

PALESTINE - INDIA TECHNO PARK BUILDING

For More Information about PTP

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Visit Us Birzeit, Ramallah, Palestine



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01 PALESTINE - INDIA TECHNO PARK

BIRZEIT

PALESTINE TECHNO PARK

The Palestine Techno Park (PTP) is a non-profit company established in 2016 with the **VISION** to create a national infrastructure, business environment and culture that will enable knowledge-based and creative enterprises as well as technology clusters to successfully operate locally, regionally and globally. Our **MISSION** is to be the location of choice to seed, grow and commercialize this type of businesses by nurturing innovation-led programs across knowledge-based industries through nurturing leadership in collaboration with value chains stakeholders to promote innovative solutions to end markets.

The generous donation received from the Government of the REPUBLIC OF INDIA to develop the flagship Palestine - India Techno Park building and the infrastructure of the master plan at the 20,000 square meter location that was generously allocated by Birzeit University have both contributed towards turning our vision into reality.



The PTP has the following objectives:

1. Establishing a suitable physical environment that is accessible to the industry, supports the innovation and ecosystem and allows youth, innovators, researchers, investors and industry experts to collaborate and work together.
2. Promoting the brand and image of the technology sector to attract foreign direct investment and integrate with global value chains.
3. Supporting entrepreneurship programs by launching new start-ups, social enterprises and developing new innovative products.

PALESTINE - INDIA TECHNO PARK

BIRZEIT

PALESTINE TECHNO PARK

The PTP is a full-time member of the International Association of Science Parks and Areas of Innovation (IASP), a leading global network for science parks and areas of innovation.

4. Conducting technology transfer activities (including emerging technologies) that would work on the commercialization cycles of research and development whether at universities or industry and take them to markets.

5. Bridging the knowledge gap and the gap between private sector & academia.

The PTP believes that activities meeting the above objectives will result in economic development including job creation. PTP welcomes partnerships and investment with economic development initiatives with multinationals, technology companies, high-net worth individuals and local clusters of companies seeking investments or collaboration.

ABOUT THE MASTER PLAN

Our vision for the Master Plan is premised on the driving ambitions of creating a unique landmark for the Techno Park that (is\has):

- Defines a long-term overall framework for the development of the **TECHNO PARK** while articulating phasing of an initial 20,000sqm area for Phase I.
- Displays a physical architectural form that embraces interrelationships, circulation and landscape to create an integrated and synergistic network of research and business environments

- Environmentally Sustainable
- Utility Infrastructure Networks: Fiber Optic network; Water supply network; Electrical and street lighting network; Storm water network; Wastewater network & wastewater treatment plant
- Accommodates a variety of research, business and technology uses, with an approximate total projected built- up areas of 35,000sqm with flexibility in lot size development and building design



ABOUT THE MASTER PLAN

- Landscaping design that creates visual interest where buildings are designed around a central collaborative green open space, multiple smaller green areas, plazas, pocket parks and shared landscaping between buildings
- Pedestrian pathways and interdisciplinary nodes serving as strong connectors between the buildings and green areas



- Parcels within the Master Plan available for various development opportunities, making the entire area buzzing with business potential

03 PALESTINE - INDIA TECHNO PARK
BIRZEIT

THE LOCATION

Located in Birzeit, next to Birzeit University Academic Campus and the Palestinian Museum, the PTP also strategically enjoys a central location of North and South of the West Bank and provides convenient access to air and land ports.

It is also in close proximity to Ramallah (less than 15 minutes away by car), with very good transportation links.



04 PALESTINE - INDIA TECHNO PARK
BIRZEIT

PALESTINE - INDIA TECHNO PARK BUILDING

The Palestine- India Techno Park building is envisioned to initiate a **COLLABORATIVE, INTERACTIVE** and **FLEXIBLE** business environment and to cultivate a sense of **COMMUNITIES**.

The flagship building is to enjoy a prominent strategic location within the wider Master Plan that has Green Design Features: Orientation, Atrium facilitating ventilation, daylight harvesting, and social interaction; Rain water harvesting; Sun shading and On-site electricity generation.

Whether you are a **STUDENT, FREELANCER, REMOTE WORKER**, or **ENTREPRENEUR** looking for an office desk or you are a **STARTUP** working to get your business up and running at shared offices or an **ESTABLISHED LOCAL** or **INTERNATIONAL COMPANY** looking for an office space; the flagship building **HAS A SPACE to INSPIRE YOU!**



THE FACILITIES

The building features 7 floors with a total built-up area of 9,500 m². It is designed to accommodate an **ECOSYSTEM** of space that breed innovation through catering for the;

- Combination of social and office production zones
- Varied office space needs for teams/individuals
- Different work modes – focus, collaboration, learning, and social
- Different levels of formality and privacy
- Exceptional open landscape views overlooking historic Palestine Mediterranean Sea
- Photovoltaic panel to reduce electricity input cost

This is achieved through the creation of collaborative business spaces on the lower floors (basement, and ground floors) supported by interactive spaces between co-working space, meeting rooms, exhibit spaces, library, games room, cafeteria, seminar room, phone booths and a health center (gym, sauna & swimming pool for relaxation).

This is in addition to innovation labs spaces and a variety of flexible shared/open and private office spaces on the upper floors to accommodate incubation space and start-ups as well as growing technology companies. The building features distinctive design elements to create communities, emphasising connectivity and showering the building in daylight with an atrium.

THE EXHIBITION AREA



THE GAMING ROOM

GIVE
YOUR MIND
A BREAK
JUST PLAY
HAVE FUN
ENJOY THE
GAME

1. The central staircase, connecting the ground floor to the first, forms a large conference and community event space, adjacent to the co-working space as well as exhibits space that can also function as an informal “lounge style” working environment.

2. The double glazed curtain wall facades and the central atrium provide high level of transparency between the building, its occupants, and the outdoor surrounding green landscape with exceptional views in the horizon.

The building design also aims at balancing public and private spaces. A mix of shared amenities are provided on every floor such as the “lounge- style” social hubs equipped with kitchenettes, which help foster the “community of innovation” spirit and the phone booths that provide private transition space to individuals. Meeting rooms, equipped with video conferencing and audio visual systems, are also spread across the various floors to promote connectivity whether across the table or across the globe.



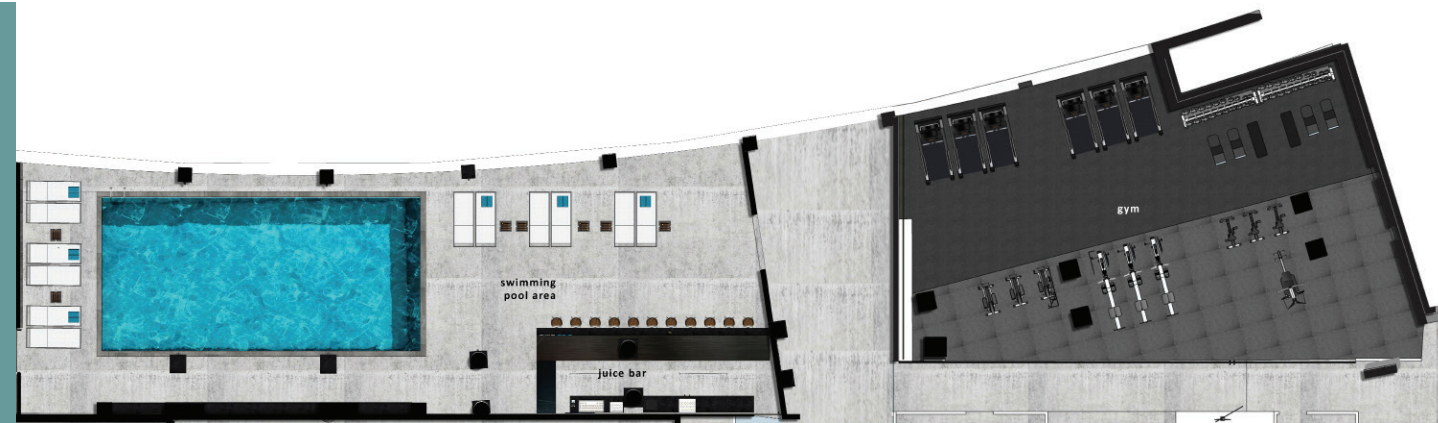
THE INNOVATION LABS

THE AMENITIES

The Building is expected to have the following smart systems:

