



Office building

19 664 m<sup>2</sup>, Praha 4, Chodov, V Parku

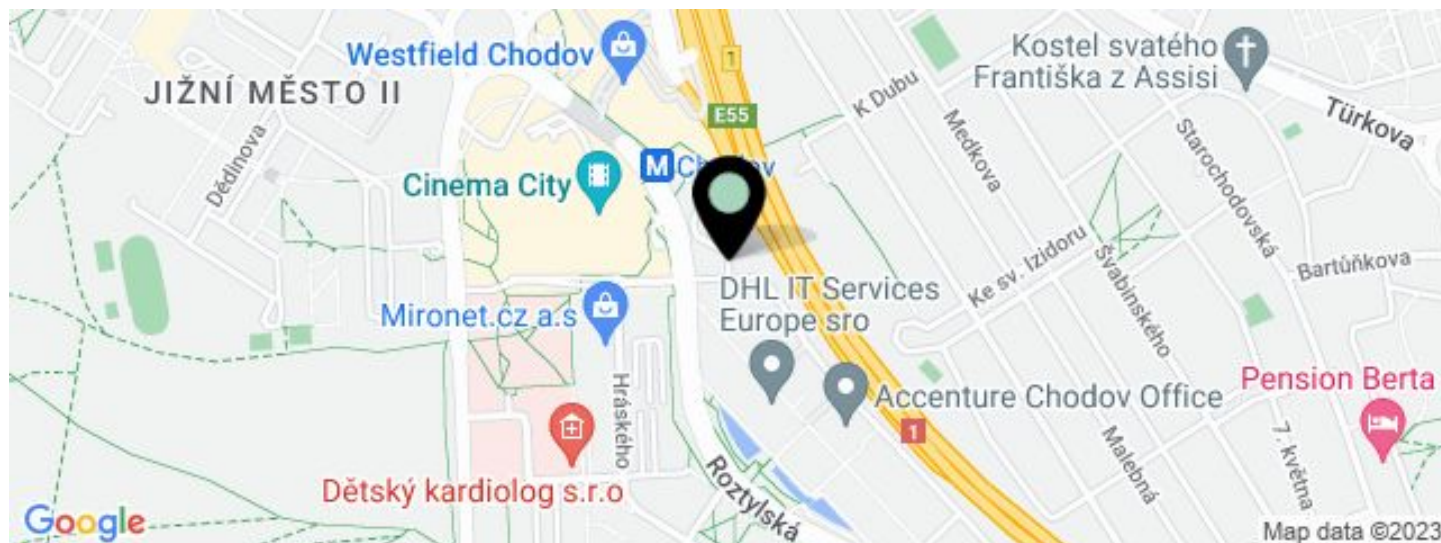
€ 15.20 - 15.75 / m<sup>2</sup> | CZK 384 - 398 / m<sup>2</sup>







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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building 11, Office space, 1st floor	591 - 1542 m <sup>2</sup>	159 CZK monthly per m <sup>2</sup>	EUR 110 / ps / month	€ 15.20 - 15.75 / m <sup>2</sup>
Building 10, Office space, 2nd floor	281 - 1160 m <sup>2</sup>	159 CZK monthly per m <sup>2</sup>	EUR 110 / ps / month	€ 15.20 - 15.75 / m <sup>2</sup>
Building 10, Office space, 1st floor	512 m <sup>2</sup>	159 CZK monthly per m <sup>2</sup>	EUR 110 / ps / month	€ 15.20 - 15.75 / m <sup>2</sup>
Building 8, Office space 2nd floor	1 047 m <sup>2</sup>	159 CZK monthly per m <sup>2</sup>	EUR 110 / ps / month	€ 15.20 - 15.75 / m <sup>2</sup>
Building 3, office space, 1st floor	330 m <sup>2</sup>	159 CZK monthly per m <sup>2</sup>	EUR 110 / ps / month	€ 15.20 - 15.75 / m <sup>2</sup>
Building 3, Retail space, ground floor	140 m <sup>2</sup>	159 CZK monthly per m <sup>2</sup>	EUR 110 / ps / month	€ 15.25 - 15.75 / m <sup>2</sup>
Building 2, Office space, 1st floor	1 344 m <sup>2</sup>	159 CZK monthly per m <sup>2</sup>	EUR 110 / ps / month	€ 15.20 - 15.75 / m <sup>2</sup>
Building 2, Office space, Ground floor	513 m <sup>2</sup>	159 CZK monthly per m <sup>2</sup>	EUR 110 / ps / month	€ 15.20 - 15.75 / m <sup>2</sup>
Building 2, Office space, 2nd floor	531 - 1 606 m <sup>2</sup>	159 CZK monthly per m <sup>2</sup>	EUR 110 / ps / month	€ 15.20 - 15.75 / m <sup>2</sup>
Sublease, Building 6, Office space, 2nd floor	1 057 m <sup>2</sup>	158 CZK monthly per m <sup>2</sup>	Yes	€ 10 / m <sup>2</sup>
Sublease, Building 12, Office space, 3rd floor	1 470 m <sup>2</sup>	158 CZK monthly per m <sup>2</sup>	Yes	€ 10 / m <sup>2</sup>



