



Office space

€ 11.00 - 15.00 / m<sup>2</sup> | CZK 276 - 377 / m<sup>2</sup>

Prague 10, Malešice, Sazečská



**Office space**

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<b>Available area</b>	800 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 50 / pp / month
<b>PENB</b>	Not required
<b>Reference number</b>	105318

Office space for lease on the 2nd floor of 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:**

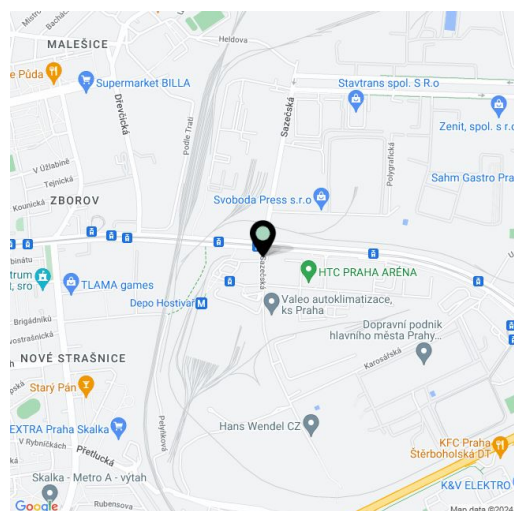
Good transport connections - close to the Depo Hostivař (line A) metro station and several bus lines. Easy connection to the Prague Ring Road, Štěrboholská connecting road, and the D1, D4, D8, and D11 highways.

**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

**Available from Q1 2025.**

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



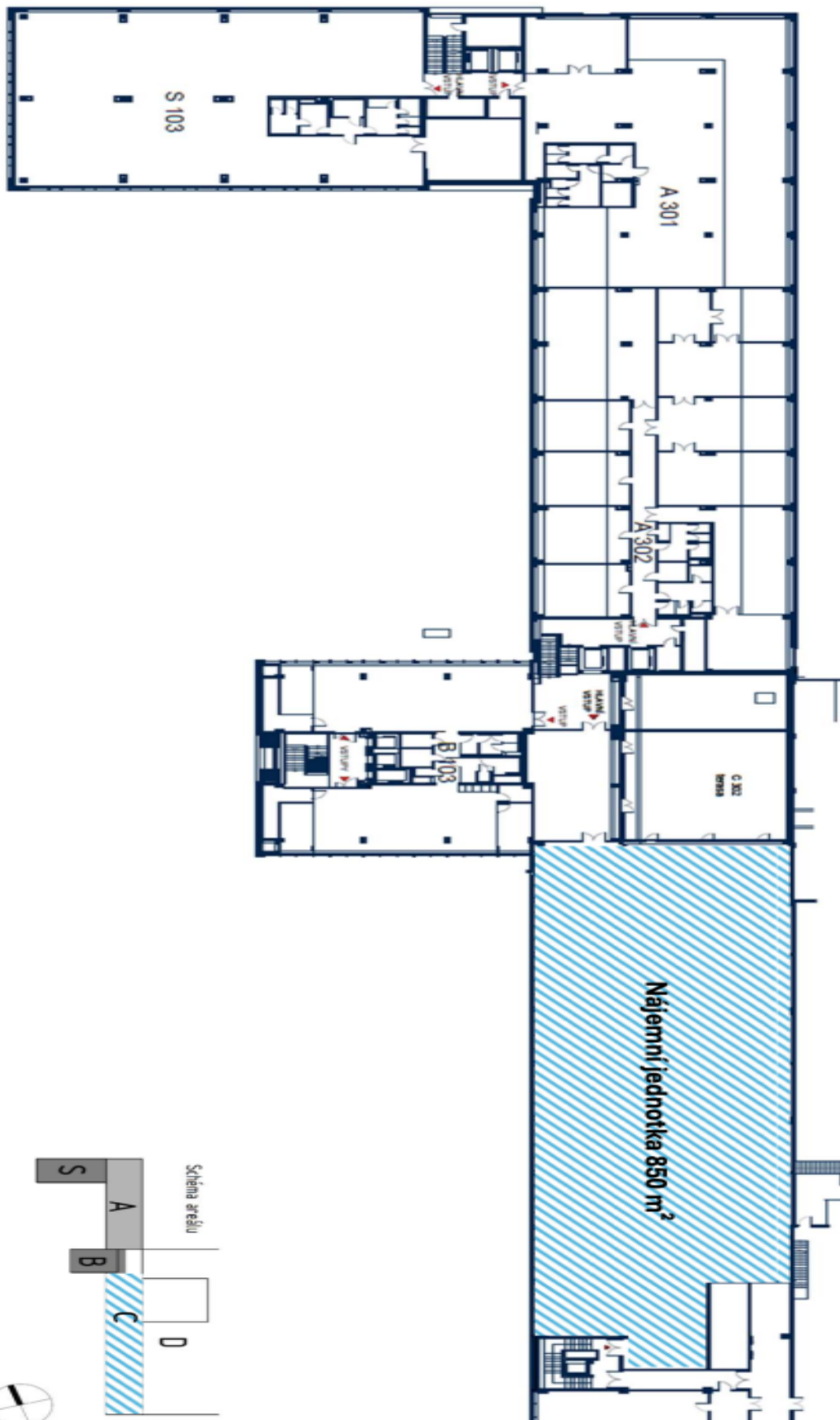




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- vstup do budovy B hlavní, schodiště
- vstup do budovy C, schodiště

