

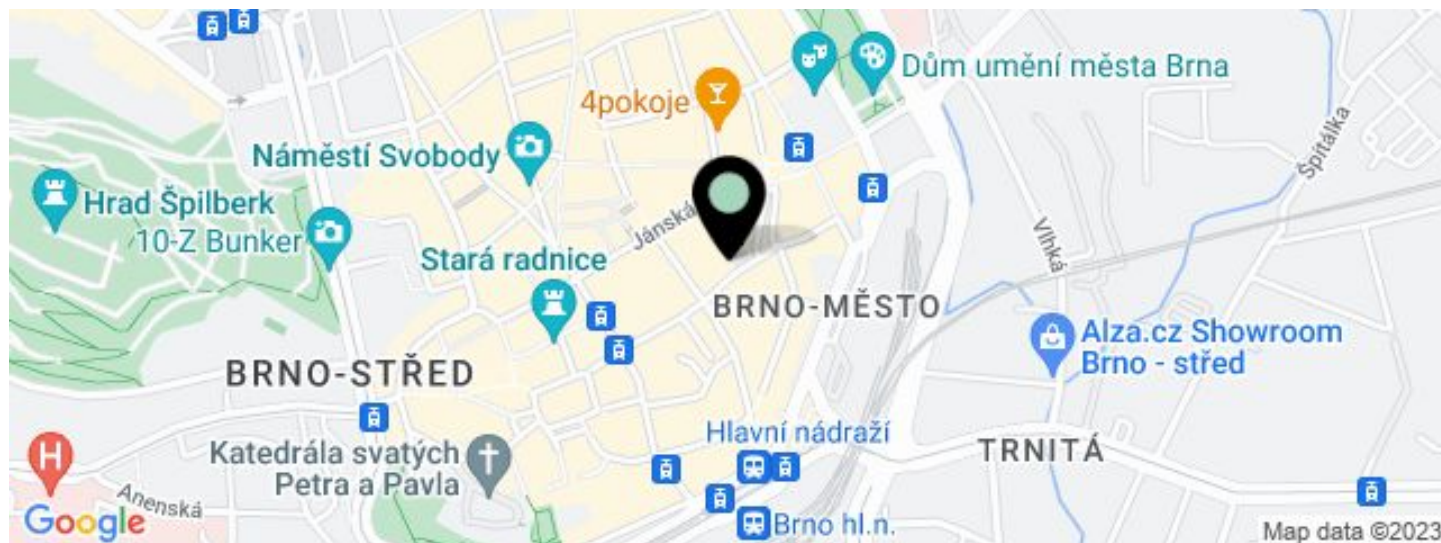


## Office building

224 m<sup>2</sup>, Brno-město, Brno - střed, Orlí

€ 15.10 / m<sup>2</sup> | CZK 379 / m<sup>2</sup>



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 1st floor	224 m <sup>2</sup>	28 000 CZK monthly	Yes	€ 15.10 / m <sup>2</sup>
Retail space, ground floor	104 m <sup>2</sup>	15 620 CZK monthly	Yes	€ 18 / m <sup>2</sup>
Retail space, ground floor and 1st floor	107 - 231 m <sup>2</sup>	28 000 CZK monthly	Yes	€ 21.60 / m <sup>2</sup>
Retail space, ground floor and 1st floor	92 - 192 m <sup>2</sup>	25 000 CZK monthly	Yes	€ 21.60 / m <sup>2</sup>

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Service price	28 000 CZK monthly
Total building area	3 312 m <sup>2</sup>
Tenant consumption	—
Parking	3 000 CZK
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	19159

**Modern seven-floor administrative building of A-category, which excels in the realisation quality as well as architectural integration of modern facade within surrounding historical buildings, offers office space for lease.**

**Location:**

The building is located in the very centre of Brno, on crossing of streets Orlí, Benešova and Divadelní. Attractivity of the location is underlined also by the vicinity of central train station (4 minutes walk) and bus station Grand (3 minutes walk). Accessibility by car is perfect as well because of parking inside the building or public parking in neighborhood.

**Features and services:**

- underground parking inside the building
- non-stop security service
- magnetic card controlled access
- two high-speed lifts
- outside 22 sqm terrace on every floor
- energetical costs minimalisation (BMS and HVAC systems)

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

