



**Office space**

Brno-město, Štýřice, Holandská

Rented

Service price	4 EUR monthly per m ²
Available area	4 561 m ²
Cellar	-
Parking	Yes
PENB	G
Reference number	18463

Office space for lease with roof terraces in "The Villas" (five low-rise office buildings), situated just a few minutes' walk from the historic city center.

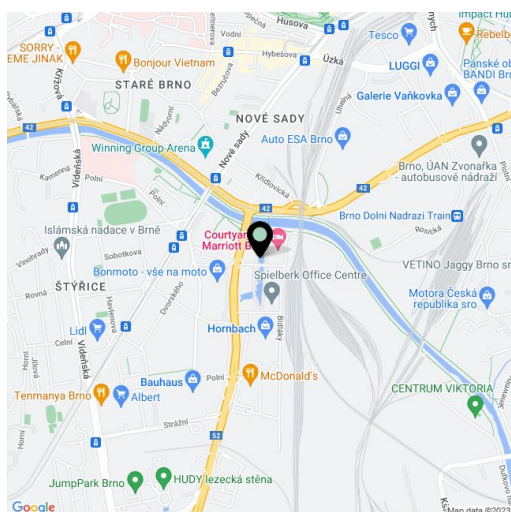
Location:

The exclusivity of space is enhanced by its attractive location in the center of Brno. Outstanding accessibility by car, just 15 minutes to Brno's newly expanded international airport.

Features and Services:

- Central reception
- Effective separation of offices
- Continuous security service
- Magnetic-card controlled access
- On-site property management
- Underground parking

