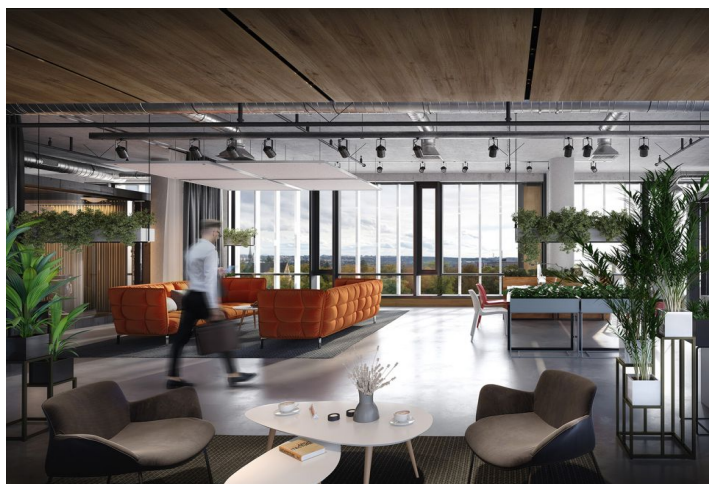




# Office building

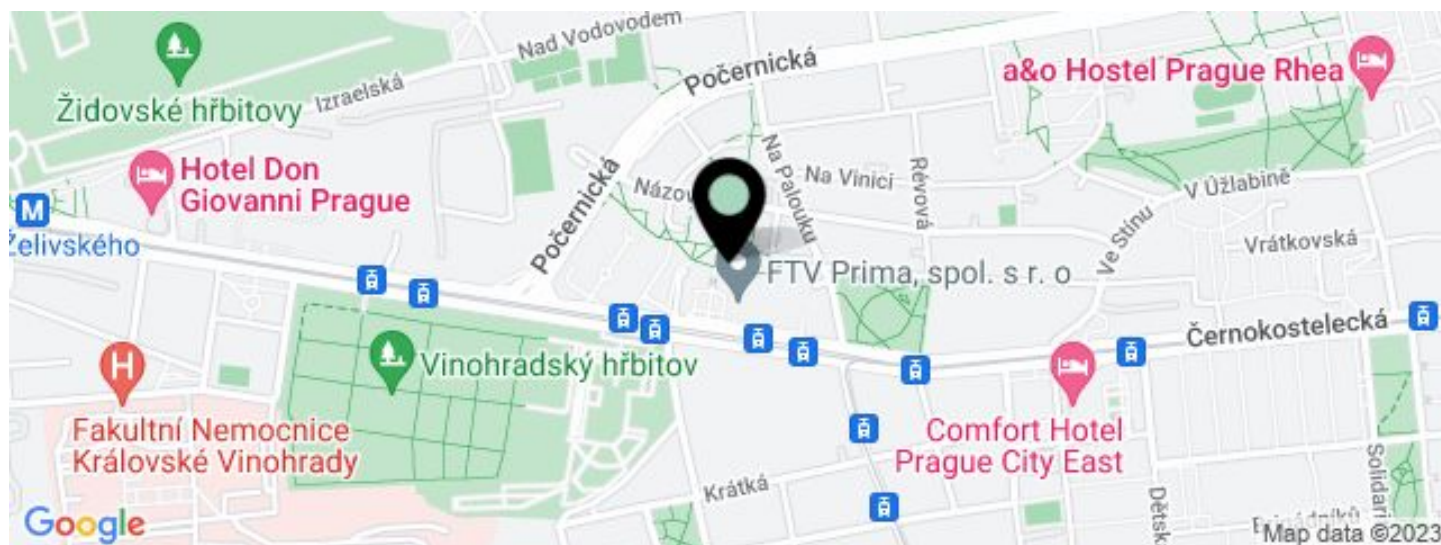
€ 18.50 - 19.50 / m<sup>2</sup> | CZK 465 - 490 / m<sup>2</sup>

