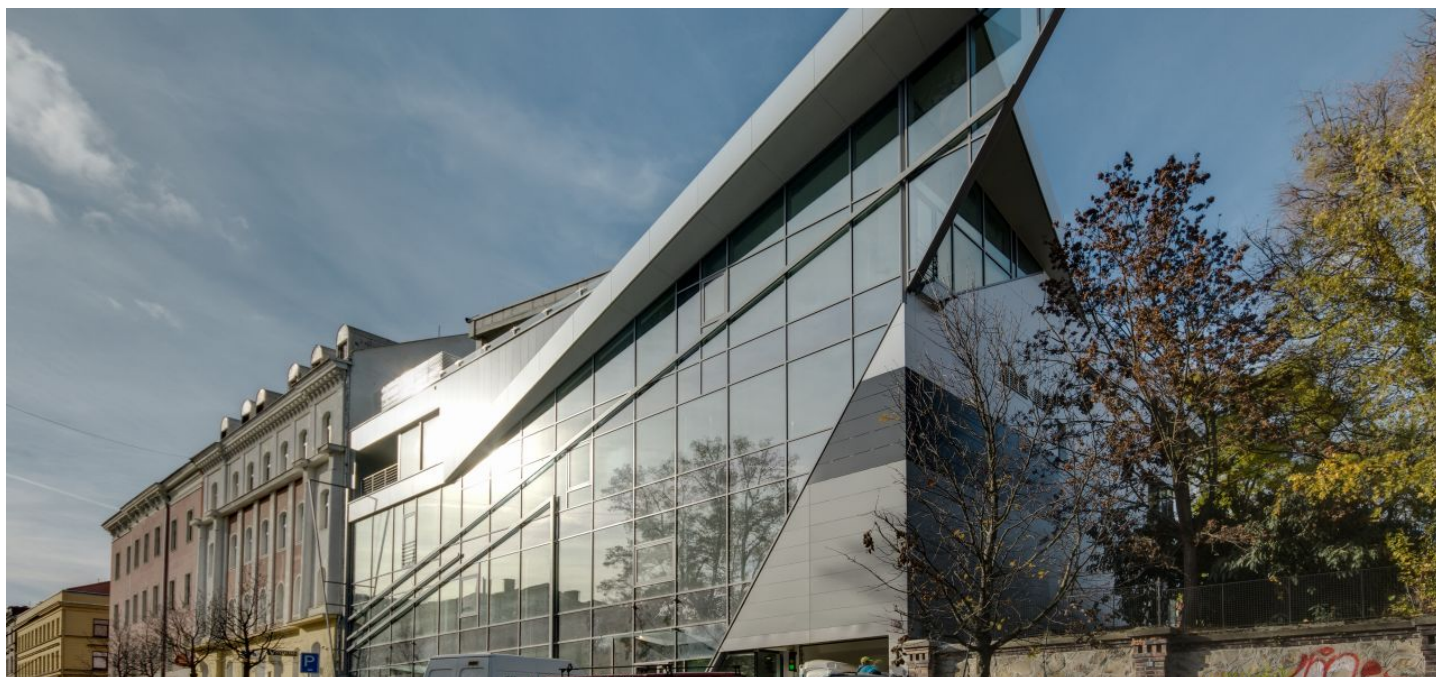




## Office building

453 m<sup>2</sup>, Brno-město, Brno - střed, Smetanova

Rented



**Office building****Rented**453 m<sup>2</sup>, Brno-město, Brno - střed, Smetanova

|                         |                                   |
|-------------------------|-----------------------------------|
| Service price           | 85 CZK monthly per m <sup>2</sup> |
| Tenant consumption      | —                                 |
| Parking                 | 3 000 CZK                         |
| Parking service charges | —                                 |
| Parking ratio           | —                                 |
| Certification           | —                                 |
| PENB                    | C                                 |
| Reference number        | 22136                             |

**A new multi-purpose administrative building with office premises for lease situated close to the historic center of Brno. This dynamic building is characterized by a large glass facade in both the front and the rear of the building. There are two underground floors and five aboveground floors, offering over 500 square meters of retail space suitable for a restaurant, (facilities and warehouse space included) and three floors of nearly 1.200 m<sup>2</sup> of attractive office premises.**

**Location:**

Good accessibility by car and public transport - tram stops nearby. The building is situated within walking distance from the Moravian Square, near the park - Tyršův sad.

**Features and Services:**

- 24/7 security system
- CCTV in the common areas
- Access via card system
- Wheelchair access to the building
- Glass facade with openable windows
- Raised floors
- Fully-equipped toilets
- Modern water heating control system, JAGA radiators with attractive design
- VRF system
- Separate energy supply for each tenant
- Remote controlled internal blinds
- Flexible layout – adjusted according to tenant's needs
- Restaurant available for employees or for business meetings
- Leisure area on the roof with a unique view on the Tyrš park
- 20 underground parking spaces

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