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|------------------|--------------------|
| Service price    | 8 000 CZK monthly  |
| Available area   | 120 m <sup>2</sup> |
| Cellar           | -                  |
| Parking          | 1 500 - 2 500 CZK  |
| PENB             | G                  |
| Reference number | 100542             |

**Office space for lease at a prestigious Brno address in the Masaryk district in a beautifully renovated 1930s villa with original elements and parking in reserved parking spaces. The building, which was completely renovated in 2021, is surrounded by a large 1,000 sq. m landscaped garden with a well-maintained lawn, lighting, and mature trees.**

The villa has 2 above-ground floors and 1 lowered ground floor. We offer for lease the premises on the lower ground floor and the 1st floor. The 2nd floor has a common entrance from the street and consists of an entrance hall with a hallway and kitchenette, a toilet, and 4 separate offices (two are walk-through and one has access to the balcony). Three reserved parking space can be rented for an additional fee of CZK 1,500/month and two garage parking spaces can be rented for CZK 2,500/month/parking space.

Monthly rent for the entire 2nd floor is CZK 5,000/month + fixed charges for utilities and energy (CZK 8,000/month).

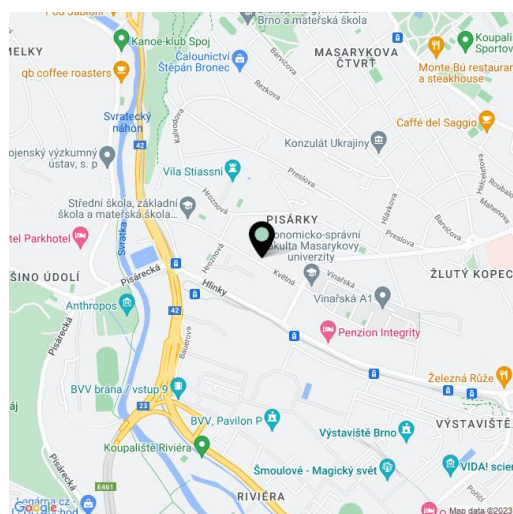
#### Location:

The building is located in a quiet residential area with plenty of greenery. The Lipová public transport stop (bus, trolleybus, and tram) is just a few minutes' walk away. Complete civic amenities are nearby.

#### Features and services:

- Large landscaped garden
- Alarm
- CCTV system
- Recuperation
- Kitchenette
- Social facilities
- parking space

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





PŮDORYS 2NP

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