12 754 m<sup>2</sup>, Prague 10, Strašnice, Vinohradská





## Office building

€ 18.50 - 19.50 / m<sup>2</sup> | CZK 465 - 490 / m<sup>2</sup>12 754 m<sup>2</sup>, Prague 10, Strašnice, Vinohradská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building 2, Office space, 10th floor + terrace	400 - 952 m <sup>2</sup>	120 CZK monthly per m <sup>2</sup>	EUR 140 / pp / month	€ 19.50 / m <sup>2</sup>
Building 2, Office space, 9th floor + terrace	459 - 1 244 m <sup>2</sup>	120 CZK monthly per m <sup>2</sup>	EUR 140 / pp / month	€ 19.50 / m <sup>2</sup>
Building 2, Office space, 8th floor + terrace	534 - 1 392 m <sup>2</sup>	120 CZK monthly per m <sup>2</sup>	EUR 140 / pp / month	€ 19.50 / m <sup>2</sup>
Building 2, Office space, 7th floor	534 - 1 834 m <sup>2</sup>	120 CZK monthly per m <sup>2</sup>	EUR 140 / pp / month	€ 18.50 / m <sup>2</sup>
Building 2, Office space, 6th floor	534 - 1 834 m <sup>2</sup>	120 CZK monthly per m <sup>2</sup>	EUR 140 / pp / month	€ 18.50 / m <sup>2</sup>
Building 2, Office space, 5th floor	534 - 1 833 m <sup>2</sup>	120 CZK monthly per m <sup>2</sup>	EUR 140 / pp / month	€ 18.50 / m <sup>2</sup>
Building 2, Office space, 4th floor	534 - 1 833 m <sup>2</sup>	120 CZK monthly per m <sup>2</sup>	EUR 140 / pp / month	€ 18.50 / m <sup>2</sup>
Building 2, Office space, 3rd floor	364 - 1 832 m <sup>2</sup>	120 CZK monthly per m <sup>2</sup>	EUR 140 / pp / month	€ 18.50 / m <sup>2</sup>



## Office building

€ 18.50 - 19.50 / m<sup>2</sup> | CZK 465 - 490 / m<sup>2</sup>

12 754 m<sup>2</sup>, Prague 10, Strašnice, Vinohradská

Service price	120 CZK monthly per m <sup>2</sup>
Total building area	95 000 m <sup>2</sup>
Tenant consumption	—
Parking	140 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	36709

This brand new project, which will be located on the border of Vinohrady, Strašnice, and Žižkov, will offer up to 95,000 sq. m. of office space for lease, responding to the current situation and latest trends. The advantage of the project is its location, which, although standing on vibrant Vinohradská Street, retains its tranquility amidst urban greenery. The spaces will have both quality lighting and acoustics, as well as proper air circulation. An ideal place for those looking for a healthy working environment.

### Location:

Great accessibility by public transport. The building is located right next to the Vinohradské hřbitovy tram stop and the Želivského metro station (line A) is a 2-minute walk away. The city center can be reached by metro in 10 minutes. Easy connection to the D1, D4, D8, and D11 highways.

### Features and services:

- Contactless entry via mobile phone
- 24/7 reception
- Charging station for electric vehicles
- Fitting rooms and showers
- Bike storage
- Shared meeting room
- Active cooling beams
- Smart window blind control
- Openable windows
- Professional recording studio
- 5G network coverage
- Parking spaces
- App
- Service Community Manager for tenants
- LEED Platinum certification