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

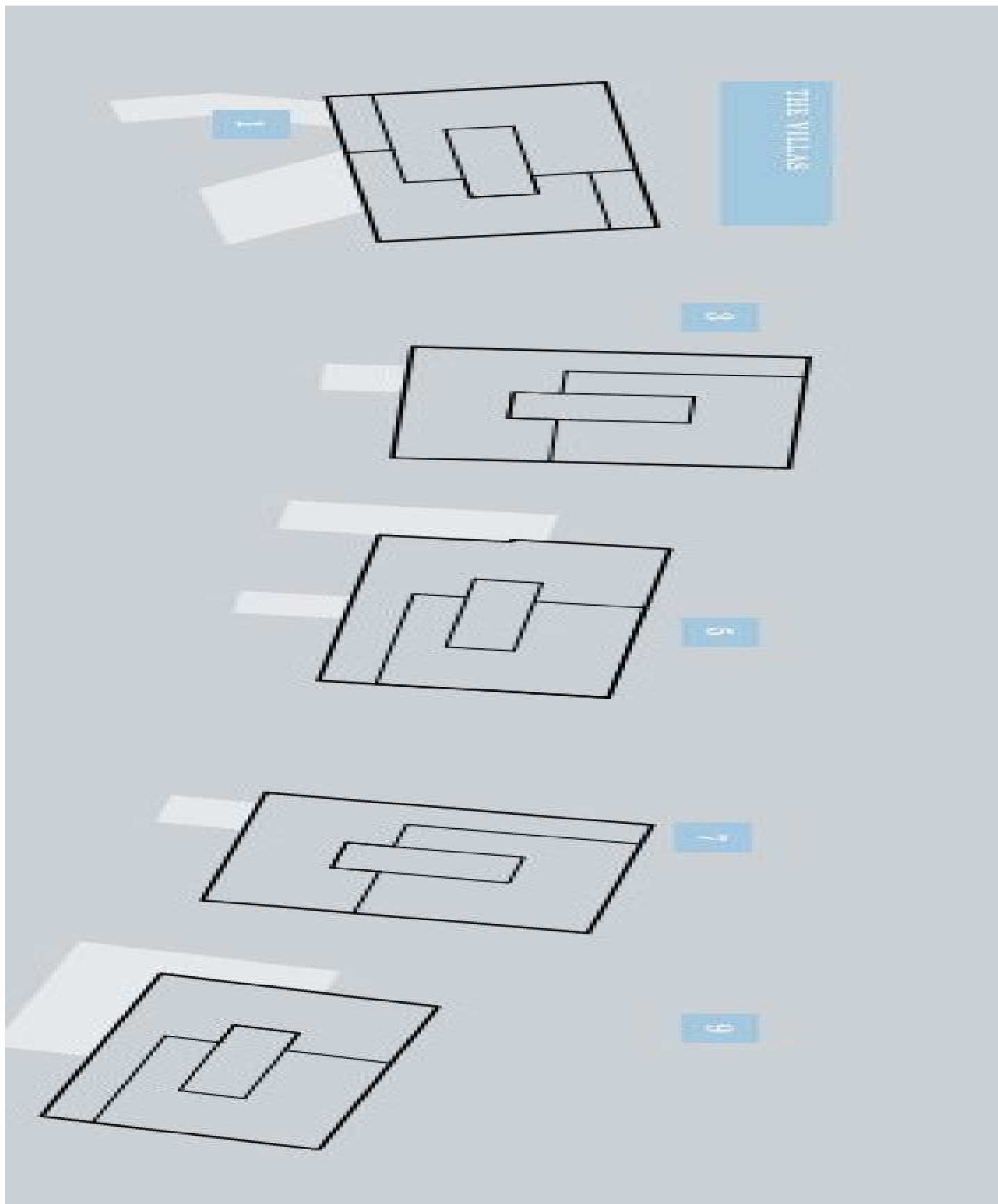




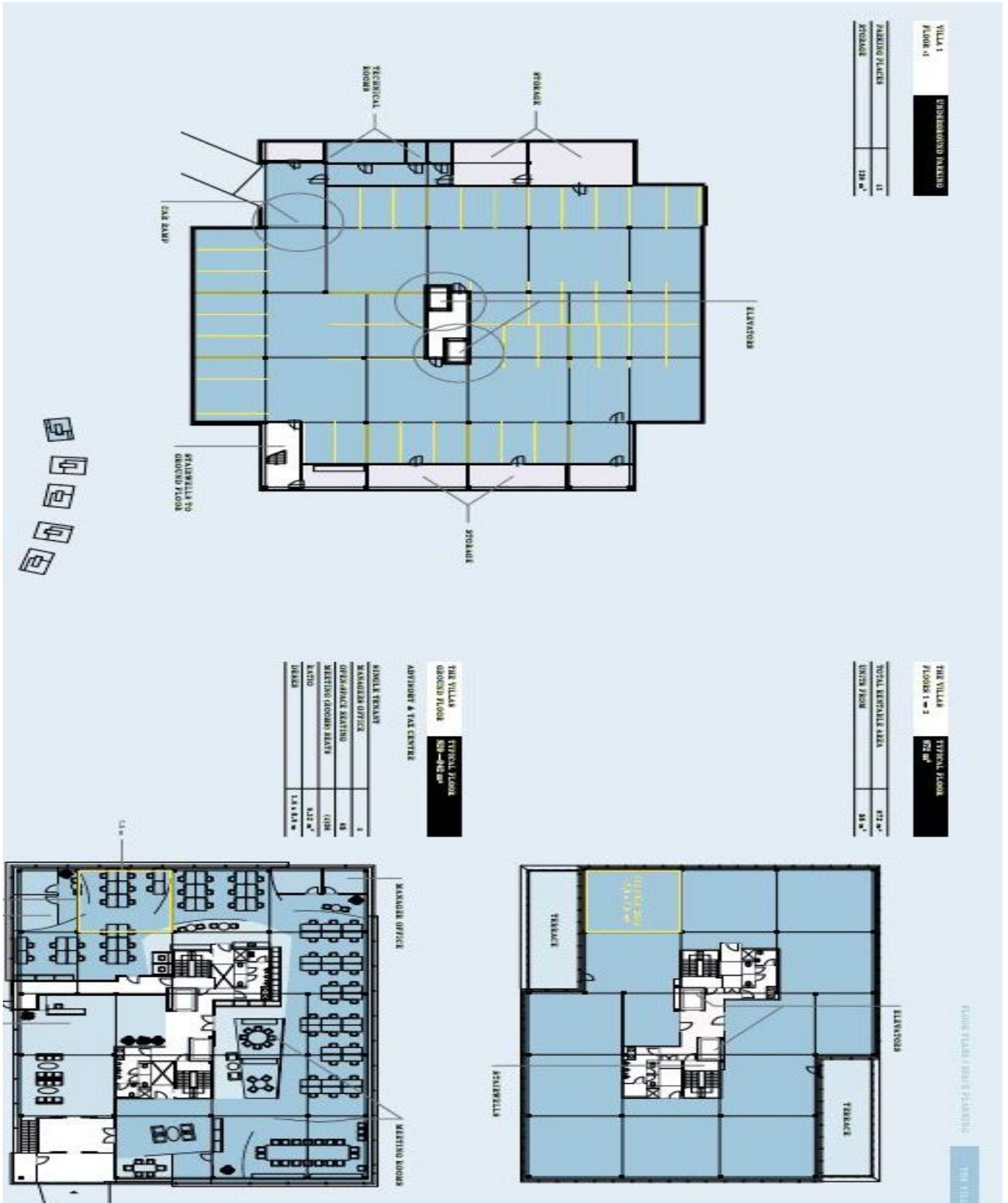
Office space

Brno-město, Štýřice, Holandská

Rented









**THE VILLAS
FLOOR 1 - 2**

**TYPICAL FLOOR
872 m²**

To meet the specific requirements of client service activities, this plan offers a carefully balanced combination of open-plan workplaces, meeting rooms and designated areas for private telephone calls.

SHAREDSERVICE CENTRE

MANAGER OFFICE	1
OPENSPACE MEETING	128
MEETING ROOMS SALVS	1010
KITCHEN	629 m ²
TERRACE	13 x 64 m

MEET TENANT

TENANT I	1
OFFICE	27
OPENSPACE MEETING	1113
MEETING ROOMS SALVS	629 m ²
KITCHEN	13 x 64 m

MEET TENANT

TENANT II	1
OFFICE	27
OPENSPACE MEETING	1113
MEETING ROOMS SALVS	629 m ²
KITCHEN	13 x 64 m

**THE VILLAS
FLOOR 1**

**ROOFTOP FLOOR
208 m²**

The plan creates space for break-out rooms, semi built-up, meeting and other activities. The meeting services with high-quality furniture is ideal for instant responses.

LIBERATING FLOOR

SINGLE TENANT	1
TRAINING ROOM	63 m ²
MEETING ROOM	201 m ²
WORK ROOM	27 m ²

ADDITIONAL & TAX CENTRE

The area of open-plan, meeting rooms and private offices is ideal for tax and advisory services. Top-floor location and the nearby services give you a high-profile address.

SINGLE TENANT	1