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Service price	159 CZK monthly per m <sup>2</sup>
Total building area	110 000 m <sup>2</sup>
Tenant consumption	—
Parking	110 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15673

**Campus-style office community business park.** The site includes 12 state-of-the-art superior-standard buildings. The buildings are situated in a landscaped garden that consists of carefully selected trees, plants, and grasses and a network of streams, fountains, and pools. Atrium gardens and vestibules connect each building with the outside garden and create a unique office environment.

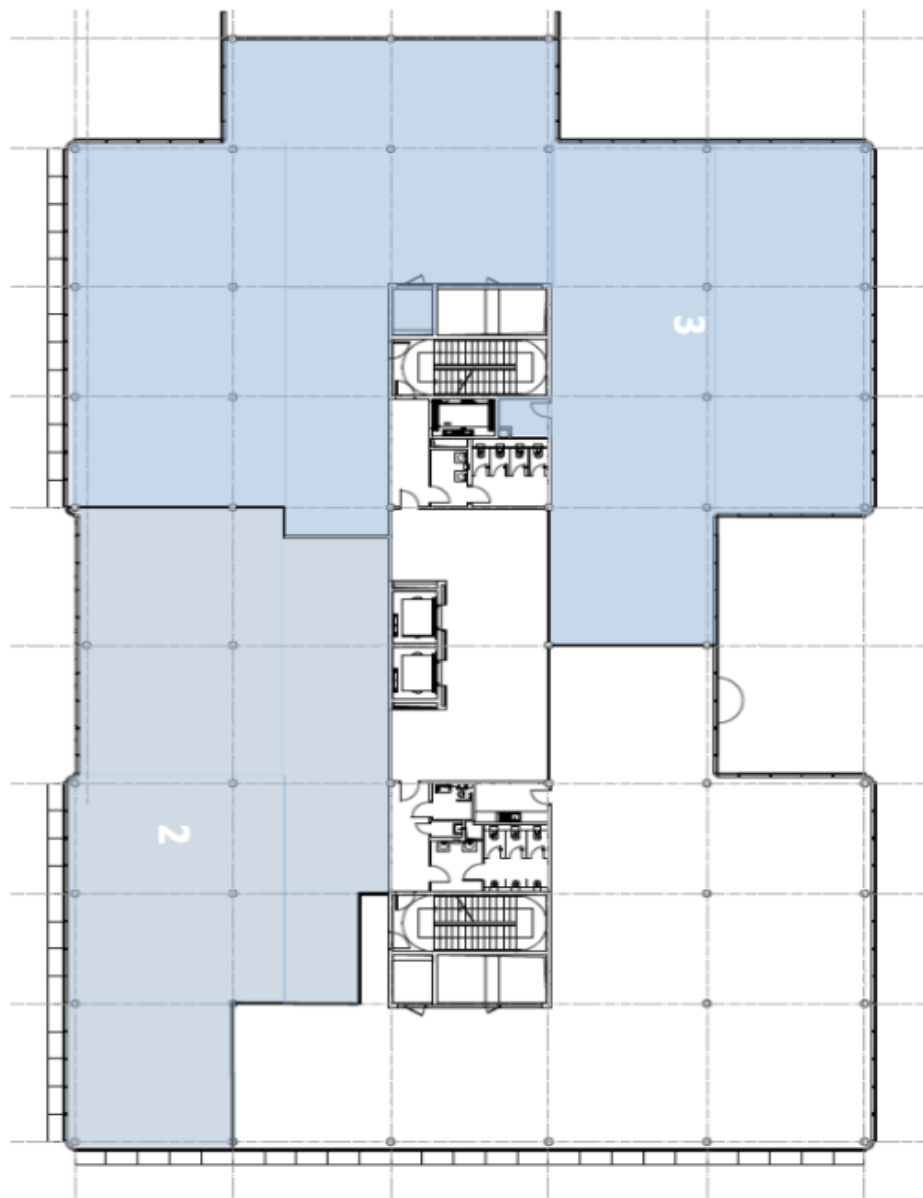
### Location:

The project is situated in Prague 4—the Czech capital's fastest growing big business and retail destination—adjacent to the Prague-Budapest-Vienna highway and 50 m from the Chodov metro station (line C) and transportation hub. The site is also located next to one of Prague's most ambitious retail-entertainment projects: the Chodov shopping center that forms an integral part of this vibrant new city quarter.

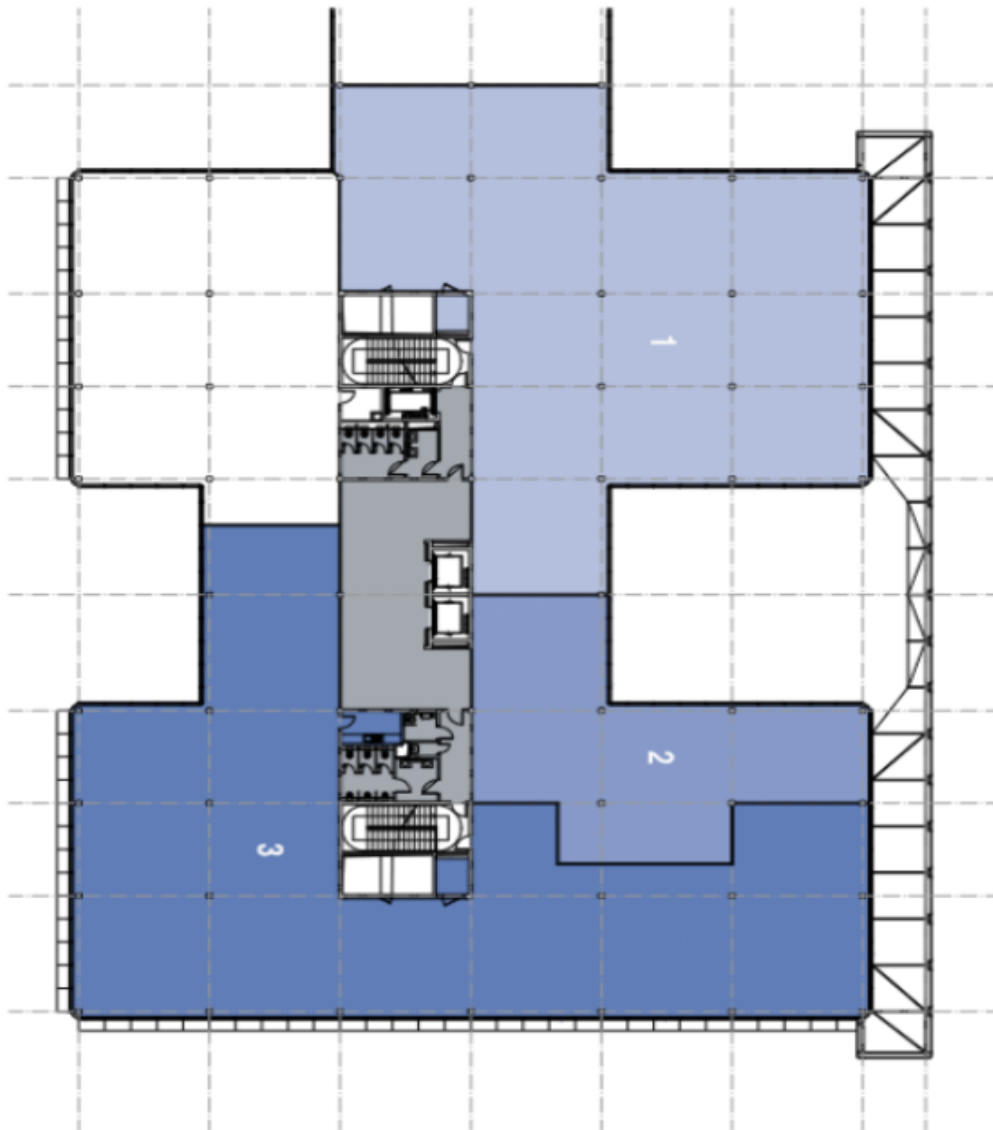
### Features and services:

- High-speed broadband fiber optic connections
- Shared lobby with a reception
- 24/7 access
- High-speed and service
- Elevators
- Secured networks
- Air conditioning
- Raised floors
- Lighting

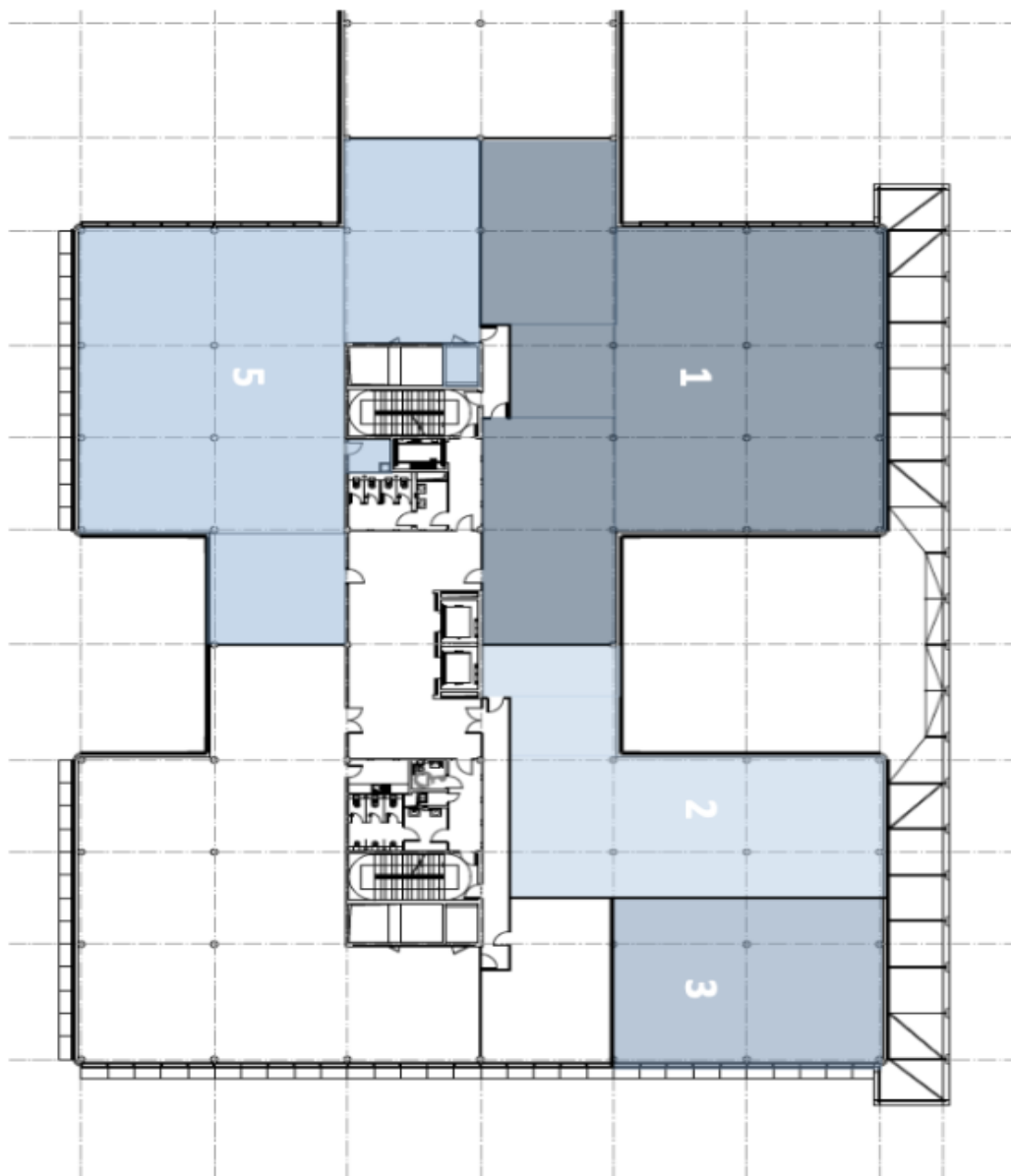
Rental and service charges listed without VAT. Lessee pays no commission.



