

## ***TPS – a home for technology and innovation based companies!***

Techno Park Sofia presented its vision and plans for the future in the biggest Real Estate Trade show in Bulgaria - Real Estate Expo, May 20-22, 2005. The focus of the show was the office segment of the real estate market in Bulgaria.



### **The idea**

The main goal of the Techno Park is the establishment and management of infrastructure that promotes business development and collaboration.

The idea is to build a home for the innovation based companies in Sofia and to consolidate the added value that the enterprises bring to the Park at regional and national level.

Techno Park Sofia strives to be the ideal place for the industrial, business and academic world in Bulgaria to meet.

With combined skills of property development and business development, Techno Park Sofia will help the companies in the following ways:

- Modern, open space offices at reasonable prices
- Optical fiber internet and telephone connection
- Structured and secure environment
- Generate interaction and business development opportunities
- Promote and develop technology companies located in Sofia.



## The project

Techno Park Sofia will be built in Druzhba district of Sofia. This location is chosen because of its proximity to Sofia Airport, as well as to some of Sofia's main roads providing fast connection from the complex to the center of the city.

Currently the plan is to build 4 buildings - 3 for offices and labs and one for administration, maintenance and service facilities. The companies occupying the complex will have access to a lot of modern conveniences - central air-conditioning, high speed internet, sauna, fitness, coffee shops, restaurants, stores and a large parking lot for each building as well as underground parking lots.



## The first building

The construction of the first building began at the end of 2004 and is expected to be completed till the end of 2006. The interior of the building is designed to have a minimum of bearing walls, so each office space can be modified according to the occupant's specific needs and activities. Each floor has a lobby and sanitary rooms and each floor can be used by a single company or divided into two parts and be used by two separate companies. The service rooms are designed in a way which allows them to be divided and used by one or two companies. The loading platform and warehouse spaces in the basement of the building can be used by the tenants/buyers.

The technologically advanced European countries' experience shows that the concentration of high technology companies is favourable for their collaboration, which is an important factor for the technological development.

Techno Park Sofia is striving to encourage this development by creating a modern collaborative environment.