- Stand-by generator
- Voice evacuation and public address / background music system
- Closed-circuit television CCTV surveillance system
- Telephone system installation including private automatic branch exchange - PABX
- Fiber Optics and Wireless Internet system
- Anticipated Uninterruptible Power Supply - UPS system
- Satellite Master Antenna Television - SMATV/ IP TV system
- Automatic fire detection and fire alarm system
- Audio visual / Video conference system
- Energy efficient lighting
- Automation and lighting control system
- Photovoltaic System
- Building management system

THE SWIMMING POOL & GYM AREA



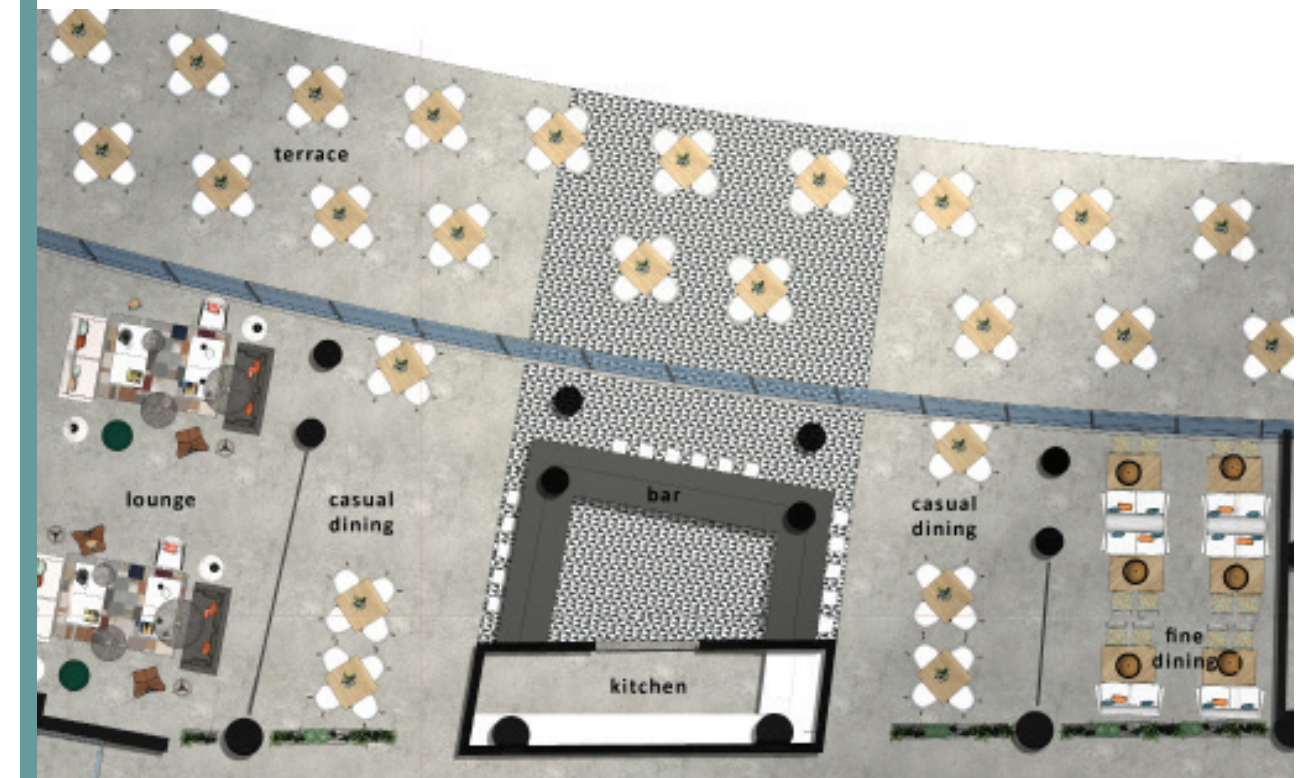
MAKE TODAY A SUCCESSFUL DAY,
PUT YOUR HEART AND SOUL
INTO CHALLENGE AND

TRAIN
HARDER
THAN
YESTERDAY

THE CAFETERIA



GOOD IDEAS START WITH COFFEE



THE VARIETY OF OFFICE SPACES

The PTP has a **VARIETY** of membership / rental options and offer four kinds of office spaces:

- Individual co-working desks
- Start-ups shared offices
- Corporate offices-open space offices
- Innovation Labs

Membership options include access to the Health Centre (gym and swimming Pool), kitchenettes, phone booths, conference rooms and seminar room booking. Services also include shared office equipment services like printing / scanning, storage lockers, and mailboxes.

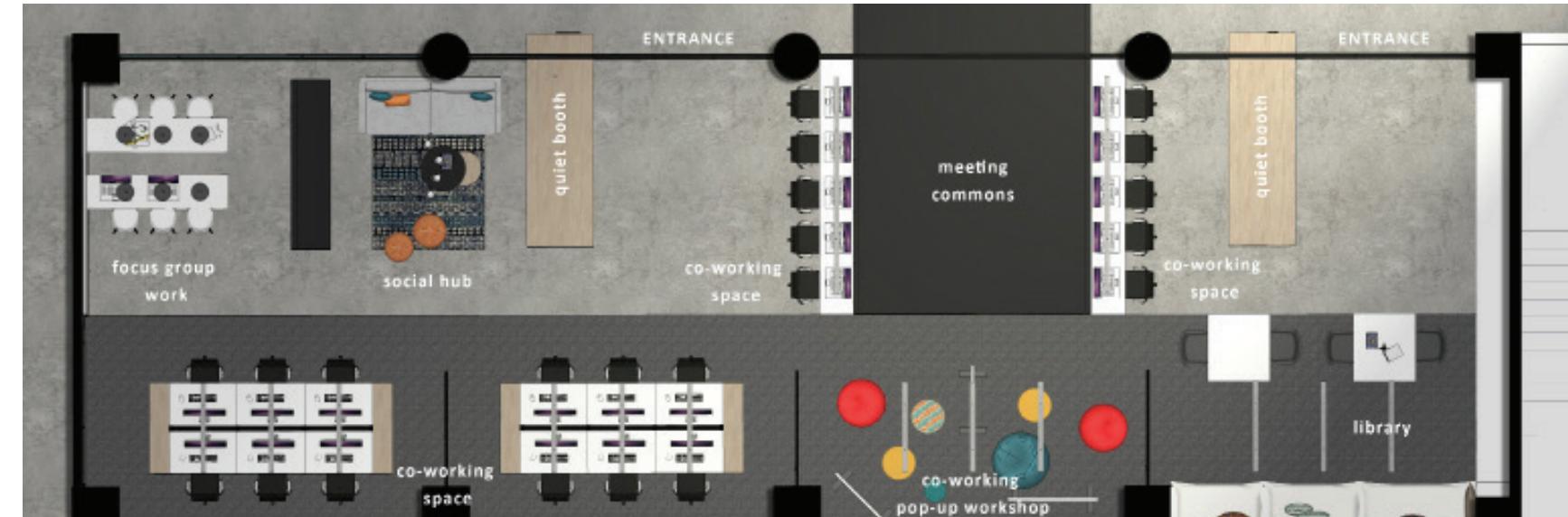
THE FLEXIBLE ZONES



PHONE BOOTHS



THE SOCIAL HUB



THE LIBRARY



CO-WORKING SPACES



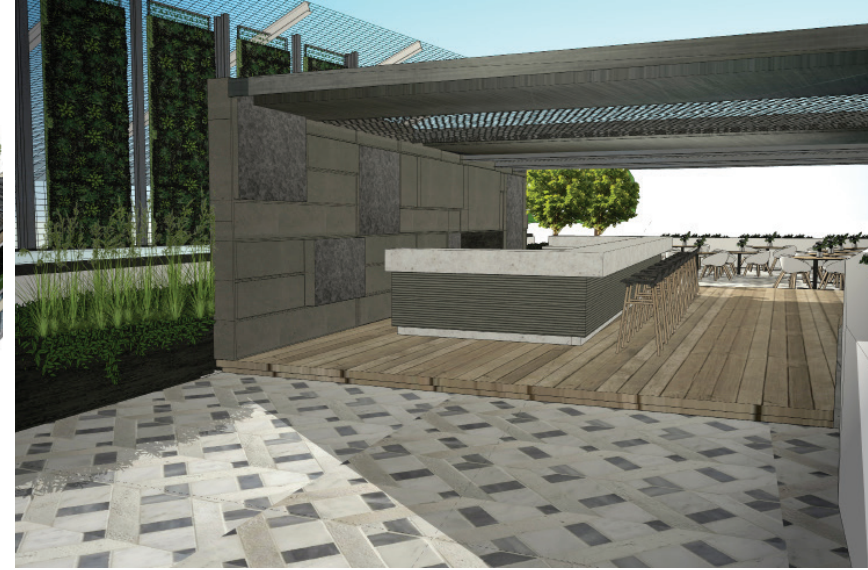
THERE IS
NO FRIEND
AS LOYAL
AS THE
BOOK

THE ROOF TOP

With exceptional views, one of the great characteristics of the building is the Roof Top Garden. Designed in a **MODERN** approach, the roof top can seat up to 94 people.

