



Office building

800 m², Praha 10, Malešice, Sazečská

€ 11.00 - 15.00 / m² | CZK 278 - 379 / m²



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Total building area	15 500 m ²
Tenant consumption	—
Parking	EUR 50 / pp / month
Parking service charges	—
Parking ratio	—
Certification	LEED Gold
PENB	Not required
Reference number	105301

Office space for lease in an administrative building in Prague, which was created by a complete reconstruction of the former Svoboda graphic factory and offers more than 15,500 m² of leasable space suitable for offices, development, or light manufacturing. The building is equipped with modern technologies, including a Smart Space system for intelligent management and 200 parking spaces with charging stations for electric vehicles. The building has also achieved LEED Gold certification.

Location:

Good transport connections - close to the Depo Hostivař (line A) metro station and several bus lines. Easy connection to the Prague Ring Road, the Štěrboholská connecting road, and the D1, D4, D8, and D11 highways.

Features and services:

Reception - private and central (24/7)
 Elevator control system and cargo elevators to each space
 Smart card access
 Security system
 24/7 security
 Early warning and detection system for unwanted persons or shooter
 Cleaning services
 Bike storage including electric charging
 Parking spaces including electric charging
 Openable windows
 Air-conditioning with CO² monitoring
 Cooling, heating
 Exterior blinds
 Wheelchair access
 Restaurant and café
 Green terrace and park
 Certification LEED Gold

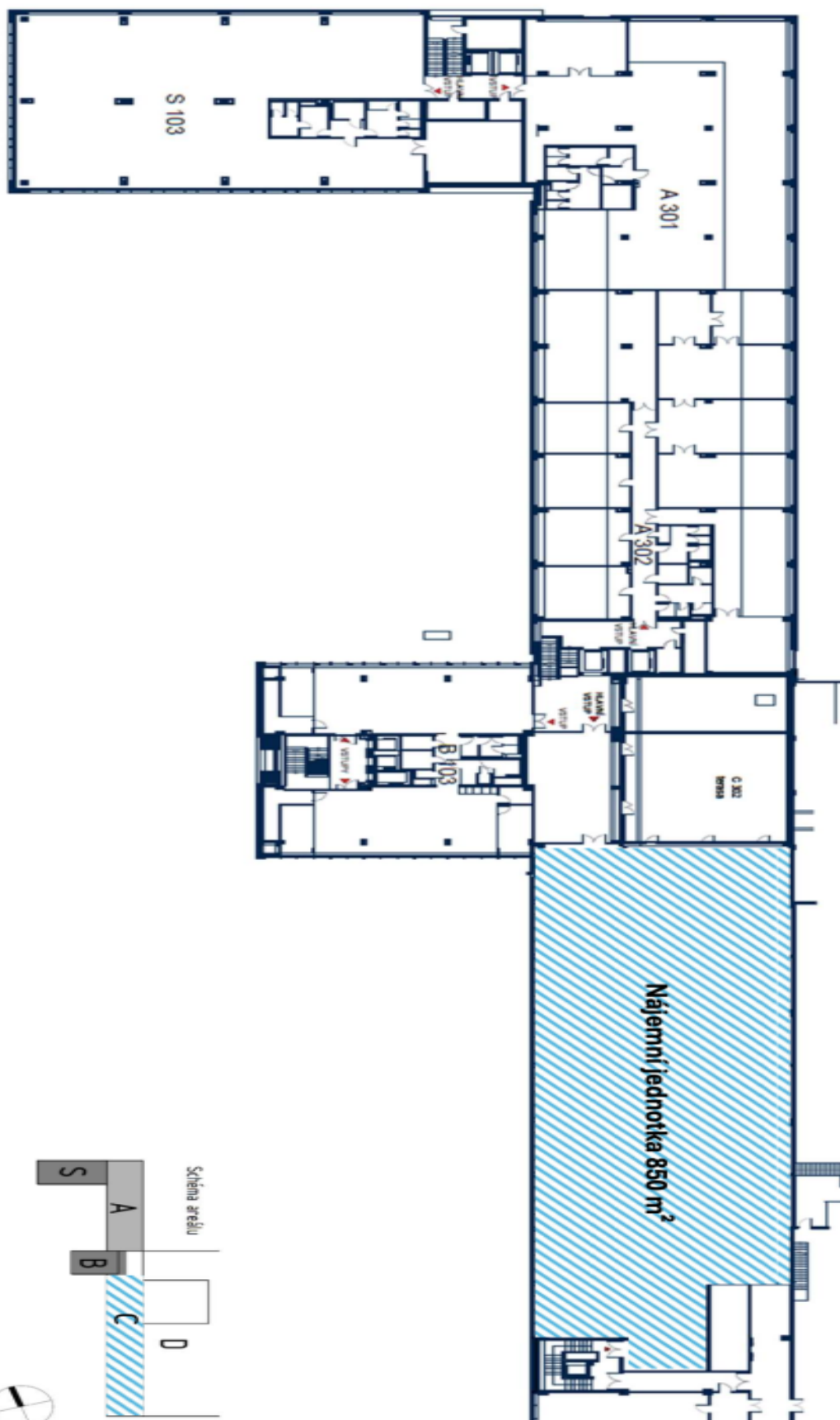
Rental and service charges listed without VAT. Lessee pays no commission.



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- vstup do budovy B hlavní schodiště
- vstup do budovy C, schodiště

