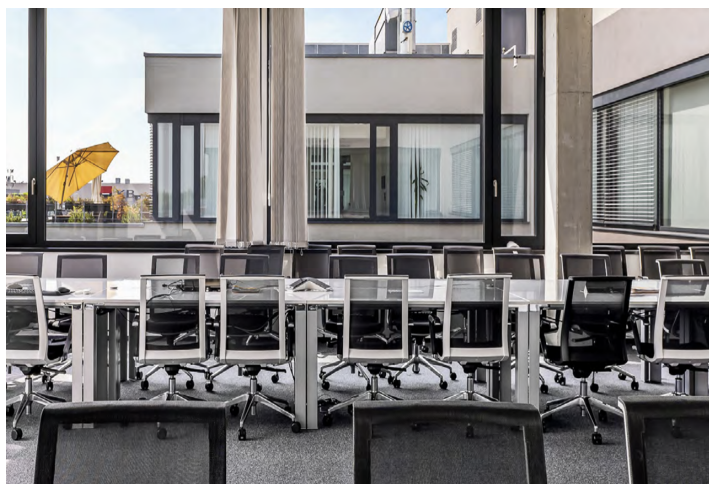




## Office space

Prague 5, Stodůlky, Laurinova

€ 14.50 / m<sup>2</sup> | CZK 365 / m<sup>2</sup>





## Office space

Prague 5, Stodůlky, Laurinova

€ 14.50 / m<sup>2</sup> | CZK 365 / m<sup>2</sup>

Service price	150 CZK monthly per m <sup>2</sup>
Available area	2 071 m <sup>2</sup>
Cellar	-
Terrace	245 m <sup>2</sup>
Parking	EUR 110 / pp / month
PENB	C
Reference number	107636

Office space for lease in an administrative building in a developing area of Prague 5. The building has been awarded with a LEED GOLD certificate. The park that surrounds the complex was created by the Jena Studio. The main axis of this green area is a stream, along which the vegetation gradually changes.

**Units 672,54 sq. m and 1 398,31 sq. m, possibility of connection.**

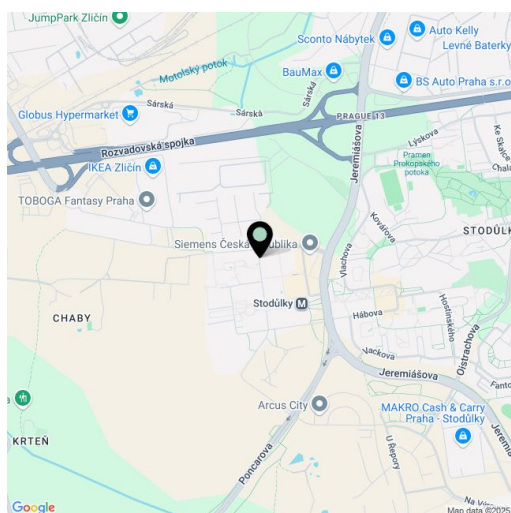
### Location:

Excellent accessibility by car and public transport—the city center is about 20 minutes away by metro from the Stodůlky station (line B), which is right next to the building. There are also great connections to the D5 highway, the Prague Ring Road, and the main routes connecting the complex to the city center and to the Václav Havel International Airport.

### Facilities and Services:

- Central reception and 24/7 security service
- CCTV system monitoring the building and its surroundings
- 4 elevators in the building
- Atrium with green areas
- Central ventilation and air-conditioning of all spaces of the building
- Individual temperature control in each room
- Openable windows in all spaces, external sun-blinds
- Raised floor including floor cases for electrical installations
- Connection to the Internet service provider, ISDN telephone lines, fiber optic cables
- Possibility to advance the power source in case of power failure
- Possibility of TV and satellite antennas on the rooftop
- Possibility of setting up a separate kitchen and toilets in each unit
- Magnetic card-controlled access into the building within the building and elevators
- Electronic smoke detectors and automated sprinkler system
- Cafeteria and restaurant within the complex
- Parking spaces in the underground garage

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





# Office space

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