It is available for public use, making it a social hot-spot for everyone to enjoy their time and exchange their thoughts overlooking the prestigious campus of Birzeit University and overlooking historic Palestine and the Mediterranean see in the horizon.

ROOF GARDEN



GET OUT TO THE ROOF

ESCAPE FROM STRESSES

ENJOY THE SEATING

CLEAR YOUR MIND

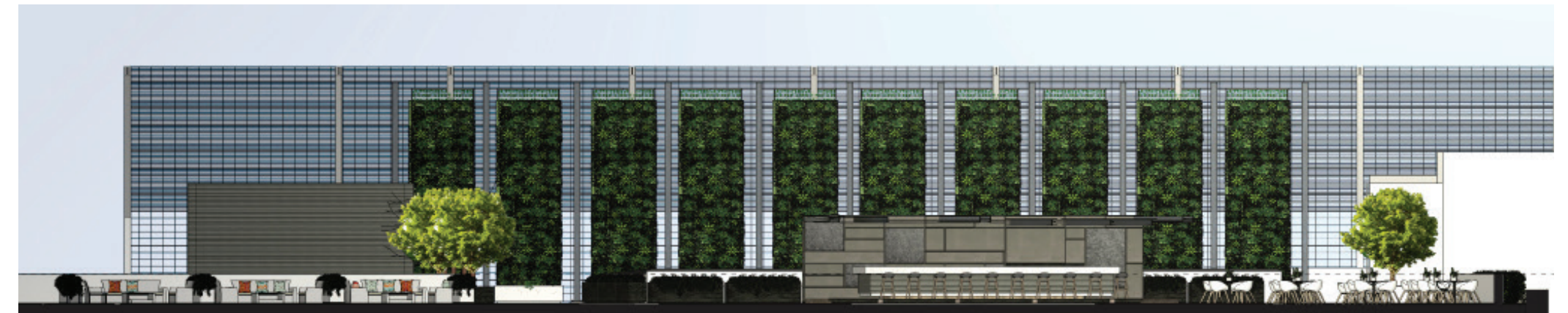
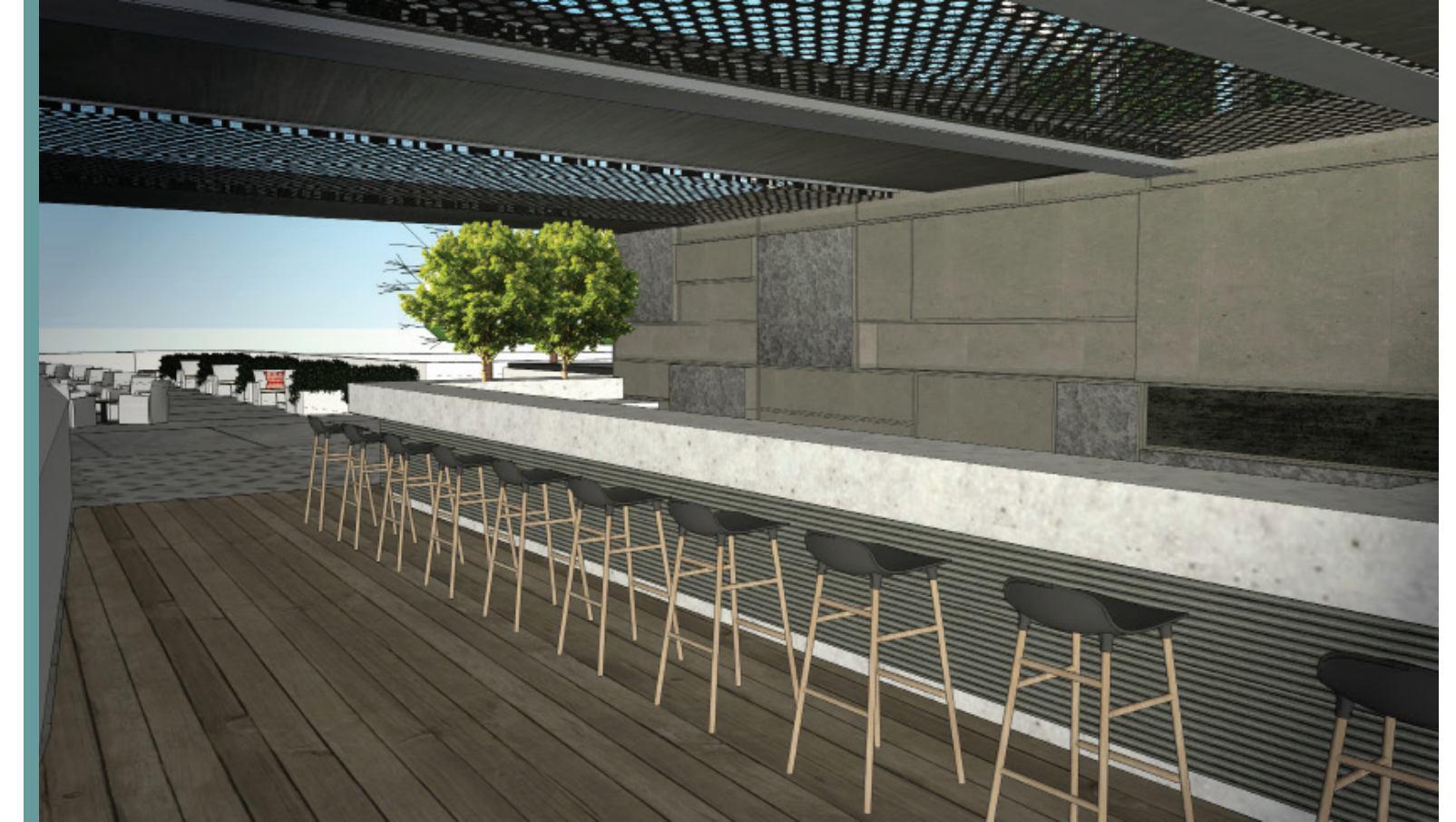
ENJOY THE BREEZES

