



TIRANA
BUSINESS
PARK



**TOMORROW.
NOW.**

➤ WE HAD A VISION...



...A NEW STATE-OF-THE-ART BUSINESS PARK, LINDNER'S PIONEERING CONCEPT FOR BUSINESS PARKS FUSING THE BEST EUROPEAN BUSINESS ENVIRONMENT WITH A GREEN CONCEPT.

➤ WE DID IT.
TIRANA BUSINESS PARK WILL CHANGE THE WAY BUSINESS IS DONE.

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THE NEW BEST PLACE TO WORK.

BE PART OF THE CHANGE.

STAY ONE STEP AHEAD AND ENSURE YOUR
FOOTPRINT IS GREEN

YOUR COMPANY AND TBP WILL SET
NEW BUSINESS STANDARDS TOGETHER
TOMORROW – TODAY.



TIRANA
BUSINESS
PARK

A new, excellent working location:
A city outside city.

A genuine concept - urbanism,
architecture, landscape, traffic,
infrastructure - for a premium
business community.

A 360° BUSINESS+ CONCEPT:

Where you enjoy working – where you
focus on your business growth – thanks
to all amenities offered by the TBP park.

A 360° GREEN CONCEPT:

Where you enjoy working – in a green
surrounding, inside nature – breathing,
at last...



WORK AHEAD. INSIDE NATURE.

CAN
USA
MEX

BHS
CUB
HTI DOM
JAM
ATG
BLZ
GTM HND
NIC
SLV CRI
PAN
VEN
GUY
SUR
COL

ECU
PER
BOL
ARG
BRA
PRY
URY

CHL

RUS

ISL
NOR FIN
SWE EST
LVA
GBR DNK LTU
POL
FRA DEU CZE SVK
BLR
UKR
ESP CHE AUT HUN ROU MDA
ITA SVN HRV BIH SRB BGR
ALB MKD GRC
TUR AZE GEO
ARM
SYR IRI IRN
AFG AFG
SAU PAK
YEM OMN
IND NPL MMR
LKA BGD THA LAO
KHM VNM PHL
MYS
IDN TLS PNG
JPN
PRK KOR
TWN

MAR DZA LBY EGY
MRT NER SDN
MLI ERI
GIN BFA
SLE LBR GHA
CIV TGO BEN
NGA TCD ETH
CMR CAF UGA KEN
SOM
GAB COG
AGO ZMB
TZA
NAM ZWE
BWA MOZ MDG
ZAF

ALBANIA: STABLE AND ON THE MOVE TOWARDS THE EU ACCESSION

POLITICAL: Albania joined NATO in April 2009 and became a potential candidate for EU accession in the time.

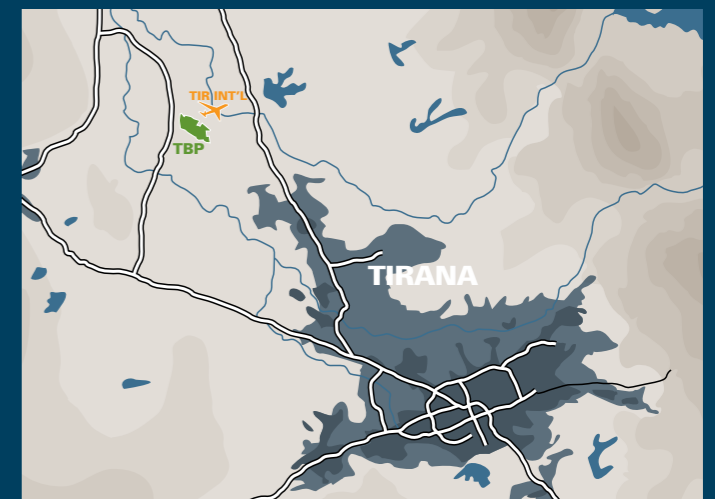
ECONOMY: Albania finished the difficult transition to a more modern open-market economy.

Cumulative foreign direct investments amounted to EUR 680 million in 2008 and EUR 2422 million over the last ten years. Macroeconomic growth averaged around 6% between 2004-08, stable to about 4% in 2009-10. Inflation is low and stable.

THE NEW 'BE AHEAD!' PLACE.

ALBANIA | Economic growth fed by an expanded highway system, a new airport plus new projects complement each other, TBP will create a new business center for Albania's capital.

TIRANA | Just a 15 minutes drive outside of the city centre, and 2 minutes away from the airport, TBP is surrounded by nature where your employees will enjoy a unique work environment that will enhance well-being and productivity. As a gateway location, TBP will strategically position your company's success onto a platform that is well known in Europe.



➤ YOU'RE PART OF A **NEW, DYNAMIC** BUSINESS COMMUNITY.



WHAT DOES THIS MEAN TO YOU, CONCRETELY?

- It's all about a really fantastic workplace, in a unique location (the new Albanian neuralgic spot) : business at its best, while enjoying a green environment.
- Our tailor-made packages just simplify your life. You feel well, secured, focussed – it's thought-through, organised for you, as convenient as possible: just do business, we do the rest.
- Our holistic 'Business & Nature' concept brings in a great motivation for your management teams and employees.



