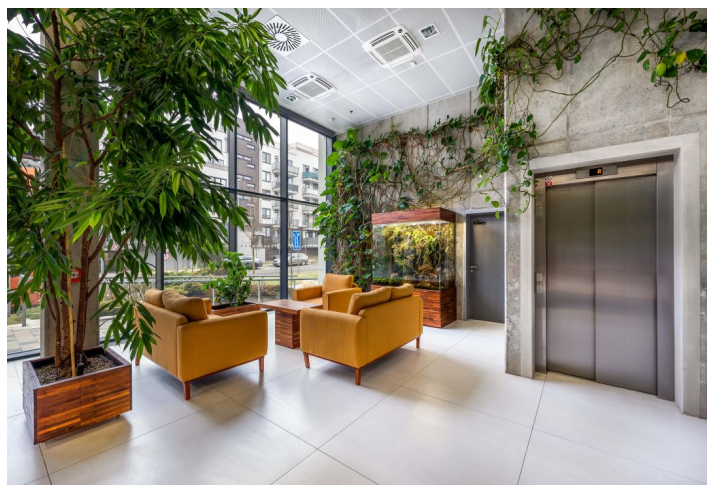
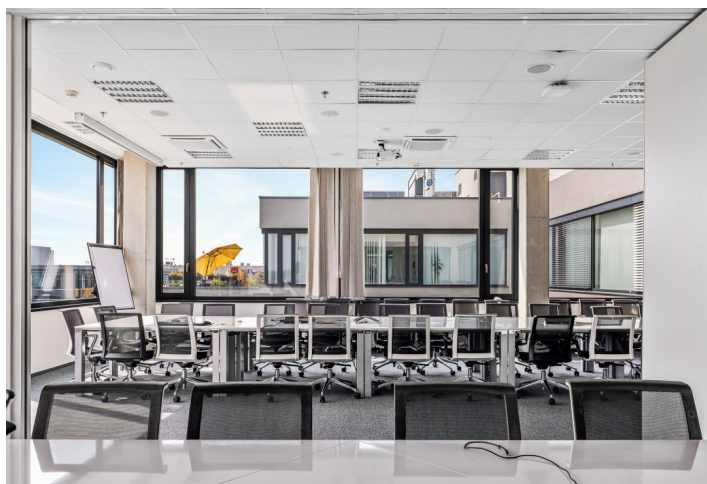


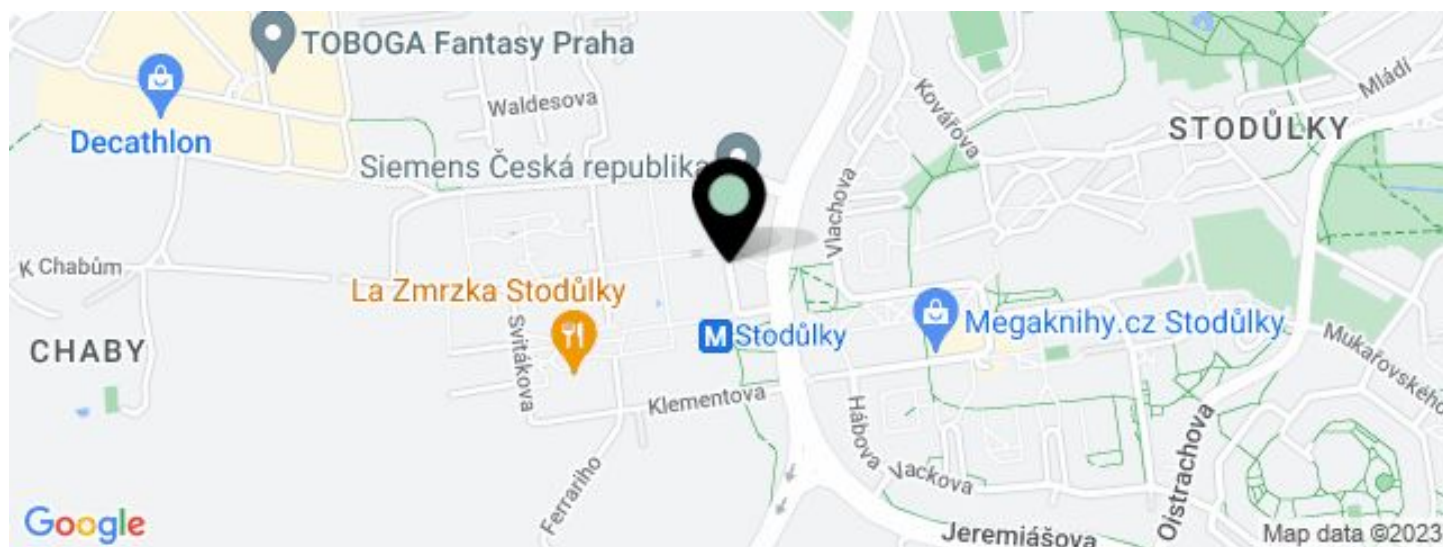


## Office building

6 220 m<sup>2</sup>, Prague 5, Stodůlky, Laurinova

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



**Office building****€ 14.50 / m<sup>2</sup> | CZK 365 / m<sup>2</sup>**6 220 m<sup>2</sup>, Prague 5, Stodůlky, Laurinova

| UNIT                                 | AVAILABLE AREA             | SERVICES                              | PARKING              | MONTHLY RENT             |
|--------------------------------------|----------------------------|---------------------------------------|----------------------|--------------------------|
| Office space, 3rd floor + terrace    | 800 - 1 806 m <sup>2</sup> | 150 CZK<br>monthly per m <sup>2</sup> | EUR 110 / ps / month | € 14.50 / m <sup>2</sup> |
| Office space, 1st floor              | 150 - 2 951 m <sup>2</sup> | 150 CZK<br>monthly per m <sup>2</sup> | EUR 110 / pp / month | € 14.50 / m <sup>2</sup> |
| Office space, ground floor + terrace | 300 - 1 354 m <sup>2</sup> | 150 CZK<br>monthly per m <sup>2</sup> | EUR 110 / pp / month | € 14.50 / m <sup>2</sup> |

**Office building**6 220 m<sup>2</sup>, 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> |
| Total building area     | 8 680 m <sup>2</sup>               |
| Tenant consumption      | —                                  |
| Parking                 | 110 EUR                            |
| Parking service charges | —                                  |
| Parking ratio           | —                                  |
| Certification           | —                                  |
| PENB                    | G                                  |
| Reference number        | 16910                              |

**Administrative building offers modern office space for lease 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.**

**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. A number of restaurants, bistros, cafes, and an outdoor gym are in the complex; the large Central Park and Metropole Zličín or Homepark Zličín malls are also close-by.

**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.



PŘÍKLAD DĚLENÍ PROSTOR



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