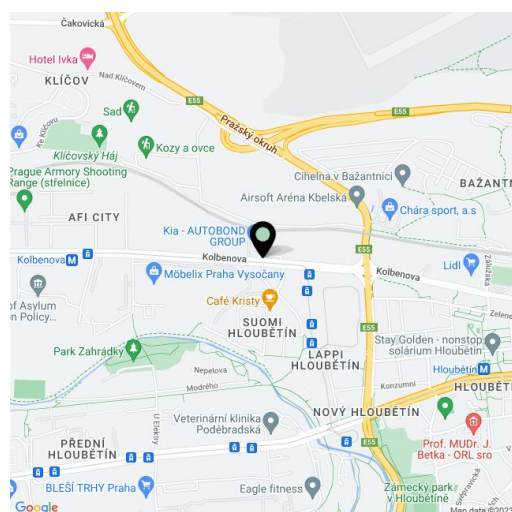


**Retail space**

Prague 9, Vysočany, Kolbenova

**€ 15.95 / m<sup>2</sup> | CZK 400 / m<sup>2</sup>**

<b>Service price</b>	168 CZK monthly per m <sup>2</sup>
<b>Available area</b>	514 m <sup>2</sup>
<b>Min. area</b>	73 m <sup>2</sup>
<b>Parking</b>	CZK 2 000 - 2 500 / pp / month
<b>PENB</b>	B
<b>Reference number</b>	32634



This former factory hall for a world-famous company offers fully refurbished retail space for lease on the ground 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. Rokytká Park is close to the building.

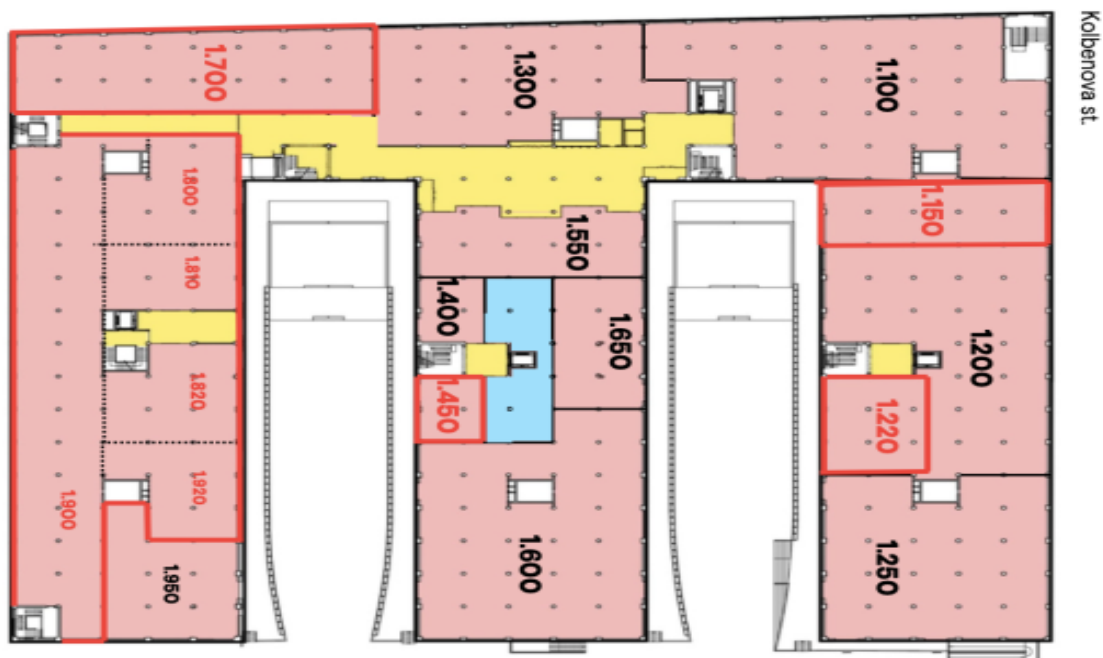
**Features and Services:**

- 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.





**GROUND FLOOR**



1,100	835 m2	Gallery
1,150	247 m2	
1,200	630 m2	
1,220	180 m2	
1,250	586 m2	
1,300	558 m2	Mount Cap Offices
1,400	72 m2	
1,450	73 m2	
1,550	308 m2	Cafe
1,600	763 m2	Event Space
1,650	194 m2	Event Space
1,700	480 m2	
1,800	225 m2	
1,810	150 m2	
1,820	200 m2	
1,900	750 m2	
1,920	175 m2	
1,950	250 m2	