ON THE ROOF GARDEN

THE TIME SPENT

IN NATURE IS JUST

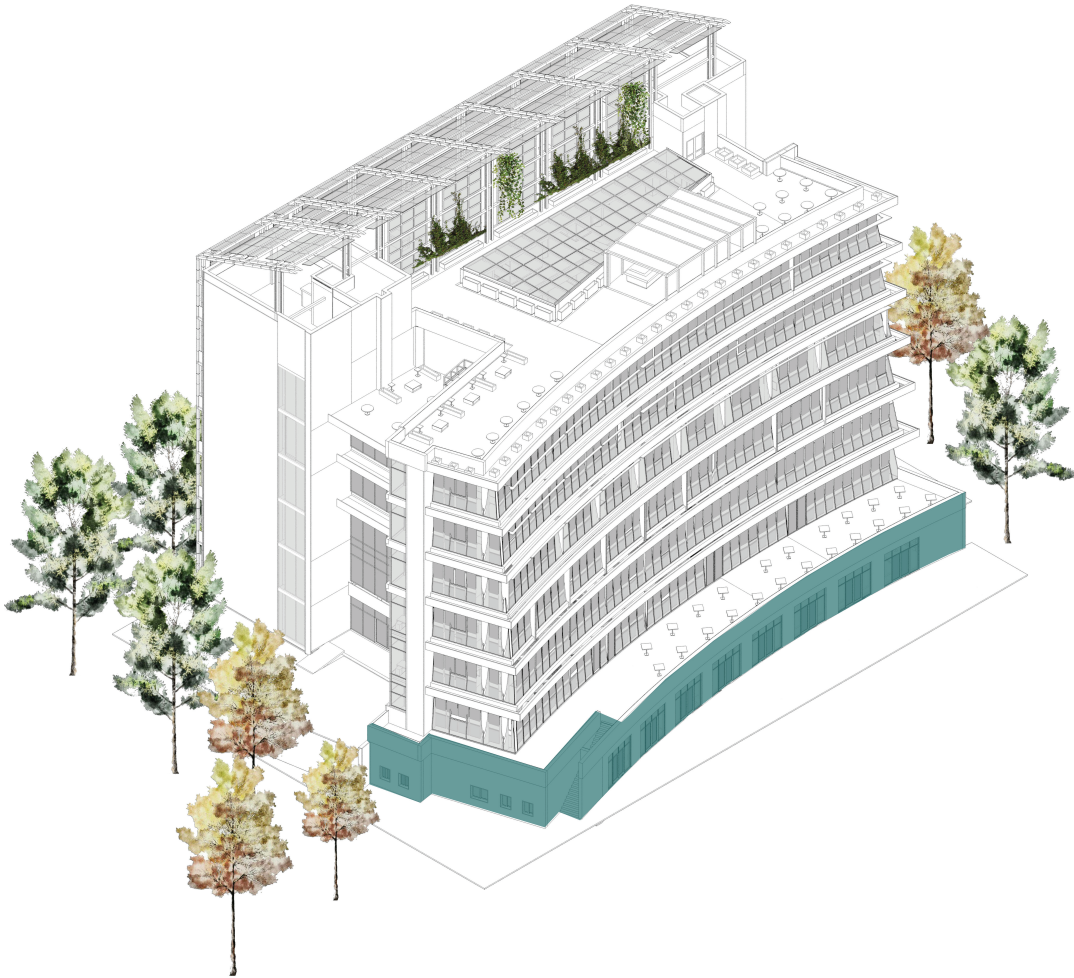
HEALING ENERGY



THE BASEMENT FLOOR

We have a variety of membership or rental options, and each one comes with perks. One of those perks is access to our high end **HEALTH CENTER** located at the basement floor.

The health center is made up of an indoor swimming pool relaxation area and a fully equipped gym with all of the needed services, such as: sauna, lounge, poolside-bar. The area is designed to ensure a full **LUXURIOUS EXPERIENCE**.



“ Don’t Just Work, LIVE LIFE ... ! ”

BASEMENT FLOOR

1789 SQM

ZONE A - HEALTH CENTRE SERVICES 303 sqm

- HEALTH CENTRE ENTRANCE HALL
- HEALTH CENTRE RECEPTION
- TRAINER'S ROOM
- LOUNGE
- MALE TOILETS & SAUNA
- FEMALE TOILETS & SAUNA
- JANITOR
- ELECTRICAL ROOM
- MECHANICAL ROOMS

