



# Office building

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

€ 11.00 / m<sup>2</sup> | CZK 275 / m<sup>2</sup>



**Office building**850 m<sup>2</sup>, Prague 10, Malešice, Sazečská**€ 11.00 / m<sup>2</sup> | CZK 275 / m<sup>2</sup>**

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 sq. m of leasable space suitable for offices, development or manufacturing. The building is equipped with modern technologies, including Smart Space system for intelligent management. 200 parking spaces, including charging stations for electric vehicles. The building has also achieved LEED Gold certification.

**Location:**

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

**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 Condition with CO<sup>2</sup> monitoring  
 Cooling, heating  
 Outdoor blinds  
 Wheelchair access  
 Restaurant and café  
 Green terrace and park  
 Certification LEED Gold

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

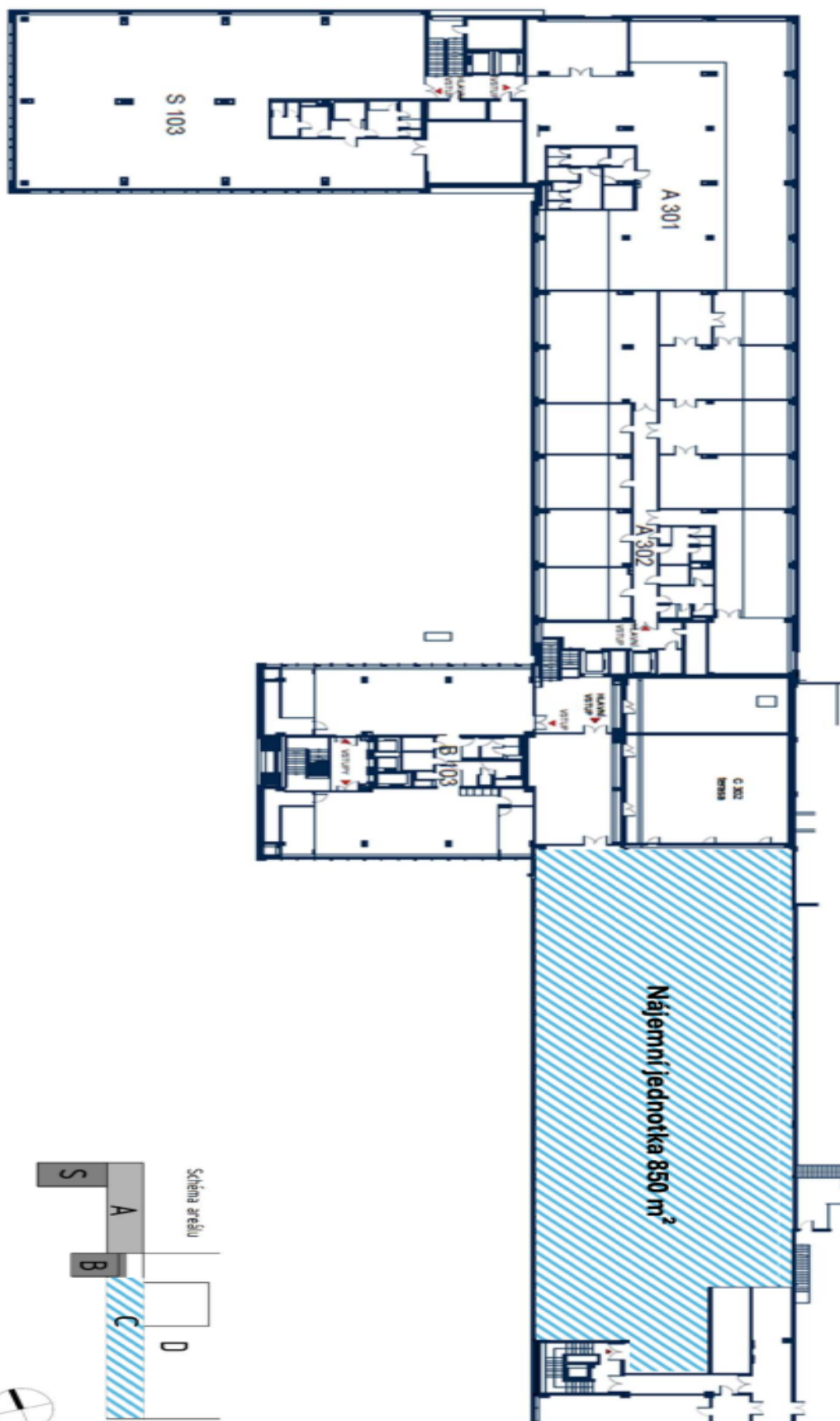




# Office building

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

€ 11.00 / m<sup>2</sup> | CZK 275 / m<sup>2</sup>





# Office building

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

€ 11.00 / m<sup>2</sup> | CZK 275 / m<sup>2</sup>

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

