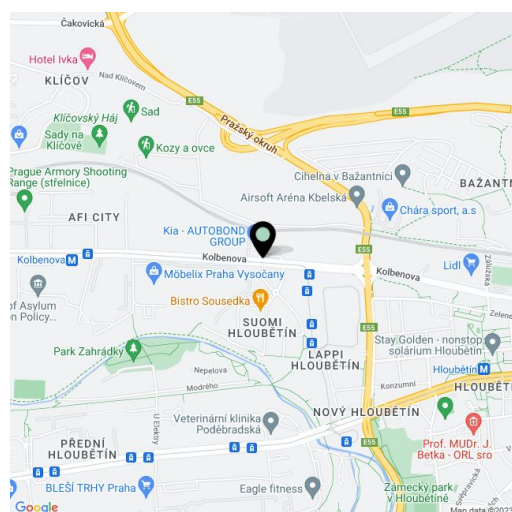


**Office space**

Prague 9, Vysočany, Kolbenova

€ 15.08 / m² | CZK 380 / m²

Service price	168 CZK monthly per m ²
Available area	1 796 m ²
Cellar	-
Parking	CZK 2 000 - 2 500 / pp / month
PENB	B
Reference number	32633



This former factory hall for a world-famous company offers fully refurbished office space for lease on the 1st floor 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:

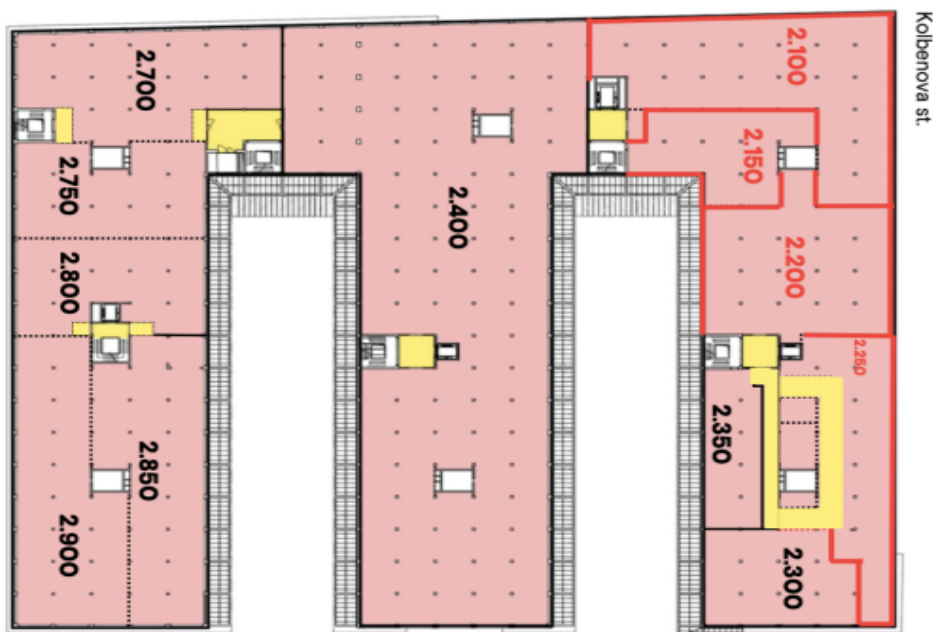
Excellent transport accessibility by car and public transport. The Poštovská tram stop is directly in front of the building. The Kolbenova metro station (line B) is a 250 m walk away and the shopping and administrative center in Vysočany 10 minutes. The Prague-Libeň Railway station is also nearby. Easy 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 Q1 2026.

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



FIRST FLOOR

-  Office 7.280 m²
-  Shared area 136 m²
-  Available

2.100	658 m ²
2.150	261 m ²
2.200	530 m ²
2.250	348 m ² smaller units option (from 100 sqm)
2.300	120 m ² 150 m ²
2.350	178 m ²
2.400	2562 m ² Artist Studios
2.700	494 m ²
2.750	343 m ²
2.800	329 m ²
2.850	517 m ²
2.900	533 m ²