrances to the General Hospital and Masaryk University.

Masaryk University

With the investment of 120 million Euros from the EU, Masaryk University has selected this district to be the home of expanded faculties for Science, Medicine, and Sport. The University's confidence in this area of Brno promises an additional 5,000 students and faculty.

Tesco Court

The lower-level entrance to the Tesco Court is from University Avenue. The travelator takes you up to the street-level retail as well as the lower-level parking.

Link to ring road

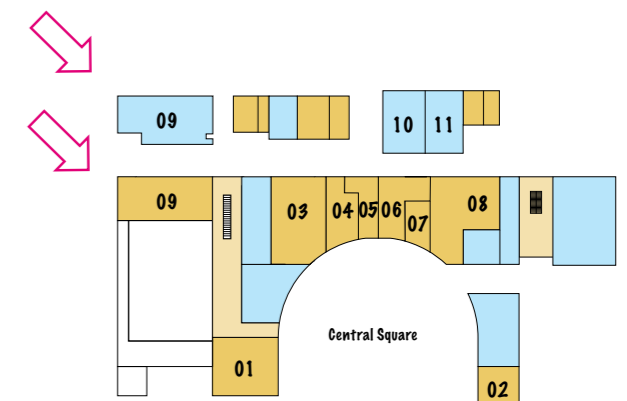
A new access road is also planned between the University roundabout and the ring road.

University Avenue Shops

Lower level retail units are directly accessible from University Avenue and the lower-level parking. Units from 25-100 sqm are ideal for providing services to visitors arriving from the bus stop, University and Hospital. The tree-lined avenue also benefits retailers wanting outdoor seating

Key Retail Unit 09

The key retail unit 09, has two floors totalling approx. 2,600 sqm. The unit occupies a unique location on the crossroads of University Avenue and Kamenice Street. The two floors can of course be separated into separate units. These two floors are linked by a in-shop staircase and travelator.





The walkway

The Campus

Campus Square is part of a larger development called **THE CAMPUS**, which will connect the Masaryk University extension and Brno General Hospital with a brand new R&D Office Park, and new residential complex. At the hub of this innovative community will be **Campus Square**, the 'Town Center' of a thriving retail, social and business zone that will serve the local residential districts of Western Brno.

Masaryk University

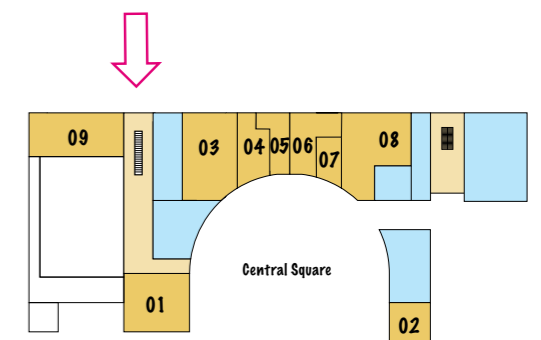
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Public Transport

The **University expansion** contains plans for improved connections to **bus and tram lines**, linking **THE CAMPUS** to local residential areas and the center of the city. A brand new bus stop will be built behind **Campus Square**, in **Netroufalky Street**.

Brno General Hospital

The **Faculty Hospital of Brno** is the only hospital in Moravia that provides patients with broad care across all medical branches. The **Center for Adult Medicine**, which is the largest teaching base for **Masaryk University's** newly expanded **Faculty of Medicine**, has a population of over 8,000 workers and students.



Campus Square

THE CAMPUS

Brno,
Czech Republic



AIG/LINCOLN

Notes:

A series of horizontal dotted lines for taking notes.