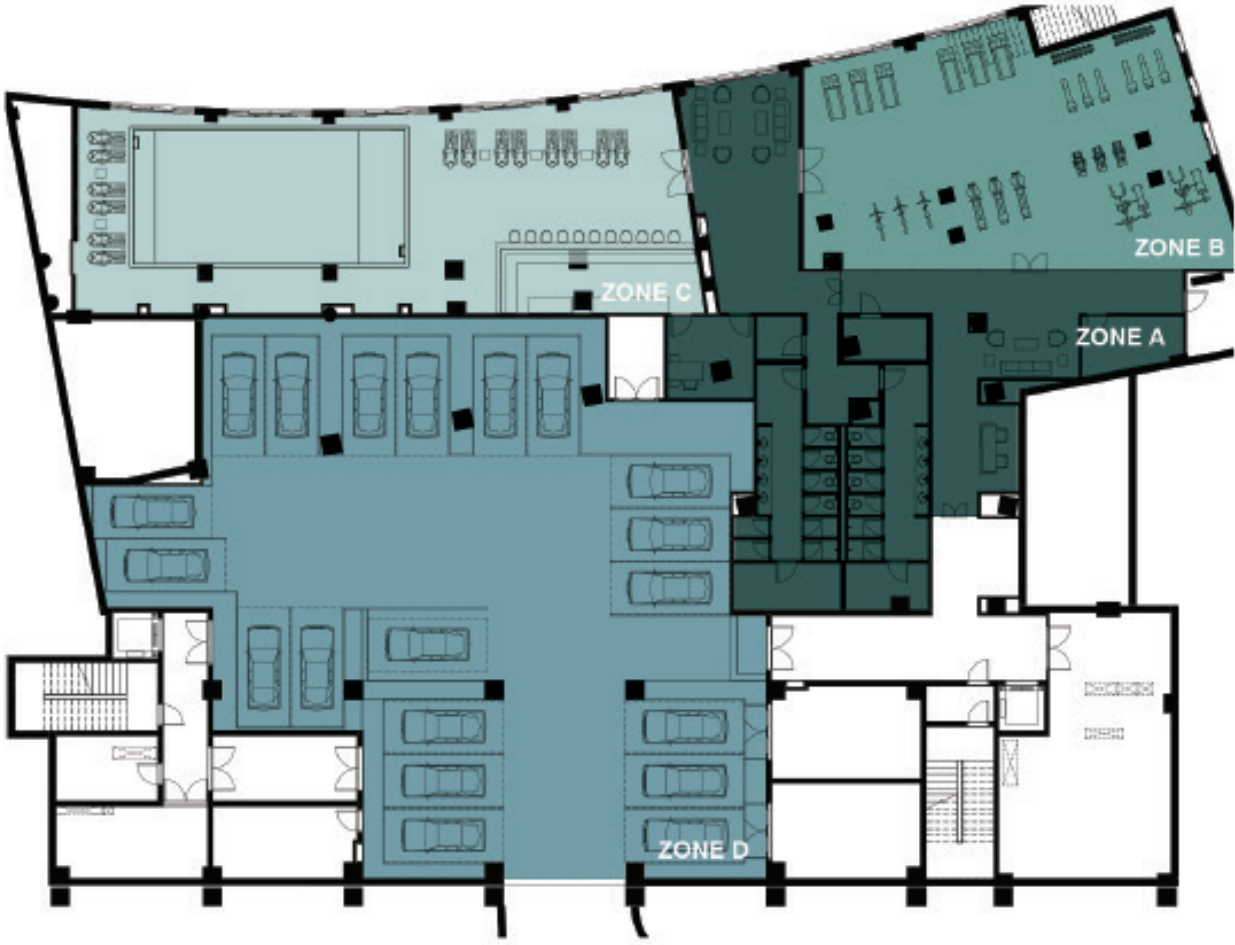
ZONE B - GYM 192 sqm

ZONE C - SWIMMING POOL 260 sqm

- POOL SIDE BAR
- SUNBEDS
- POOL

ZONE D - PARKING 545 sqm

- PARKING - 20 CARS

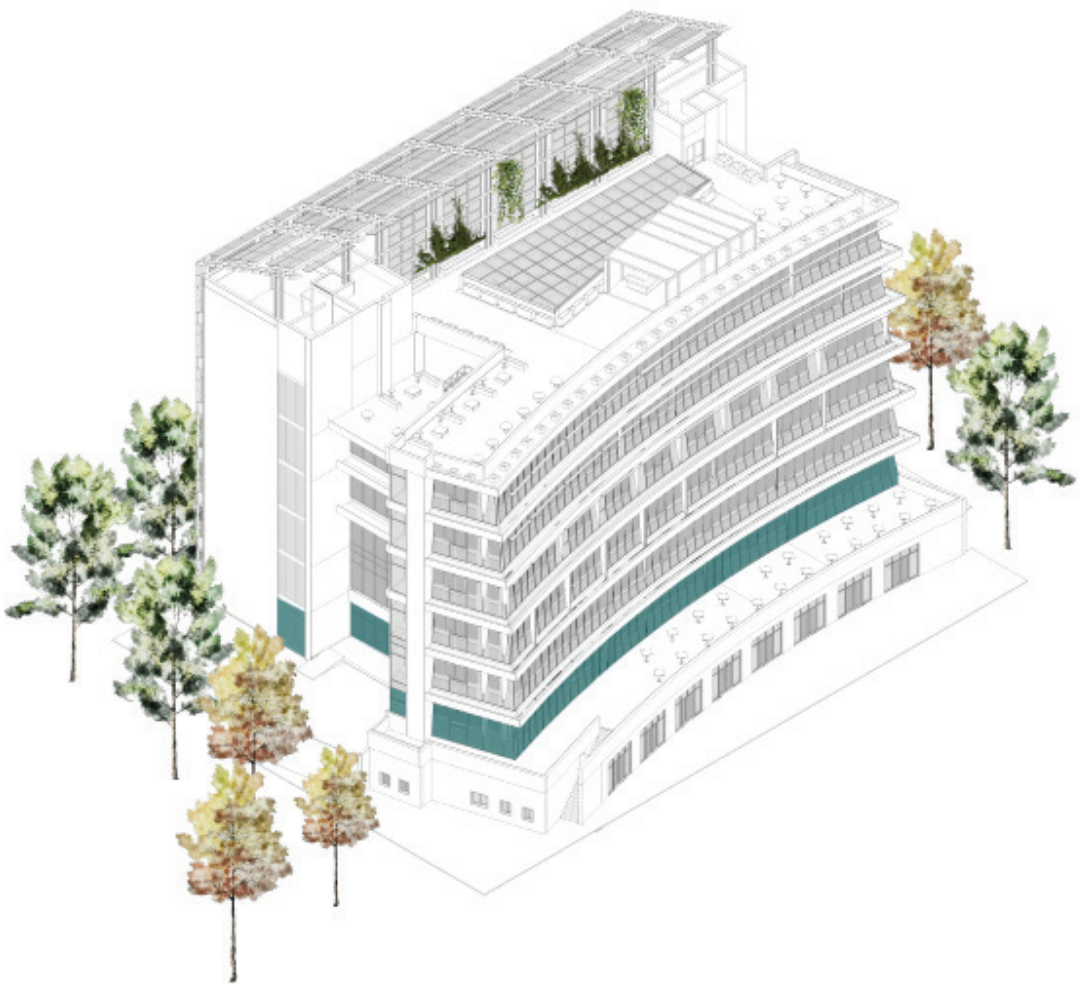


THE GROUND FLOOR

Need a desk space and seek a community with a collaborative spirit? This floor inspires freelancers, professionals and remote workers interested in being part of a larger community on flexible membership plans. We offer you an office desk space with **FLEXIBLE** working environment that is meant to fit every possible need and work mode.

Zone C (illustrated in the next page) is an example of one of our distinct **CO-WORKING ZONE**, it can fit up to 45 individuals with reception services and shared facilities such as: phone booths, meeting rooms, library, games room, and a seminar room.

All are available for use along with shared office equipment services that include printing / scanning and storage lockers.



“ Don’t Just Work, Be Part Of A COMMUNITY ... ! ”

GROUND FLOOR

1492 SQM

ZONE A - SEMINAR ROOM	124 sqm
OFFICE - 1 PERSON SEMINAR ROOM LOBBY	
ZONE B - MANAGEMENT OFFICE	91 sqm
RECEPTION DESK - 1 PERSON FINANCE OFFICE - 1 PERSON MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 6 PERSONS SOCIAL HUB PHONE BOOTH - TYPE 3	
ZONE C - CAFETERIA	547 sqm
SERVICE KITCHEN BAR CASUAL DINING AREA FINE DINING AREA OUTDOOR TERRACE	
ZONE D - EXHIBITION AREA	215 sqm
RECEPTION EXHIBITION AREA AUDITORIUM	
ZONE E - CO-WORKING AREA	233 sqm
LIBRARY PHONE BOOTH - TYPE 1 MEETING ROOMS - 12 PERSONS CO-WORKING SPACE - 10 PERSONS POP-UP WORKSHOP INDIVIDUAL OFFICE SPACE - 16 PERSONS FOCUS GROUP DESKS - 6 PERSONS	
ZONE F - GAMING AREA	56 sqm
GAMERS' ROOM SERVICE CENTRE	

Join to benefit from our Co-Working Program
professional services such as:

- All utilities (Electricity, Water, and AC)
 - Fast Internet & WiFi
 - Cleaning services and general maintenance
 - Conference room with video conferencing
 - Company logo placement
 - Front desk building security
 - Welcoming receptionist for your clients
 - Access to networking events and workshops
- Lockable cabinets
 - Printing
 - Consultation of incorporation of startups



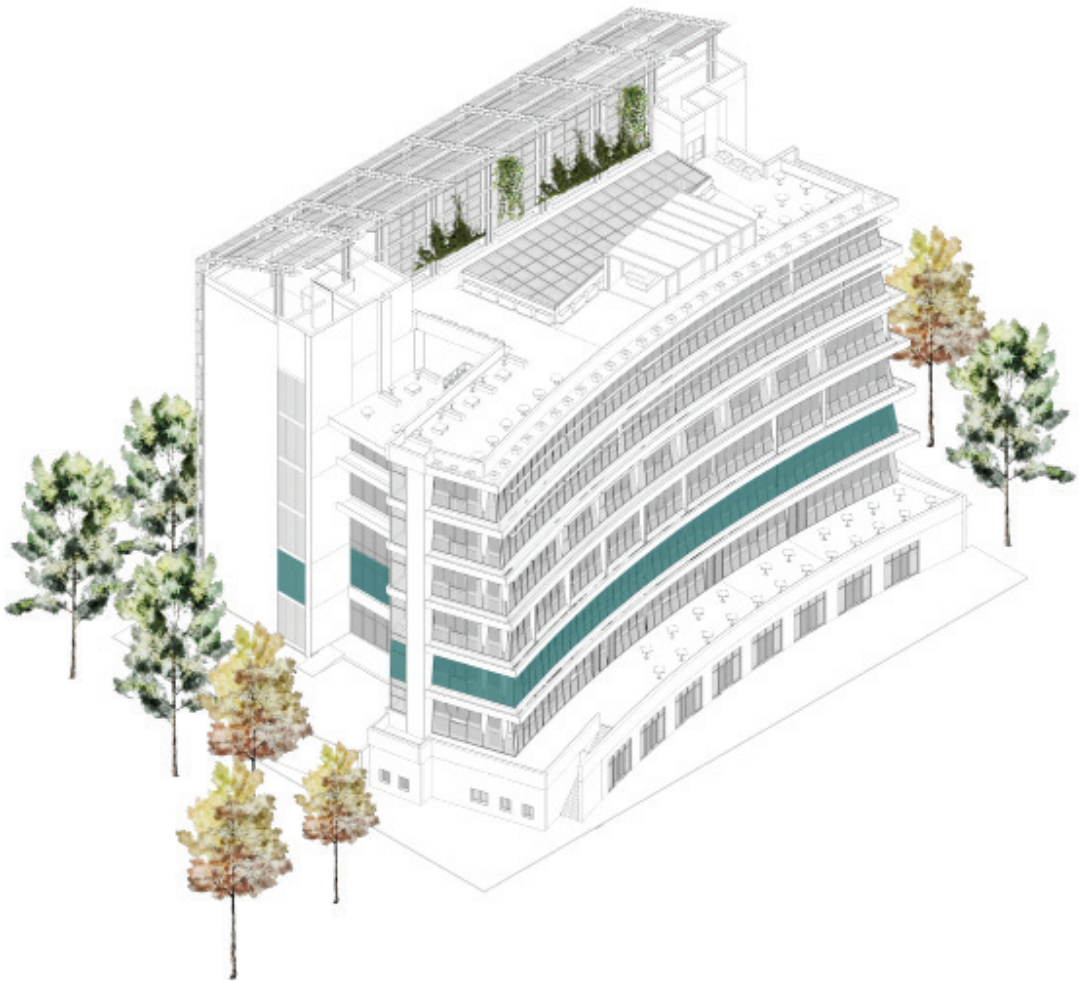
THE FIRST FLOOR

What is special about the building, is the size variety of shared office spaces that it offers.