Building 11	
1st Floor (2NP)	
Unit	Size
2	591 m <sup>2</sup>
3	951 m <sup>2</sup>



Building 10	
2nd Floor (1NP)	
Unit	Size
2	281 m <sup>2</sup>
3	879 m <sup>2</sup>



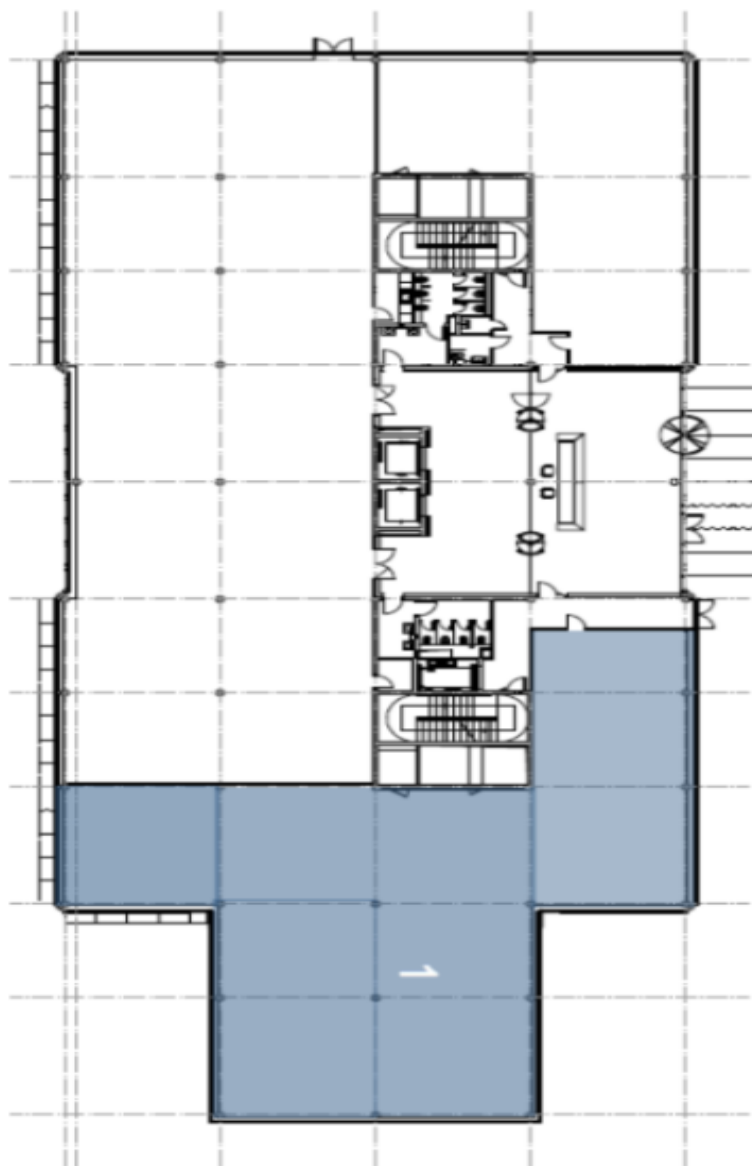
Building 10	
1st Floor (2NP)	
Unit	Size
1	657 m <sup>2</sup>
2	300 m <sup>2</sup>
3	207 m <sup>2</sup>
5	558 m <sup>2</sup>