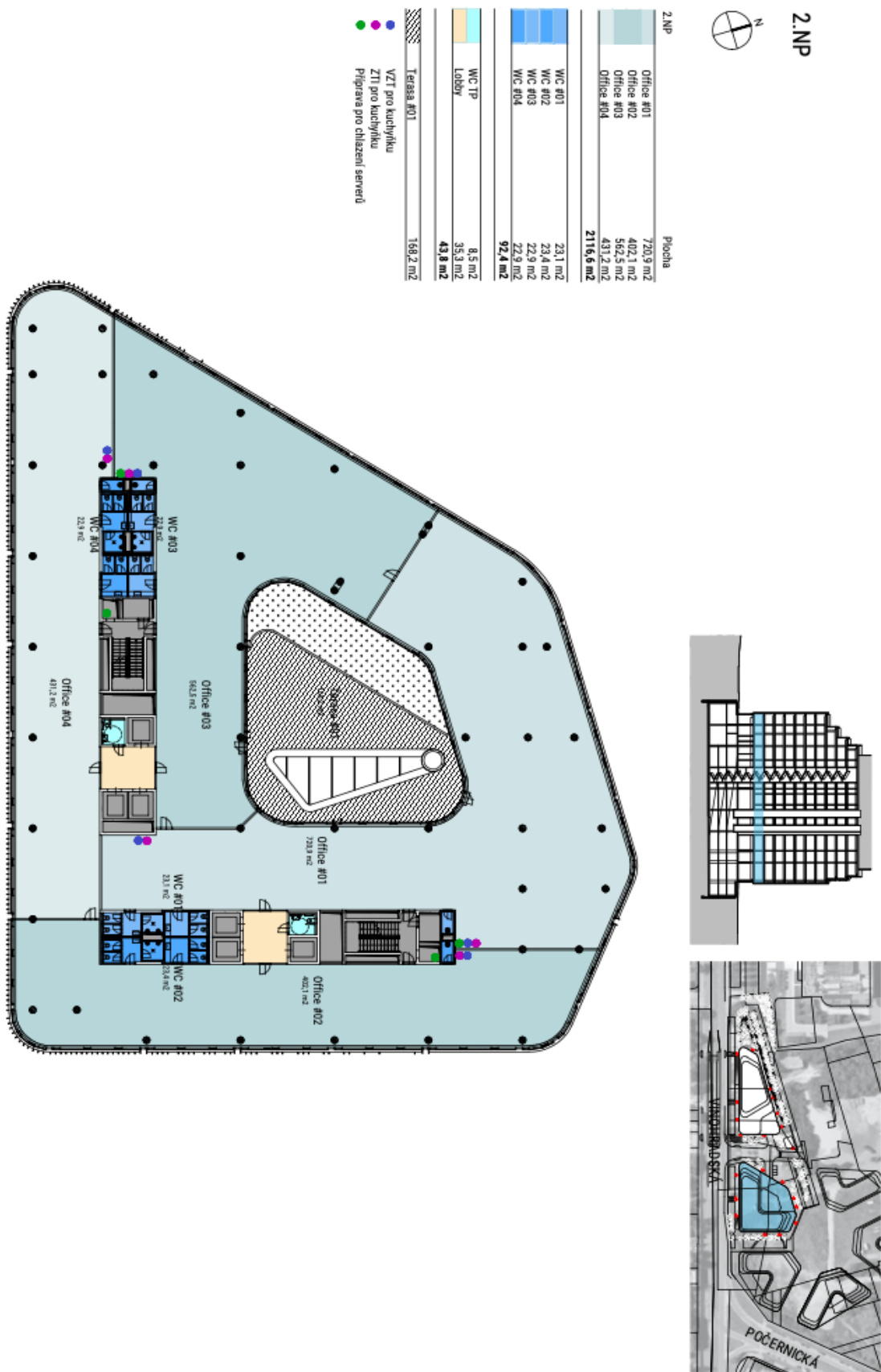
Rental and service charges listed without VAT. Lessee pays no commission.