Both the first and second floor have flexible layouts to accommodate **START-UPS** at different growth stages with office areas of 45sqm on average.

The Palestine - India techno Park building does not only provide flexible shared office space that are open around the clock with smart amenities, but it also offers the professional office environment, reception and a directory listing of your company name. Whatever you need to get your business up and running. It is done Better, Together!

- **INSPIRE** Curiosity
- Encourage **INNOVATION**
- Stimulate **COLLABORATION**
- Increase **PRODUCTIVITY**



“ Clustering Start-Ups for CREATIVE COLLABORATION “

FIRST FLOOR

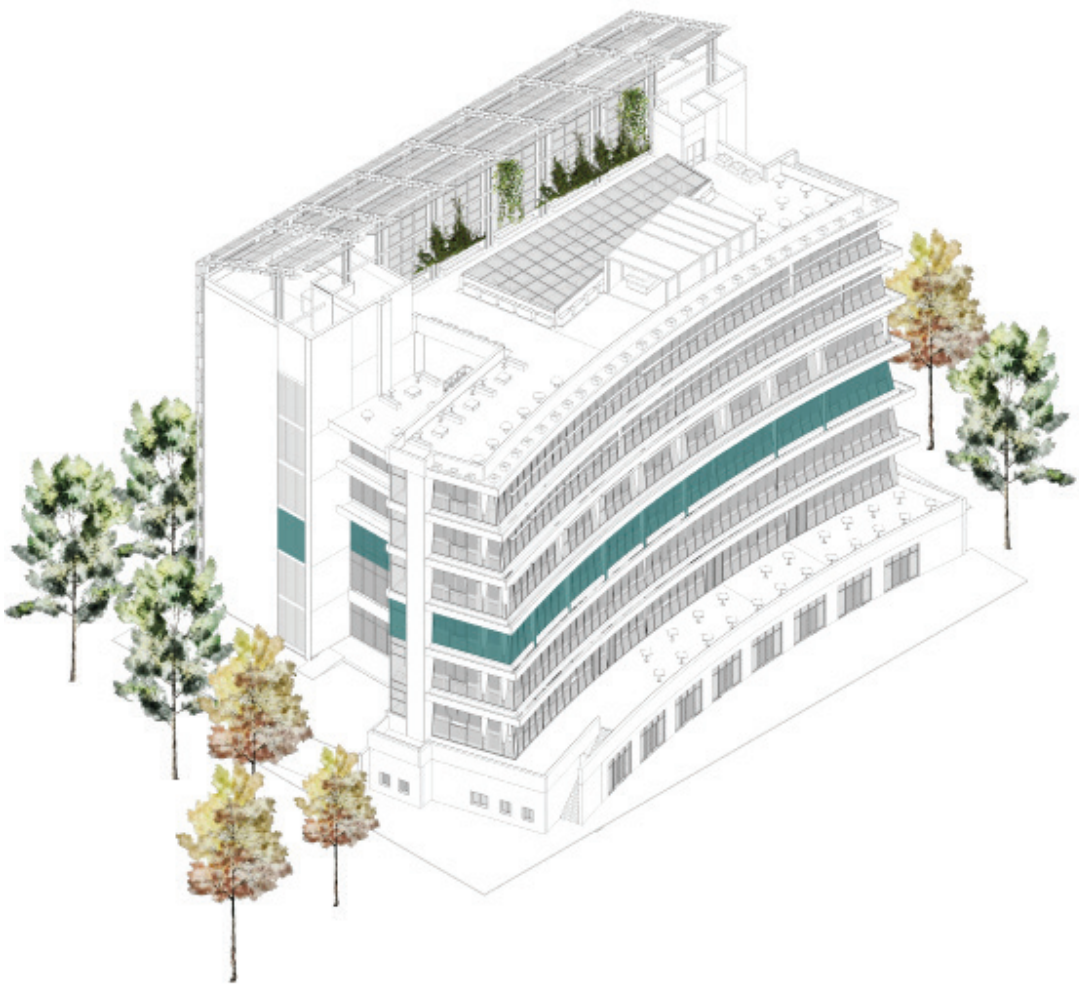
1224 SQM	
ZONE A - START-UP OFFICE	57 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 8 PERSONS	
ZONE B - START-UP OFFICE	41 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 6 PERSONS	
ZONE C - START-UP OFFICE	39 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 6 PERSONS	
ZONE D - START-UP OFFICE	39 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 6 PERSONS	
ZONE E - START-UP OFFICE	40 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 6 PERSONS	
ZONE F - SHARED ZONE	91 sqm
MEETING ROOMS - 12 PERSONS PHONE BOOTH - TYPE 1 SERVICE STATION SOCIAL HUB POP-UP WORKSHOP	
ZONE G - START-UP OFFICE	57 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 6 PERSONS FOCUS GROUP WORK AREA	
ZONE H - START-UP OFFICE	72 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 6 PERSONS FOCUS GROUP WORK AREA	
ZONE I - START-UP OFFICE	58 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 6 PERSONS FOCUS GROUP WORK AREA	
ZONE J - START-UP OFFICE	55 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 6 PERSONS FOCUS GROUP WORK AREA	
ZONE K - START-UP OFFICE	55 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 6 PERSONS FOCUS GROUP WORK AREA	
ZONE L - START-UP OFFICE	55 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 6 PERSONS FOCUS GROUP WORK AREA	
ZONE M - START-UP OFFICE	59 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 6 PERSONS FOCUS GROUP WORK AREA	



THE SECOND FLOOR

Join to benefit from professional services in the first and second floor at our shared office and incubation space such as:

- All utilities (Electricity, Water, and AC)
- Fast Internet & WiFi
- Cleaning services and general maintenance
- Conference room with video conferencing
- Company logo placement
- Front desk building security
- Welcoming receptionist for your clients
- Phone Booth
- Pop-Up Workshop Areas
- Focus Groups Area
- Social Hubs
- Access to networking events and workshops
- Printing
- Consultation of incorporation of startups



“ Clustering Start-Ups for CREATIVE COLLABORATION “

SECOND FLOOR

1233 SQM

ZONE A - START-UP OFFICE	55 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 8 PERSONS	
ZONE B - START-UP OFFICE	39 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 6 PERSONS	
ZONE C - START-UP OFFICE	37 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 6 PERSONS	
ZONE D - START-UP OFFICE	37 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 6 PERSONS	
ZONE E - START-UP OFFICE	38 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 6 PERSONS	
ZONE F - SHARED ZONE	103 sqm
MEETING ROOMS - 12 PERSONS PHONE BOOTH - TYPE 1 SERVICE STATION SOCIAL HUB POP-UP WORKSHOP MEETING ROOM - 8 PERSONS	
ZONE G - START-UP OFFICE	56 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 6 PERSONS FOCUS GROUP WORK AREA	
ZONE H - START-UP OFFICE	70 sqm
MANAGER'S OFFICE - 1 PERSON CO-WORKING OPEN SPACE - 6 PERSONS FOCUS GROUP WORK AREA	
ZONE I - START-UP OFFICE	143 sqm
MANAGER'S OFFICE - 1 PERSON POP-UP WORKSHOP FOCUS GROUP DESKS - 5 PERSONS CO-WORKING OPEN SPACE - 6 PERSONS SOCIAL HUB RECEPTION DESK - 1 PERSON MEETING ROOM - 6 PERSONS PHONE BOOTH - TYPE 1	
ZONE J - START-UP OFFICE	144 sqm
MANAGER'S OFFICE - 1 PERSON POP-UP WORKSHOP FOCUS GROUP DESKS - 5 PERSONS CO-WORKING OPEN SPACE - 6 PERSONS SOCIAL HUB RECEPTION DESK - 1 PERSON MEETING ROOM - 6 PERSONS PHONE BOOTH - TYPE 1	

