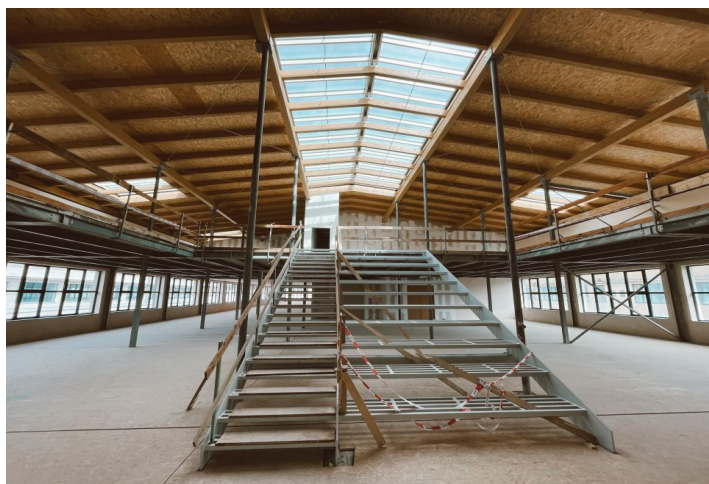


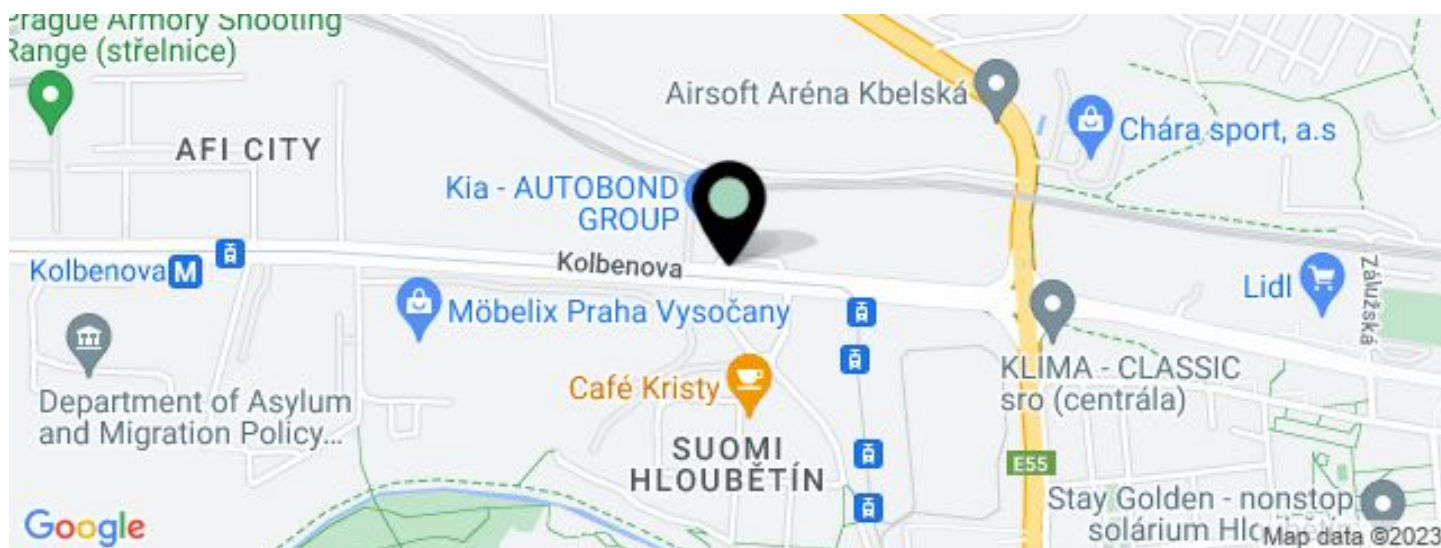


## Office building

9 241 m<sup>2</sup>, Prague 9, Vysočany, Kolbenova

€ 15.11 / m<sup>2</sup> | CZK 380 / m<sup>2</sup>



**Office building**9 241 m<sup>2</sup>, Prague 9, Vysočany, Kolbenova**€ 15.11 / m<sup>2</sup> | CZK 380 / m<sup>2</sup>**