THE TBP BUSINESS+ PACKAGE:

1

FLEXIBLE OFFICE SPACE

- Your office needs are accommodated through innovation and long term relationship
- European interior fit out and M&E standards a stable rent price
- Convenient parking facilities for your company staff, clients and guests

360° SOLUTIONS

- Facility management staff on duty 24/7
- Turnkey office fit-out
- Complete service lines for business and leisure at low operational expenses
- High quality and security commitment towards financial stability in all aspects

2

3

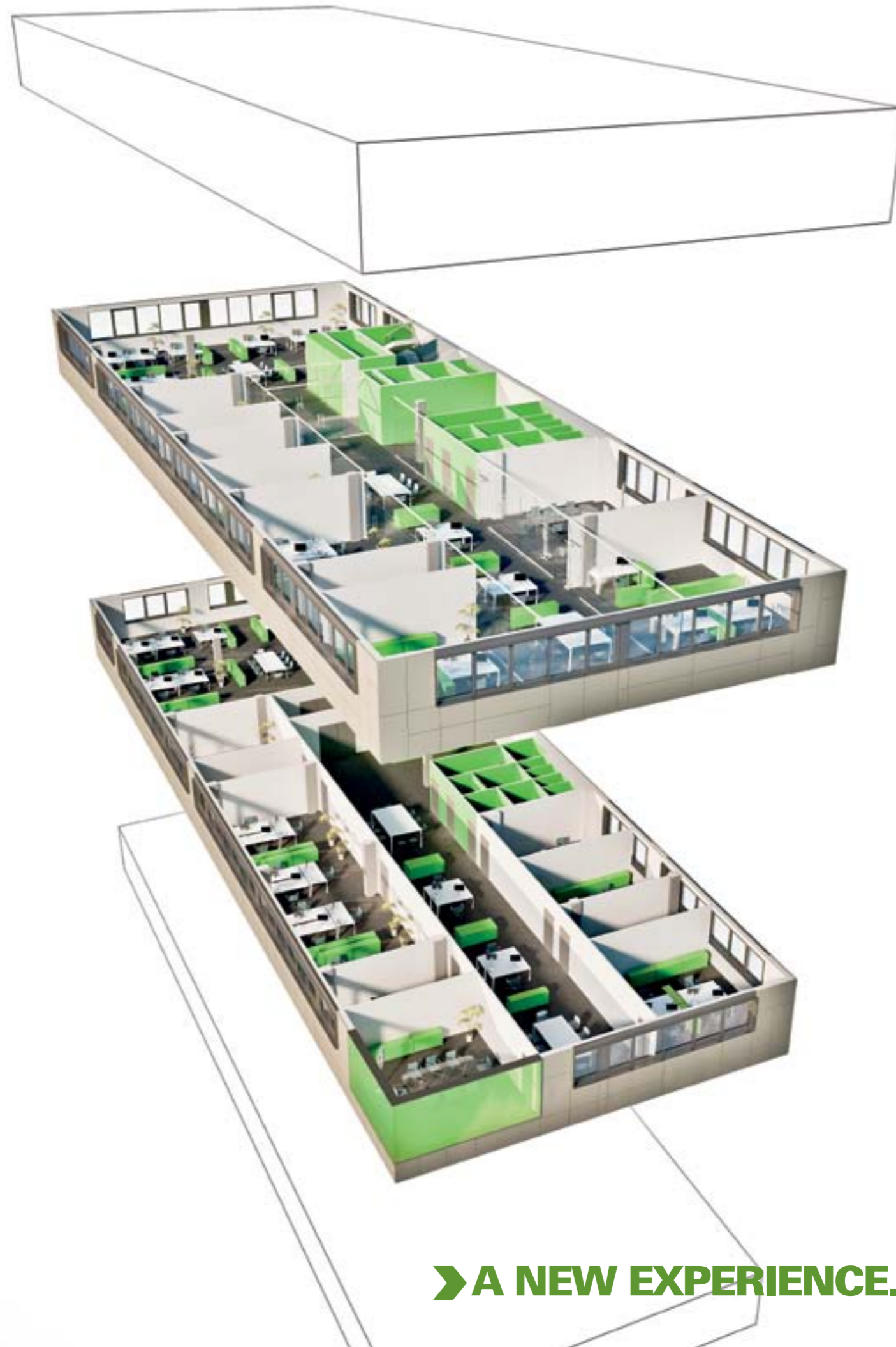
PROFITABLE GREEN ENVIRONMENT

- Green thinking at its best:
- 360° green thinking for all buildings and any office space
 - Carefully merging nature with your business
 - Satisfying and efficient working conditions inside green, enjoying nature everyday

LIFE AND WORK BALANCE

- Integrated recreational facilities
- Car parks, cafés, restaurants, parks & plazas accessible by walking
- Working for your future
- Medical centre and gym to come soon

4



➤ A NEW EXPERIENCE...



**...SO PEACE
OF MIND.**

➤ ENJOY WORK - DO BETTER BUSINESS.

- This unique fusion of a modern business environment (A+ buildings) and of nature (recreational areas) just make your business more productive.
- We guarantee a professional real estate management, with focus on maximal flexibility and convenience for you.
- We're continually adapting to the changing needs of the business community in general, of your needs in particular.



EXPERIENCE. EXPERTISE. EXCELLENCE.

BECAUSE:

- Made by Lindner
- German Know-How and Engineering
- Direct and Personal Contact: Business with a Human Touch

Lindner References **BUSINESS PARK SOFIA**

- Business Park Sofia is located at the foot of Vitosha Mountain, conveniently reachable from all major boulevards and with direct access to the Sofia Ring Road.
- Business Park Sofia offers A class office space, with contemporary technical solutions, standardized heating and cooling system with individual temperature control and energy supply.

GALVANIHO BUSINESS CENTER

- Galvaniho Business Complex is located within the Avion shopping zone. Three business buildings well connected to the public infrastructure.

www.tiranabusinesspark.com/references



TOMORROW. NOW.



STATE-OF-THE-ART BUSINESS PLACE - INSIDE NATURE.

360° PACKAGES AND SERVICES.

LOCATED IN A NATURAL SETTING.

FLEXIBILITY. SYNERGY. COMMUNITY.





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an Investment of Lindner Real Estate Development

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