



# Office building

310 m<sup>2</sup>, Brno, Brno - jih, Vídeňská

Rented





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**Rented**

|                         |                                   |
|-------------------------|-----------------------------------|
| Service price           | 23 CZK monthly per m <sup>2</sup> |
| Total building area     | 3 830 m <sup>2</sup>              |
| Tenant consumption      | —                                 |
| Parking                 | Yes                               |
| Parking service charges | —                                 |
| Parking ratio           | —                                 |
| Certification           | —                                 |
| PENB                    | G                                 |
| Reference number        | 19152                             |

LCS Business Centre is the first administrative building with open-space styled offices in the Czech Republic. It was built between 1968-1970 on the basis of a project from important Czech architect Ivan Ruller and at its time it was a building of world-class parameters. Nowadays in the building there are headquarters of 43 companies, amongst them Modřany Power a.s., KONE a.s. or Signal Projekt s.r.o.

### Location:

The building is located in the south part of Brno, on Vídeňská Street, not far from the 194 exit of the D1 highway (exit for Brno-centre), directly in front of the building is a tram station served by 3 lines.

### Features and services:

- central reception
- variable office premises
- 24/7 security service
- restaurant, pharmacy, doctor's offices
- on-site property management
- private parking beside the building
- possibility to provide complete furniture and office technology

Rental price **CZK 2.500 /sqm/year**. Rental and service charges listed without VAT. Lessee pays no commission.