OFFICE	20
OPENSPACE MEETING	1122
MEETING ROOMS SALVS	98 m ²
RECEPTION HALL	74 m ²
KITCHEN	14 x 30 x 6,6 m

**THE VILLAS
FLOOR 2**

**TYPICAL FLOOR
872 m²**

To meet the specific requirements of client service activities, this plan offers a carefully balanced combination of open-plan workplaces, meeting rooms and designated areas for private telephone calls.

SHAREDSERVICE CENTRE

MANAGER OFFICE	1
OPENSPACE MEETING	128
MEETING ROOMS SALVS	1010
KITCHEN	629 m ²
TERRACE	13 x 64 m

MEET TENANT

TENANT I	1
OFFICE	27
OPENSPACE MEETING	1113
MEETING ROOMS SALVS	629 m ²
KITCHEN	13 x 64 m

MEET TENANT

TENANT II	1
OFFICE	27
OPENSPACE MEETING	1113
MEETING ROOMS SALVS	629 m ²
KITCHEN	13 x 64 m

**THE VILLAS
FLOOR 2**

**ROOFTOP FLOOR
208 m²**

The plan creates space for break-out rooms, semi built-up, meeting and other activities. The meeting services with high-quality furniture is ideal for instant responses.

LIBERATING FLOOR

SINGLE TENANT	1
TRAINING ROOM	63 m ²
MEETING ROOM	201 m ²
WORK ROOM	27 m ²

ADDITIONAL & TAX CENTRE

The area of open-plan, meeting rooms and private offices is ideal for tax and advisory services. Top-floor location and the nearby services give you a high-profile address.

SINGLE TENANT	1
OFFICE	20
OPENSPACE MEETING	1122
MEETING ROOMS SALVS	98 m ²
RECEPTION HALL	74 m ²
KITCHEN	14 x 30 x 6,6 m