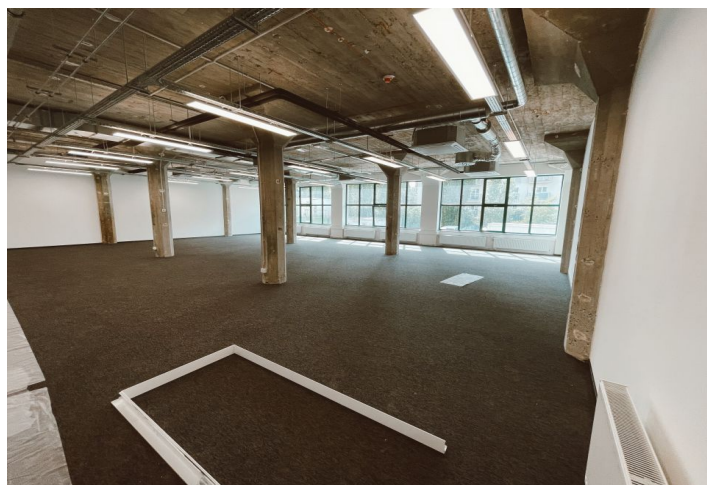
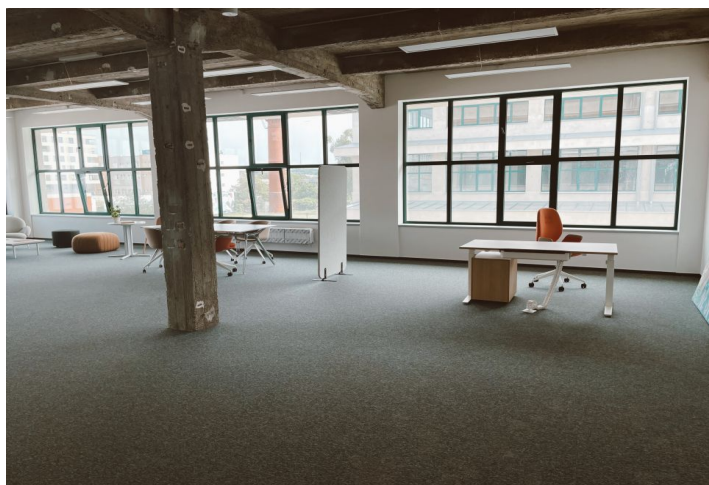




Office space

Prague 9, Vysočany, Kolbenova

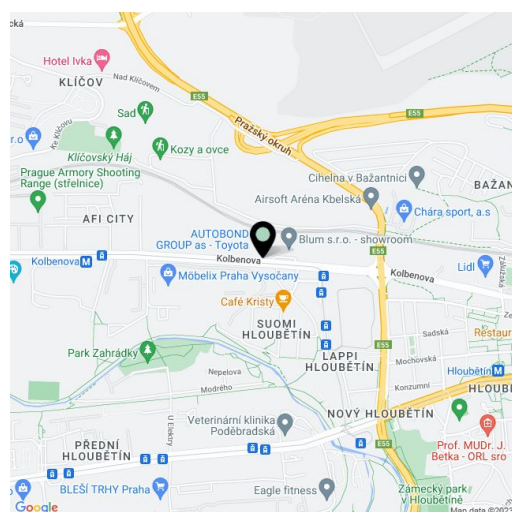
Rented





Prague 9, Vysočany, Kolbenova

| | |
|------------------|------------------------------------|
| Service price | 116 CZK monthly per m ² |
| Available area | 1 500 m ² |
| Cellar | - |
| Parking | CZK 1 500 - 2 300 / pp / month |
| PENB | B |
| Reference number | 103622 |



This former factory hall for a world-famous company offers fully refurbished office space for lease 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:

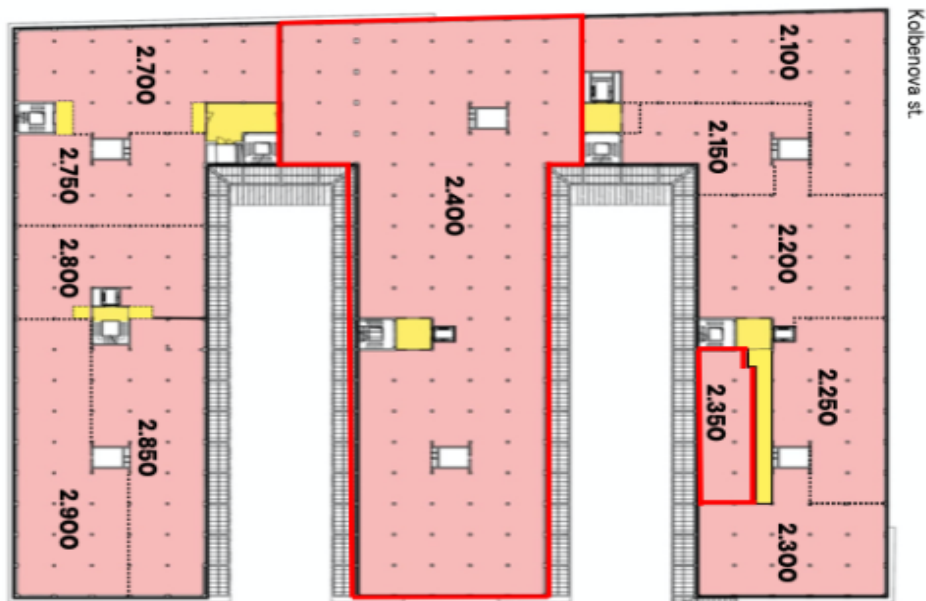
Excellent transport accessibility by car and public transport. The Poštovská tram stop is directly in front of the building. The Kolbenova metro station (line B) is a 250 m walk away and the shopping and administrative center in Vysočany 10 minutes. The Prague-Libeň Railway station is also nearby. Easy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

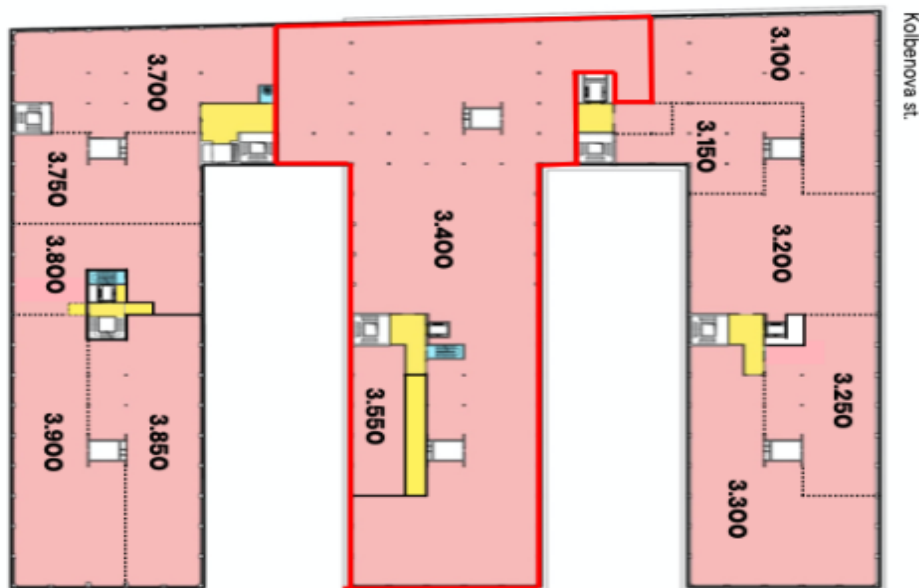


Kolbenova st.

FIRST FLOOR


-  Office 7.280 m²
-  Shared area 136 m²
-  Leased

| | |
|-------|---------------------|
| 2.100 | 679 m ² |
| 2.150 | 274 m ² |
| 2.200 | 517 m ² |
| 2.250 | 380 m ² |
| 2.300 | 375 m ² |
| 2.350 | 178 m ² |
| 2.400 | 2617 m ² |
| 2.700 | 494 m ² |
| 2.750 | 343 m ² |
| 2.800 | 329 m ² |
| 2.850 | 517 m ² |
| 2.900 | 533 m ² |





Kolbenova st.

SECOND FLOOR

-  Office 7,253 m²

-  Shared area 161 m²

-  Technical room 36 m²

-  Leased

| | |
|--------------|----------------------------|
| 3,100 | 640 m ² |
| 3,150 | 276 m ² |
| 3,200 | 520 m ² |
| 3,250 | 370 m ² |
| 3,300 | 620 m ² |
| 3,400 | 2,383 m² |
| 3,550 | 182 m² |
| 3,700 | 487 m ² |
| 3,750 | 343 m ² |
| 3,800 | 315 m ² |
| 3,850 | 516 m ² |
| 3,900 | 535 m ² |