



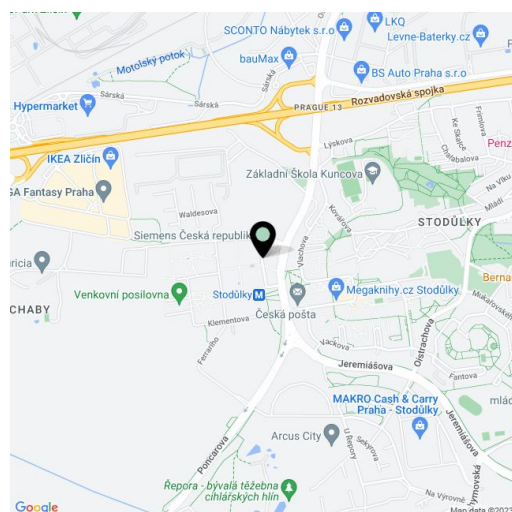


## Office space

Prague 5, Stodůlky, Siemensova

€ 15.00 / m<sup>2</sup> | CZK 379 / m<sup>2</sup>

|                  |                                    |
|------------------|------------------------------------|
| Service price    | 140 CZK monthly per m <sup>2</sup> |
| Available area   | 82 m <sup>2</sup>                  |
| Cellar           | -                                  |
| Parking          | EUR 110 / pp / month               |
| PENB             | B                                  |
| Reference number | 103528                             |



**Modern office space for lease until 31st March 2025 on the 1st floor of the Patria West Offices (City West B1 building) building in a pleasant location in the western part of Prague. The building includes an elegant reception, storage space, and rooms for bike parking and showers. West Flexi Offices, which offer coworking space, day offices, furnished meeting rooms, focus rooms for shorter meetings or telephone calls, a lounge, and relaxation areas, are also part of the building. Ready to move-in.**

Tenants can use the fitness center or outdoor gym and there are up to 426 parking spaces in the underground garage. The park that surrounds the complex was created by the Jena Studio. The main axis of this green area is a stream, along which the vegetation gradually changes. Plane trees line the promenade that crosses the complex, and another striking feature of the garden are the metal trellises built for wisterias to climb.

### Location:

Excellent accessibility by car and public transport—the city center is about 20 minutes away by metro from the Stodůlky station (line B), which is right next to the building. There are also great connections to the D5 highway, the Prague Ring Road, and the main routes connecting the complex to the city center and to the Václav Havel International Airport. A number of restaurants, bistros, cafes, and an outdoor gym are in the complex; the large Central Park and the Metropole Zličín or Homepark Zličín malls are also close-by.

### Facilities and services:

- Central reception with 24/7 security
- One floor reserved for [West Flexi Offices](#) serviced offices with flexible lease terms
- Air-conditioning
- Exterior blinds
- UPS and diesel generators
- Electronic access
- CCTV camera system
- Electronic smoke detectors
- 9 elevators
- Structured cabling
- Raised floors
- Openable windows
- 426 parking spaces in the underground garage - parking ratio 1:54
- Siemens and E.ON charging stations
- Lounge and relaxation areas
- Storage space
- Meeting rooms, focus rooms
- Bicycle room and showers on each floor
- Restaurant

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Fitness center in the building and outdoor gym

Large park with relaxation areas

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

