



# Office building

€ 13.00 - 15.00 / m<sup>2</sup> | CZK 327 - 377 / m<sup>2</sup>

800 m<sup>2</sup>, Prague 10, Malešice, Sazečská



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Total building area	15 500 m <sup>2</sup>
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 m<sup>2</sup> 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 CO<sup>2</sup> 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.

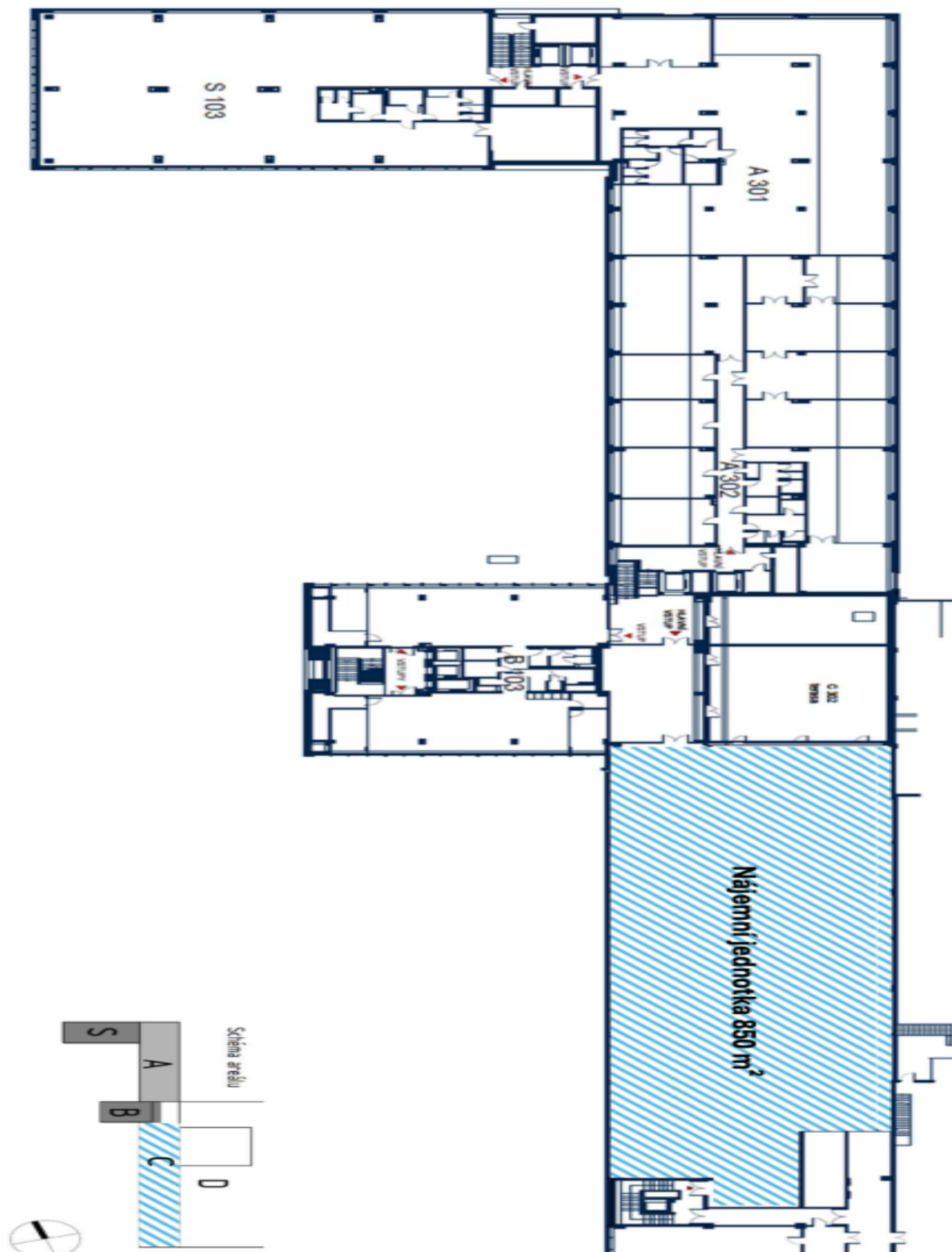




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- vstup do budovy B hlavní schodiště
- vstup do budovy C, schodiště

