

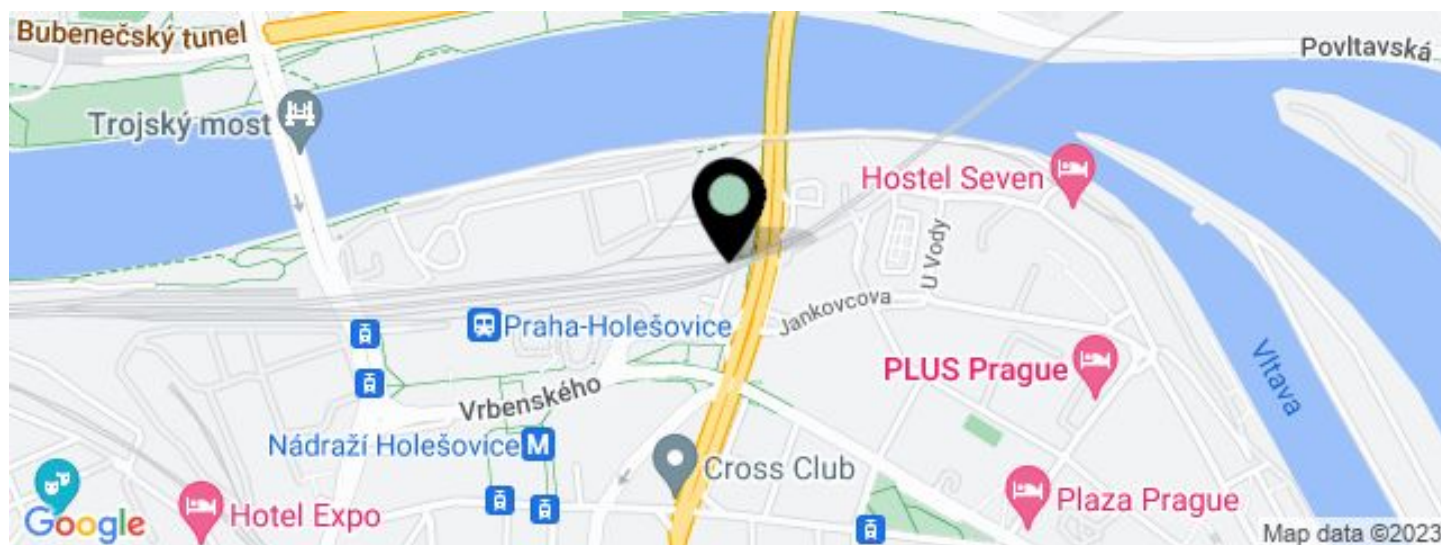


## Office building

8 331 m<sup>2</sup>, Praha 7, Holešovice, Partyzánská

€ 16.50 - 17.50 / m<sup>2</sup> | CZK 418 - 444 / m<sup>2</sup>



**Office building****€ 16.50 - 17.50 / m<sup>2</sup> | CZK 418 - 444 / m<sup>2</sup>**8 331 m<sup>2</sup>, Praha 7, Holešovice, Partyzánská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building 3, Office space, 3rd floor	1575 m <sup>2</sup>	153 CZK monthly per m <sup>2</sup>	Yes	€ 16.50 - 17.50 / m <sup>2</sup>
Building 2, Office space, 2nd floor	1326 m <sup>2</sup>	153 CZK monthly per m <sup>2</sup>	Yes	€ 16.50 - 17.50 / m <sup>2</sup>
Building 3, Office space, 2nd floor	1830 m <sup>2</sup>	153 CZK monthly per m <sup>2</sup>	Yes	€ 16.50 - 17.50 / m <sup>2</sup>
Office space, 1st floor	501 m <sup>2</sup>	153 CZK monthly per m <sup>2</sup>	Yes	€ 16.50 - 17.50 / m <sup>2</sup>
Building 2, Office space, 1st floor	1325 m <sup>2</sup>	153 CZK monthly per m <sup>2</sup>	Yes	€ 16.50 - 17.50 / m <sup>2</sup>
Building 3, Office space, 1st floor	1828 m <sup>2</sup>	153 CZK monthly per m <sup>2</sup>	Yes	€ 16.50 - 17.50 / m <sup>2</sup>

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Service price	153 CZK monthly per m <sup>2</sup>
Total building area	25 023 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	29964

**The complex built in campus style offers office and retail space for rent with a unique waterfront atmosphere. It will be located in Prague 7 - Holešovice, close to the Vltava River.**

This popular administrative and residential district is characterized by a wide range of services and a rich cultural life. Here you will find a variety of quality restaurants and cafes, shops, as well as health facilities and banks.

Tenants will be able to use all the services in and around the building using a special mobile application. There will be also a bicycle storage room, cloakrooms, shower and a full-day restaurant. The surroundings of the buildings will turn into a number of green areas with the possibility of sports activities and relaxation zones. There is also a cycle path for cyclists and skaters. Campus will include a harbor for motor boats and small boats.

**Location:**

Excellent transport accessibility by car and by public transport - in the immediate vicinity of the building there are bus and tram stops. Near train station and Nádraží Holešovice metro station (line C) and Palmovka station (line B). Easy connection to the city ring road, the D8 motorway and the city center.

**Facilities and Services:**

- LEED Platinum and WELL Gold certifications
- 24/7 security service
- Access to magnetic cards
- Terrace on the roof of the building
- Air conditioning
- Sufficient daylight
- Low ceilings
- Double floors
- Storage areas, showers and dressing rooms
- Restaurant right in the building
- Parking in underground garages

Rents and fees are listed without VAT. Tenants do not pay commission.