# Office building

12 754 m<sup>2</sup>, Prague 10, Strašnice, Vinohradská

€ 18.50 - 19.50 / m<sup>2</sup> | CZK 465 - 490 / m<sup>2</sup>





# Office building

12 754 m<sup>2</sup>, Prague 10, Strašnice, Vinohradská

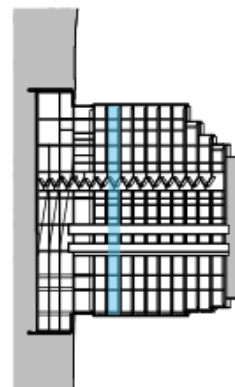
€ 18.50 - 19.50 / m<sup>2</sup> | CZK 465 - 490 / m<sup>2</sup>

3.NP	Plocha
Office #01	386,0 m <sup>2</sup>
Office #02	402,1 m <sup>2</sup>
Office #03	363,9 m <sup>2</sup>
Office #04	430,9 m <sup>2</sup>
<b>1582,9 m<sup>2</sup></b>	
WC #01	23,1 m <sup>2</sup>
WC #02	23,4 m <sup>2</sup>
WC #03	22,9 m <sup>2</sup>
WC #04	22,9 m <sup>2</sup>
<b>92,4 m<sup>2</sup></b>	
WC TP	8,5 m <sup>2</sup>
Lobby	35,3 m <sup>2</sup>
<b>43,8 m<sup>2</sup></b>	
Terasa #01	59,9 m <sup>2</sup>
Terasa #02	73,4 m <sup>2</sup>
Terasa #03	301,1 m <sup>2</sup>

● VZT pro kuchyňku  
● ZTI pro kuchyňku  
● Příprava pro chlázeň serverů



3.NP





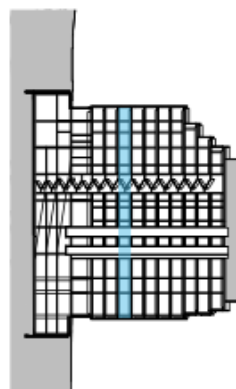
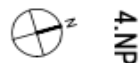
# Office building

12 754 m<sup>2</sup>, Prague 10, Strašnice, Vinohradská

€ 18.50 - 19.50 / m<sup>2</sup> | CZK 465 - 490 / m<sup>2</sup>

4.NP		Plocha
Office #01	386,0 m <sup>2</sup>	
Office #02	402,1 m <sup>2</sup>	
Office #03	364,0 m <sup>2</sup>	
Office #04	430,9 m <sup>2</sup>	
	<b>1583,0 m<sup>2</sup></b>	
WC #01	23,1 m <sup>2</sup>	
WC #02	23,4 m <sup>2</sup>	
WC #03	22,9 m <sup>2</sup>	
WC #04	22,9 m <sup>2</sup>	
	<b>92,4 m<sup>2</sup></b>	
WC TP	8,5 m <sup>2</sup>	
Lobby	33,3 m <sup>2</sup>	
	<b>43,8 m<sup>2</sup></b>	