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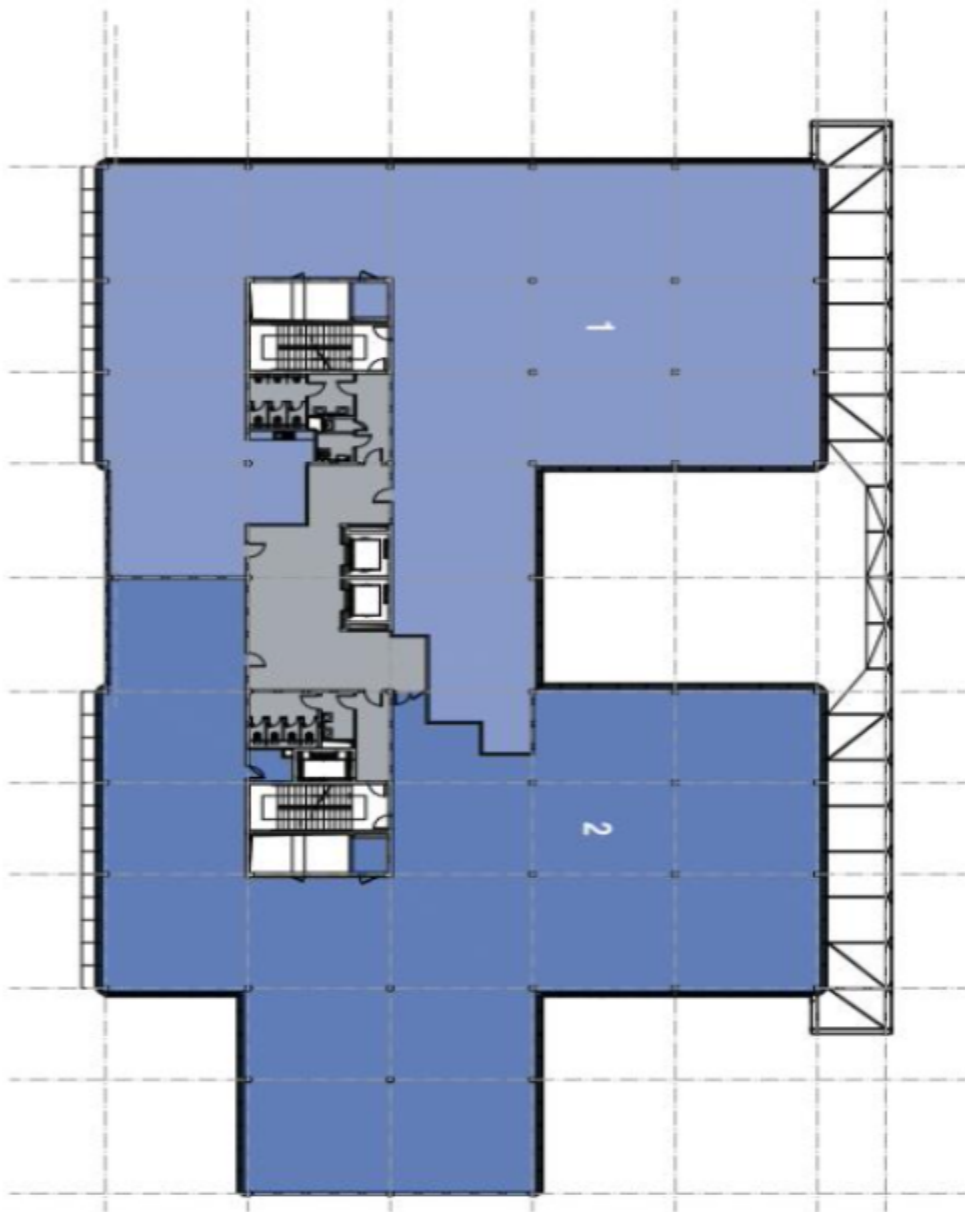
<b>Building 09</b>	
Ground Floor (1NP)	
Unit	Size
1	559 m <sup>2</sup>



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<b>Building 08</b>	
2nd Floor (3NP)	
Unit	Size
2	1 047 m <sup>2</sup>