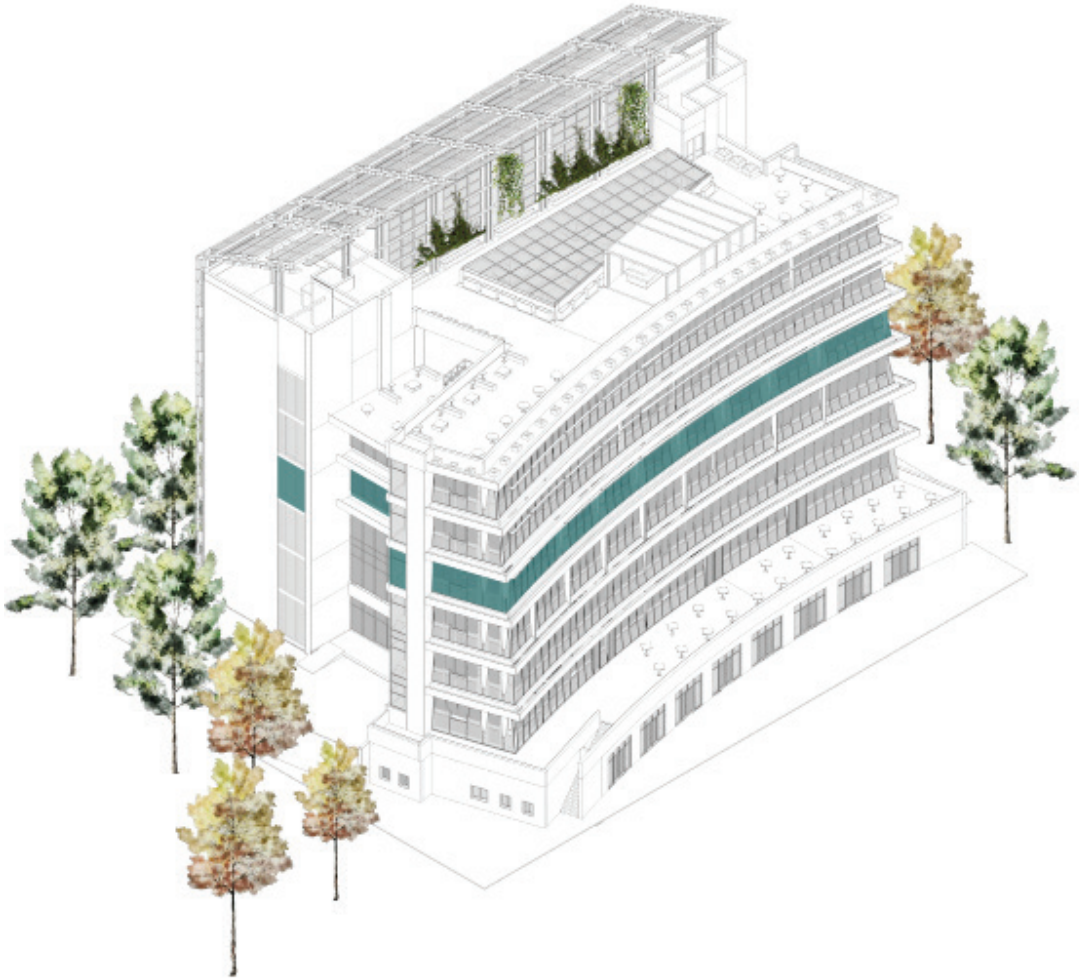


THE THIRD FLOOR

The third floor in the building is dedicated for innovation using emerging technologies labs.

A variety of labs are on offer, each targeting an emerging technology vertical such as Block chain, FinTech, Virtual Reality, Augmented Reality, Internet of Things and Robotics all to help your company to leapfrog in emerging technology adoption, new product commercialization and integration with global value chains.

The INNOVATION LABS will cluster students, academic researchers, entrepreneurs, mentors, investors and private sector as well as early adopters to develop a supporting ecosystem to enable INNOVATION LABS members be the first market mover in selling innovative emerging technology products to emerging markets.



“Leapfrog Your business with NEW INNOVATION!”

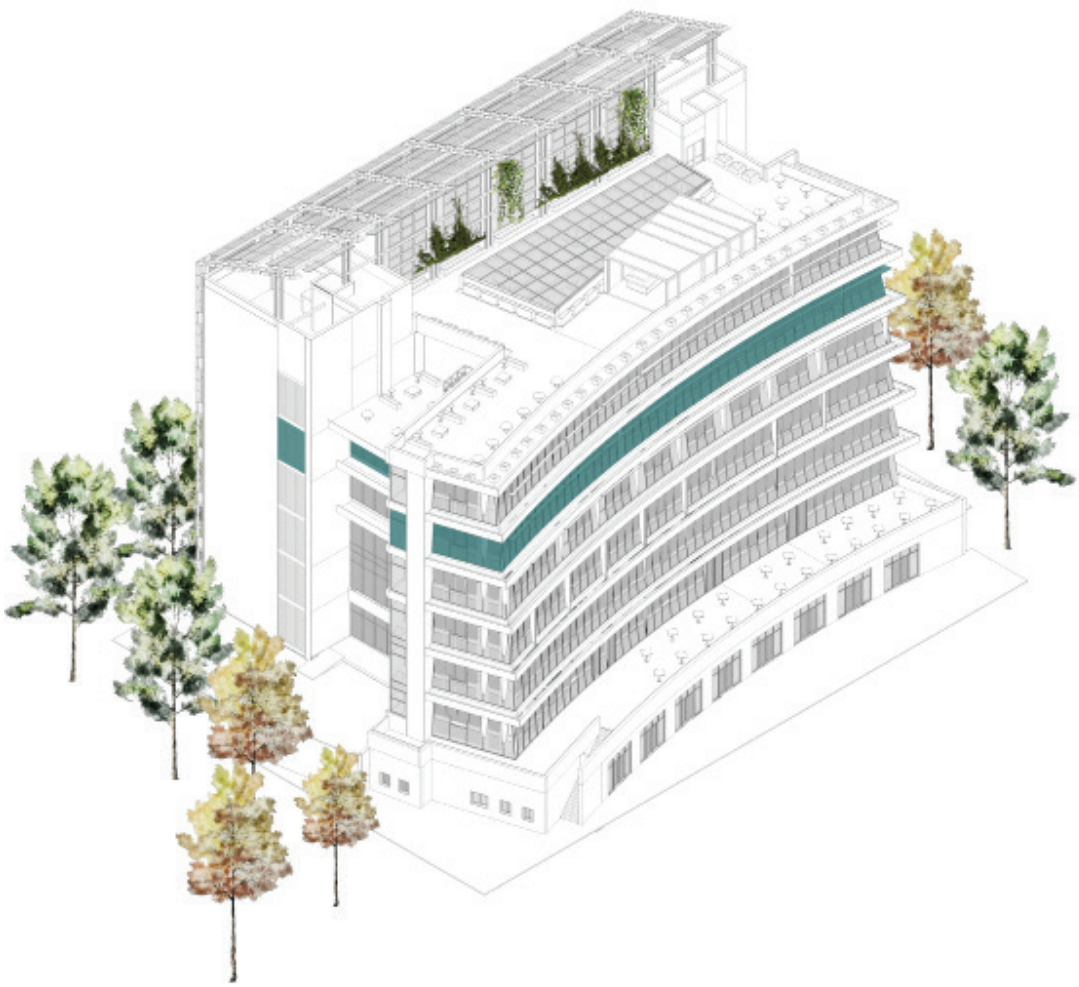
THIRD FLOOR

	1258 SQM
ZONE A	139 sqm
CO-WORKING LAB - 31 PERSONS	
ZONE B	63 sqm
PITCHING & MAKERS' SPACE	
ZONE C	179 sqm
AR/VR LAB	
ZONE D	146 sqm
LOT LAB	
ZONE E	100 sqm
PC LAB - 31 PERSONS	
ZONE F	151 sqm
ROBOTICS LAB	



THE FOURTH FLOOR

With average area of 120sqm, the upper floors promise a variety of flexible open office space with exceptional views. The **CORPORATE OFFICES** at the Palestine – India Techno Park building are everything you wanted and more. The interior is flexible to allow for any **EXPANSION** needed, you can literally grow your office alongside your business. Not to mention our services and amenities that are available according to the selected package.



