



## Office space

Prague 9, Vysočany, Kolbenova

€ 15.38 / m<sup>2</sup> | CZK 380 / m<sup>2</sup>



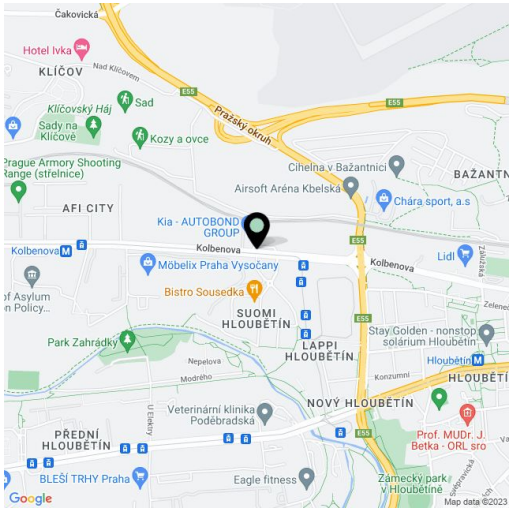


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Service price	116 CZK monthly per m²
Available area	4 619 m²
Cellar	-
Parking	CZK 1500 - 2 300 / pp / month
PENB	B
Reference number	32633



This former factory hall for a world-famous company offers fully refurbished office space for lease on the 1st floor in the historical industrial center of Prague 9 - Vysočany. The total floor area is up to 27,000 sq. m. and can be used as offices, cultural, educational, and sports institutions, galleries, shops, cafes, and restaurants. The style of the early twentieth century industrial interiors goes back to 1907, when the First Prague Automobile Factory was founded.

The hall was built between 1931 and 1934 and served as the central warehouse of a post office. The "E-shaped" architectural design is the work of Czech architect Josef Kalous. A unique chimney with a water tank, which was part of the unpreserved boiler room of the warehouse's economic office, became a distinctive feature. The building has been listed since 2003.

Location:

Excellent transport accessibility by car and public transport. The Poštovská tram stop is directly in front of the building. The Kolbenova metro station (line B) is a 250 m walk away and the shopping and administrative center in Vysočany 10 minutes. The Prague-Libeň Railway station is also nearby. Easy connection to the Prague Ring Road. Rokytká Park is close to the building.

Features and Services:

- Reception
- 24-hour security with direct card access
- Central ventilation—heating, and central air-conditioning
- Raised floors
- Storage space
- Café with an outdoor terrace adjacent to the lobby
- Outdoor parking—reserved spaces or access to a common parking area

Completion Phase 1 in Q3 2025. Completion Phase 2 in Q4 2025.

Rental and service charges are listed without VAT. Lessee pays no commission.

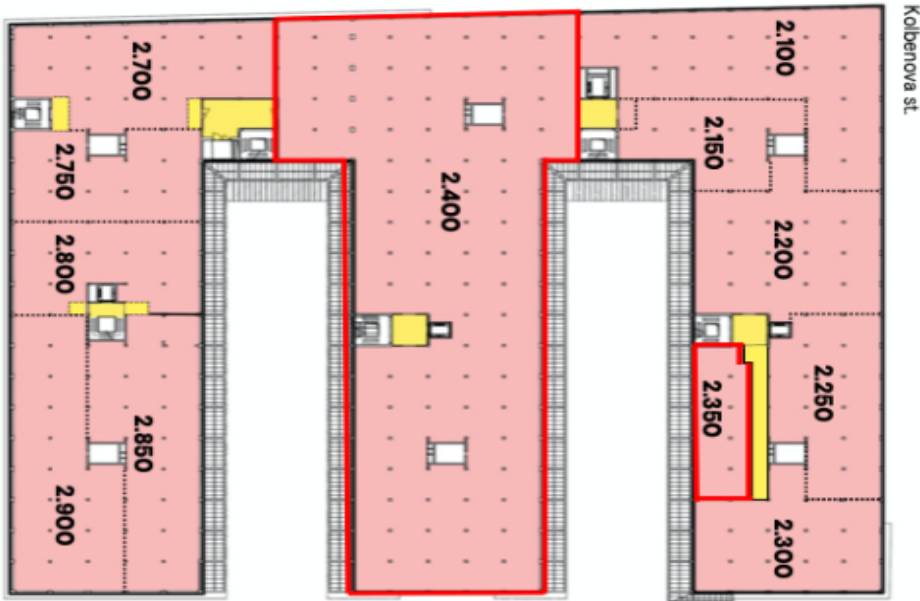




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FIRST FLOOR

	Office	7.280 m2
	Shared area	136 m2

Leased

2.100	679 m2
2.150	274 m2
2.200	517 m2
2.250	380 m2
2.300	375 m2
2.350	178 m2
2.400	2517 m2
2.700	494 m2
2.750	343 m2
2.800	329 m2
2.850	517 m2
2.900	533 m2