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	315 - 4 622 m <sup>2</sup>	116 CZK monthly per m <sup>2</sup>	CZK 1 500 - 2 300 / pp / month	€ 15.11 / m <sup>2</sup>
Office space, 1st floor	178 - 4 619 m <sup>2</sup>	116 CZK monthly per m <sup>2</sup>	CZK 1 500 - 2 300 / pp / month	€ 15.11 / m <sup>2</sup>
Office space	9 241 m <sup>2</sup>	116 CZK monthly per m <sup>2</sup>	CZK 1 150 / pp / month	€ 15.11 / m <sup>2</sup>
Retail space/gastro, ground floor	72 - 3 119 m <sup>2</sup>	116 CZK monthly per m <sup>2</sup>	CZK 1 500 - 2 300 / pp / month	€ 12.73 / m <sup>2</sup>
Retail space, lower ground floor	103 - 3 227 m <sup>2</sup>	116 CZK monthly per m <sup>2</sup>	CZK 1 500 - 2 300 / pp / month	€ 12.73 / m <sup>2</sup>



## Office building

9 241 m<sup>2</sup>, Prague 9, Vysočany, Kolbenova

€ 15.11 / m<sup>2</sup> | CZK 380 / m<sup>2</sup>

Service price	116 CZK monthly per m <sup>2</sup>
Total building area	28 426 m <sup>2</sup>
Tenant consumption	—
Parking	1 500 - 2 300 CZK
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	32620

This former factory hall for a world-famous company offers fully refurbished office space for lease in the historical industrial center of Prague 9 - Vysočany. The total floor area is up to 27,000 sq. m. and can be used as offices, cultural, educational, and sports institutions, galleries, shops, cafes, and restaurants. The style of the early twentieth century industrial interiors goes back to 1907, when the First Prague Automobile Factory was founded.

The hall was built between 1931 and 1934 and served as the central warehouse of a post office. The "E-shaped" architectural design is the work of Czech architect Josef Kalous. A unique chimney with a water tank, which was part of the unpreserved boiler room of the warehouse's economic office, became a distinctive feature. The building has been listed since 2003.

### Location:

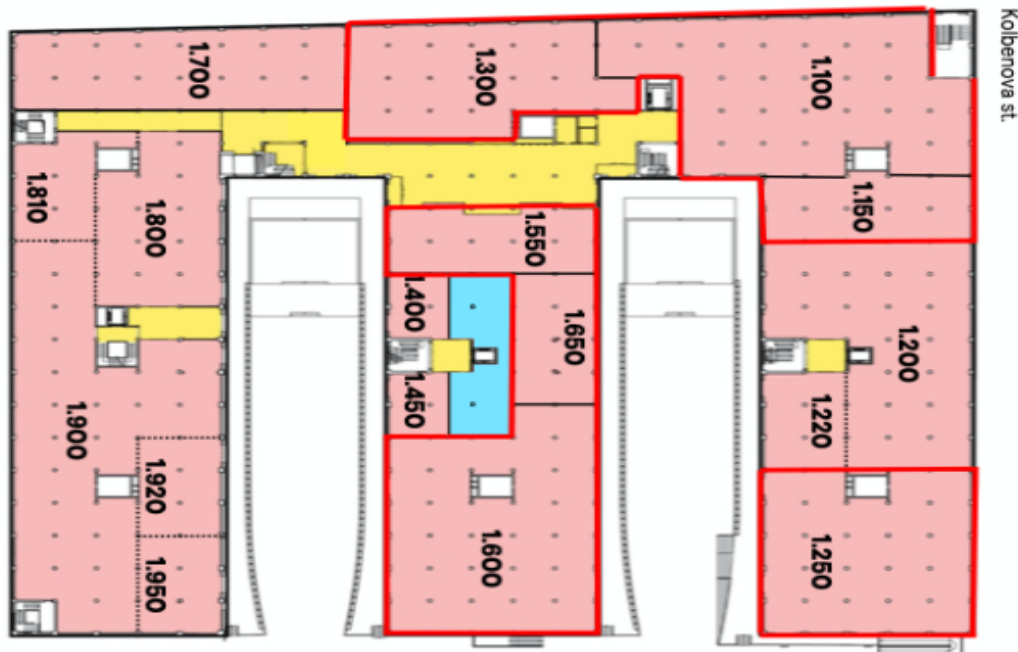
Excellent transport accessibility by car and public transport. The Poštovská tram stop is directly in front of the building. The Kolbenova metro station (line B) is a 250 m walk away and the shopping and administrative center in Vysočany 10 minutes. The Prague-Libeň Railway station is also nearby. Easy connection to the Prague Ring Road. Rokytka Park is close to the building.