- VZT pro kuchyňku
- ZTI pro kuchyňku
- Příprava pro chlazení serverů





# Office building

12 754 m<sup>2</sup>, Prague 10, Strašnice, Vinohradská

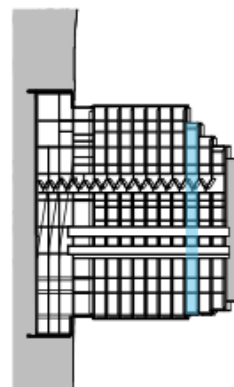
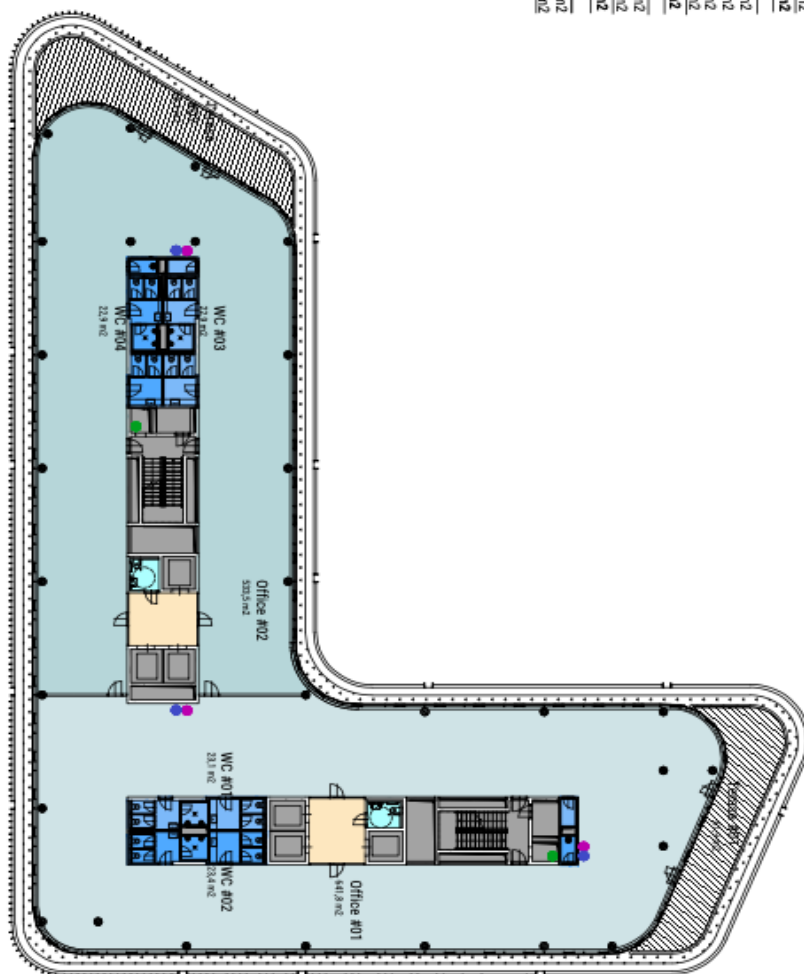
€ 18.50 - 19.50 / m<sup>2</sup> | CZK 465 - 490 / m<sup>2</sup>

9.NP		Plocha
Office #01	641,8 m <sup>2</sup>	
Office #02	533,5 m <sup>2</sup>	
	<b>1175,3 m<sup>2</sup></b>	
WC #01	23,1 m <sup>2</sup>	
WC #02	23,4 m <sup>2</sup>	
WC #03	22,9 m <sup>2</sup>	
WC #04	22,9 m <sup>2</sup>	
	<b>92,4 m<sup>2</sup></b>	
WC TP	8,5 m <sup>2</sup>	
Lobby	35,3 m <sup>2</sup>	
	<b>43,8 m<sup>2</sup></b>	
Terasa #01	61,9 m <sup>2</sup>	
Terasa #02	68,3 m <sup>2</sup>	

- VZT pro kuchyňku
- ZTI pro kuchyňku
- Příprava pro chlazení serverů



9.NP,





# Office building

12 754 m<sup>2</sup>, Prague 10, Strašnice, Vinohradská

€ 18.50 - 19.50 / m<sup>2</sup> | CZK 465 - 490 / m<sup>2</sup>

10.NP		Plocha
Office #01	610,4 m <sup>2</sup>	
Office #02	458,7 m <sup>2</sup>	
	<b>1069,0 m<sup>2</sup></b>	
WC #01	20,7 m <sup>2</sup>	
WC #02	21,1 m <sup>2</sup>	
WC #03	11,4 m <sup>2</sup>	
WC #04	11,3 m <sup>2</sup>	
	<b>64,5 m<sup>2</sup></b>	
WC TP	8,5 m <sup>2</sup>	
Lobby	35,3 m <sup>2</sup>	
	<b>43,8 m<sup>2</sup></b>	
Terasa #01	33,1 m <sup>2</sup>	
Terasa #02	35,6 m <sup>2</sup>	

- VZT pro kuchyňku
- ZTI pro kuchyňku
- Příprava pro chlazení serverů



10.NP

