

## park22 - Business Park at Campona

One of the region's long-standing property developers is offering high-quality warehousing and modern office space, satisfying today's requirements, in its soon-to-be-launched park22 development.

White Star Real Estate, a significant property developer in Central and Eastern Europe is starting construction of a new business park, named park22, which is adjacent to the Campona Shopping Centre in southern Budapest. This multi-phase development with excellent public transport links offers prospective tenants flexible solutions that reflect today's market needs including warehouses with mezzanine office units and independent office spaces. The strategic location of the business park, within 2 minutes of the M0, is ideal for service providers specialising in urban warehousing and in e-commerce storing, which has grown at an increasing rate in recent years. In the course of implementing the project, special emphasis is being given to maintaining a healthy balance between green space and buildings, as the 15-hectare site will comprise of 60,800 m<sup>2</sup> of lettable warehouse and office space and 53,500 m<sup>2</sup> of greenery.

*"White Star has been an active player in the Hungarian and Central and Eastern European real estate development and management market for over 22 years. It's important for us to keep an eye on the latest industry trends and current expectations of tenants in our investments and development projects. The success of our projects hinges largely on whether we are capable to offer genuine solutions. This is one of the things that make park22 such a special project, because – responding to market needs – we have combined warehousing facilities with office functions in a practical way"* said János Gárdai, Managing Director of White Star Real Estate, Hungary, on the background to the development.



*park22 – planned layout of the site and adjacent Campona shopping mall*

Development of park22 will start in 2021 and will be implemented in 3 phases. In this process, a total of six warehouse buildings will be constructed, with office buildings connected to three of these. A total of 421 parking spaces will also be available, along with a 24-hour security and access system, electrical vehicle charging stations as well as bicycle storage facilities. People working in park22 will also be able to enjoy other benefits besides the storage and office facilities surrounded by a green area. The business park is easily accessible by different modes of public transportation, including regional and Budapest buses having

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stops adjacent to the site. The centre of Budapest can be reached in a 15-minute train ride from here. Those who like to stay active during their commute can make use of the existing cycle path. Campona Shopping Centre, located right next door, offers a wide range of dining, leisure and sporting opportunities.

Besides its location, services and technical parameters, park22's additional advantage includes the long-standing track record and the stable financial background of the developer, White Star Real Estate. The group, which has over two decades of experience, has undertaken almost 350,000 m<sup>2</sup> of successful development projects in Hungary, with a value of close to EUR 450 million. White Star is associated with such notable developments as Infopark A, Alkotás Point, the M1 Business Park, the Airport Business Park and the Market Central Ferihegy Shopping Park. In addition to all these, the company leads the market for the full spectrum of real estate-sector services, offering high-quality asset and facility management, leasing, construction, energy management and technical supervision services to its clients.

In the Central and Eastern European region White Star also has a presence in Poland, the Czech Republic, Slovakia and Romania, and in the past 20 years has developed some 2.3 million square metres in more than 50 successful projects. A key project among the ongoing developments in the region is Elektrownia Powisle (Warsaw, Poland), where an old, listed electricity generating plant is being converted and extended to include office, retail and residential functions, breathing new life into both the building and the surrounding area. The two most prominent projects among the company's 16 industrial developments are Diamond Business Park in Warsaw and D1 Logistic Park in Prague.

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