### Features and services:

- Reception
- 24-hour security with direct card access
- Central ventilation—heating, and central air-conditioning
- Raised floors
- Storage space
- Café with an outdoor terrace adjacent to the lobby
- Outdoor parking—reserved spaces or access to a common parking area

**Completion Phase 1 in Q3 2025. Completion Phase 2 in Q4 2025.**

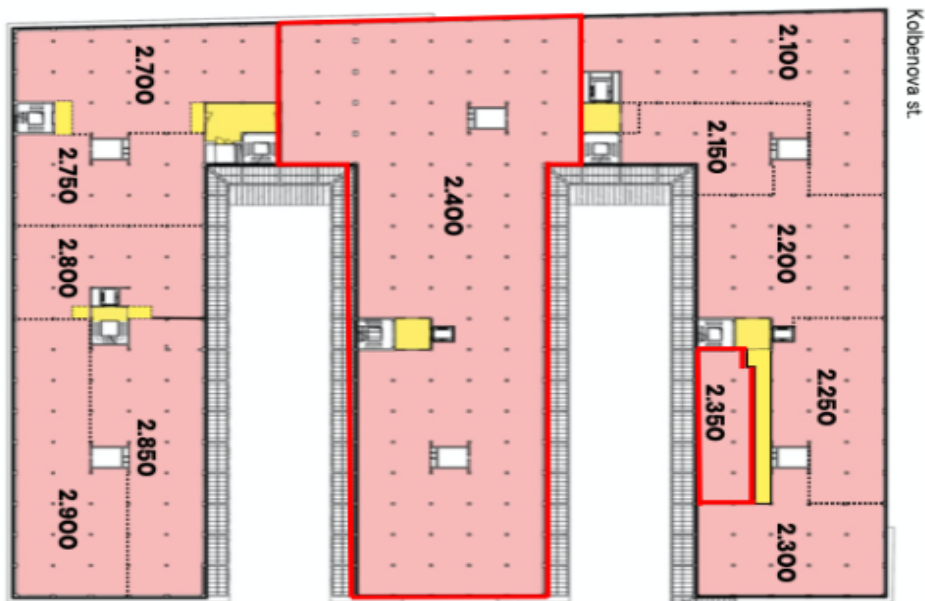
Rental and service charges are listed without VAT. Lessee pays no commission.



**GROUND FLOOR**



1.100	835 m <sup>2</sup>
1.150	247 m <sup>2</sup>
1.200	652 m <sup>2</sup>
1.220	144 m <sup>2</sup>
1.250	586 m <sup>2</sup>
1.300	558 m <sup>2</sup>
1.400	72 m <sup>2</sup>
1.450	72 m <sup>2</sup>
1.550	308 m <sup>2</sup>
1.600	763 m <sup>2</sup>
1.650	194 m <sup>2</sup>
1.700	480 m <sup>2</sup>
1.800	362 m <sup>2</sup>
1.810	164 m <sup>2</sup>
1.900	883 m <sup>2</sup>
1.920	145 m <sup>2</sup>
1.950	145 m <sup>2</sup>



Kolbenova st.

FIRST FLOOR

-  Office 7 280 m<sup>2</sup>
-  Shared area 136 m<sup>2</sup>
-  Leased

2.100	679 m <sup>2</sup>
2.150	274 m <sup>2</sup>
2.200	517 m <sup>2</sup>
2.250	380 m <sup>2</sup>
2.300	375 m <sup>2</sup>
2.350	178 m <sup>2</sup>
2.400	2617 m <sup>2</sup>
2.700	494 m <sup>2</sup>
2.750	343 m <sup>2</sup>
2.800	329 m <sup>2</sup>
2.850	517 m <sup>2</sup>
2.900	533 m <sup>2</sup>