“RESERVE your corporate Open Office Space NOW!”

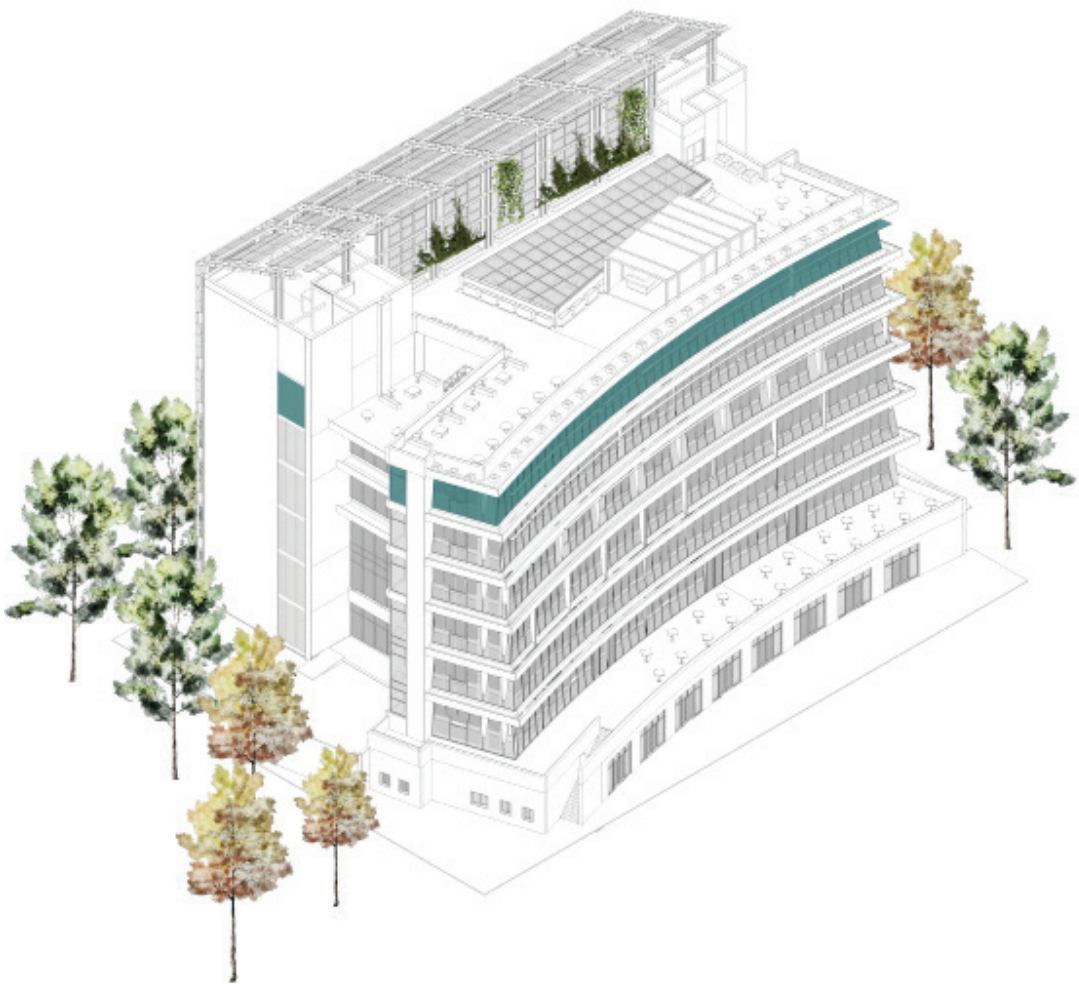
FOURTH FLOOR

	1300 SQM
ZONE A - CORPORATE OFFICE	197 sqm
CO-WORKING OPEN SPACE - 32 PERSONS POP-UP WORKSHOP SOCIAL HUB MANAGER'S OFFICE - 1 PERSON RECEPTION DESK - 1 PERSON PHONE BOOTH - TYPE 3	
ZONE B - CORPORATE OFFICE	106 sqm
CO-WORKING OPEN SPACE - 6 PERSONS SOCIAL HUB MANAGER'S OFFICE - 1 PERSON RECEPTION DESK - 1 PERSON PHONE BOOTH - TYPE 3 MEETING ROOM - 6 PERSONS	
ZONE C - CORPORATE OFFICE	134 sqm
CO-WORKING OPEN SPACE - 12 PERSONS SOCIAL HUB MANAGER'S OFFICE - 1 PERSON RECEPTION DESK - 1 PERSON PHONE BOOTH - TYPE 3 MEETING ROOM - 6 PERSONS	
ZONE D - CORPORATE OFFICE	117 sqm
CO-WORKING OPEN SPACE - 10 PERSONS SOCIAL HUB MANAGER'S OFFICE - 1 PERSON RECEPTION DESK - 1 PERSON PHONE BOOTH - TYPE 3 MEETING ROOM - 6 PERSONS	
ZONE E - CORPORATE OFFICE	140 sqm
CO-WORKING OPEN SPACE - 12 PERSONS SOCIAL HUB MANAGER'S OFFICE - 1 PERSON RECEPTION DESK - 1 PERSON PHONE BOOTH - TYPE 2 MEETING ROOM - 6 PERSONS	
ZONE F - CORPORATE OFFICE	142 sqm
CO-WORKING OPEN SPACE - 12 PERSONS SOCIAL HUB MANAGER'S OFFICE - 1 PERSON RECEPTION DESK - 1 PERSON PHONE BOOTH - TYPE 2 MEETING ROOM - 6 PERSONS	



THE FIFTH FLOOR

In addition to flexible corporate office, our fifth floor accommodates an outdoor **TERRACE** as part of its spaces where your office can become an Oasis! This spacious terrace acts as your relaxation area when you just need a quick break from work as well as a social zone and function.



“RESERVE your corporate Open Office Space NOW!”

FIFTH FLOOR

	1245 SQM
ZONE A - CORPORATE OFFICE	187 sqm
CO-WORKING OPEN SPACE - 24 PERSONS POP-UP WORKSHOP SOCIAL HUB MANAGER'S OFFICE - 1 PERSON RECEPTION DESK - 1 PERSON PHONE BOOTH - TYPE 3	
ZONE B - CORPORATE OFFICE	92 sqm
CO-WORKING OPEN SPACE - 6 PERSONS SOCIAL HUB POP-UP MANAGER'S OFFICE - 1 PERSON RECEPTION DESK - 1 PERSON PHONE BOOTH - TYPE 3 MEETING ROOM - 6 PERSONS	
ZONE C - CORPORATE OFFICE	132 sqm
CO-WORKING OPEN SPACE - 12 PERSONS SOCIAL HUB MANAGER'S OFFICE - 1 PERSON RECEPTION DESK - 1 PERSON PHONE BOOTH - TYPE 2 MEETING ROOM - 6 PERSONS	
ZONE D - TERRACE FOR ZONE A	97 sqm
OUTDOOR SEATING AREA	
ZONE E - CORPORATE OFFICE	141 sqm
CO-WORKING OPEN SPACE - 12 PERSONS SOCIAL HUB MANAGER'S OFFICE - 1 PERSON RECEPTION DESK - 1 PERSON PHONE BOOTH - TYPE 2 MEETING ROOM - 6 PERSONS	
ZONE F - CORPORATE OFFICE	141 sqm
CO-WORKING OPEN SPACE - 12 PERSONS SOCIAL HUB MANAGER'S OFFICE - 1 PERSON RECEPTION DESK - 1 PERSON PHONE BOOTH - TYPE 2 MEETING ROOM - 6 PERSONS	



THE ROOF FLOOR

In Palestine - India Techno Park building, the sky is the limit.

Our roof garden is the last stop on this journey, here you can **ENJOY YOUR TIME** socializing while sipping on your favorite drink.



“ Be there, be social... **JUST TAKE A BREAK!** ”

ROOF TOP FLOOR	
	1315 SQM
ZONE A - ROOF GARDEN	486 sqm
ROOF BAR - 17 PERSONS CASUAL DINING - 32 PERSONS LOUNGE - 45 PERSONS	

