

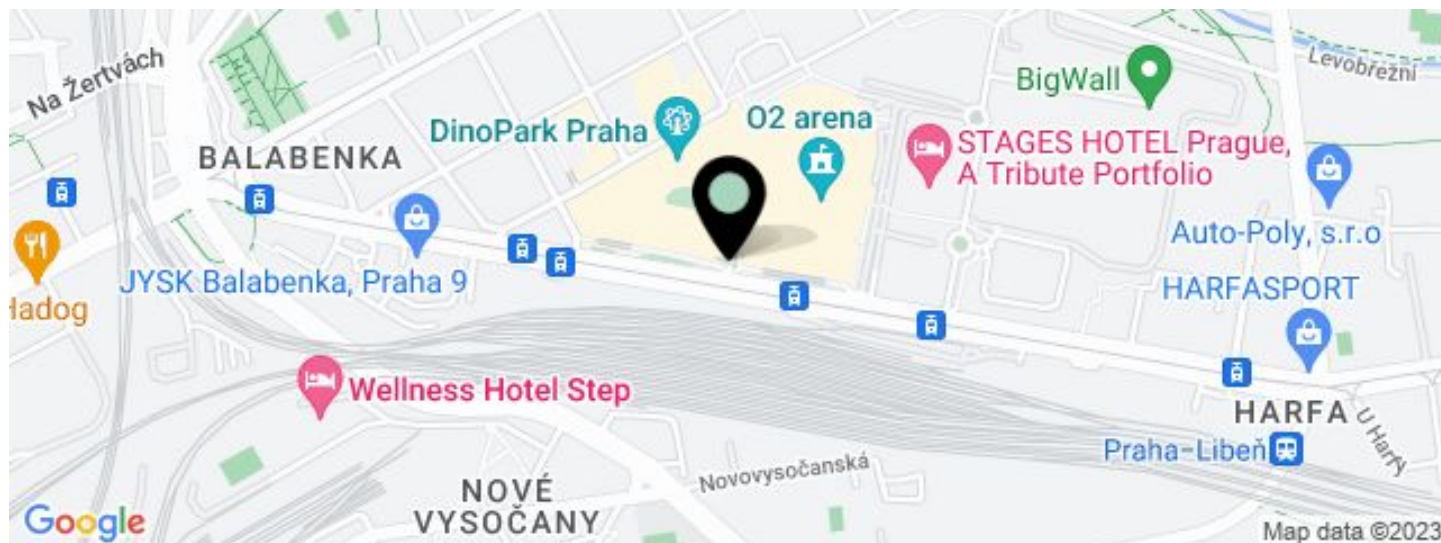


Office building

€ 15.00 - 16.50 / m² | CZK 379 - 417 / m²

5 255 m², Praha 9, Libeň, Českomoravská



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| UNIT | AVAILABLE AREA | SERVICES | PARKING | MONTHLY RENT |
|--------------------------------------|----------------------------|--------------------------------------|----------------------|--------------------------|
| Office space, 9th floor with terrace | 1 964 m ² | 95 CZK monthly per m ² | 120 EUR / pp / month | € 16.50 / m ² |
| Office space, 7th floor | 1 482 m ² | 95 CZK monthly per m ² | 120 EUR / pp / month | € 15.50 / m ² |
| Office space, 5th floor | 500 - 3 138 m ² | 95 CZK monthly per m ² | 120 EUR / pp / month | € 15 / m ² |
| Office space, 4th floor | 500 - 1 638 m ² | 95 CZK monthly per m ² | 120 EUR / pp / month | € 15 / m ² |
| Office space, 2nd floor | 170 m ² | 95 CZK monthly per m ² | 120 EUR / pp / month | € 15 / m ² |
| Office space | 500 m ² | 95 CZK monthly per m ² | 120 EUR / pp / month | € 15 / m ² |

**Office building**5 255 m², Praha 9, Libeň, Českomoravská**€ 15.00 - 16.50 / m² | CZK 379 - 417 / m²**

| | |
|-------------------------|-----------------------------------|
| Service price | 95 CZK monthly per m ² |
| Total building area | 25 229 m ² |
| Tenant consumption | — |
| Parking | 120 EUR |
| Parking service charges | — |
| Parking ratio | — |
| Certification | — |
| PENB | A |
| Reference number | 38399 |

This new administrative complex located in the Vysočany part of Prague offers a total of 12,700 sq. m. of modern Class A office space for lease. The building consists of 10 above-ground and 2 underground floors. Each unit has a separate access hallway and elevator. There is a spacious lobby spread out over 2 floors. The complex also has 300 parking spaces. LEED Silver certification.

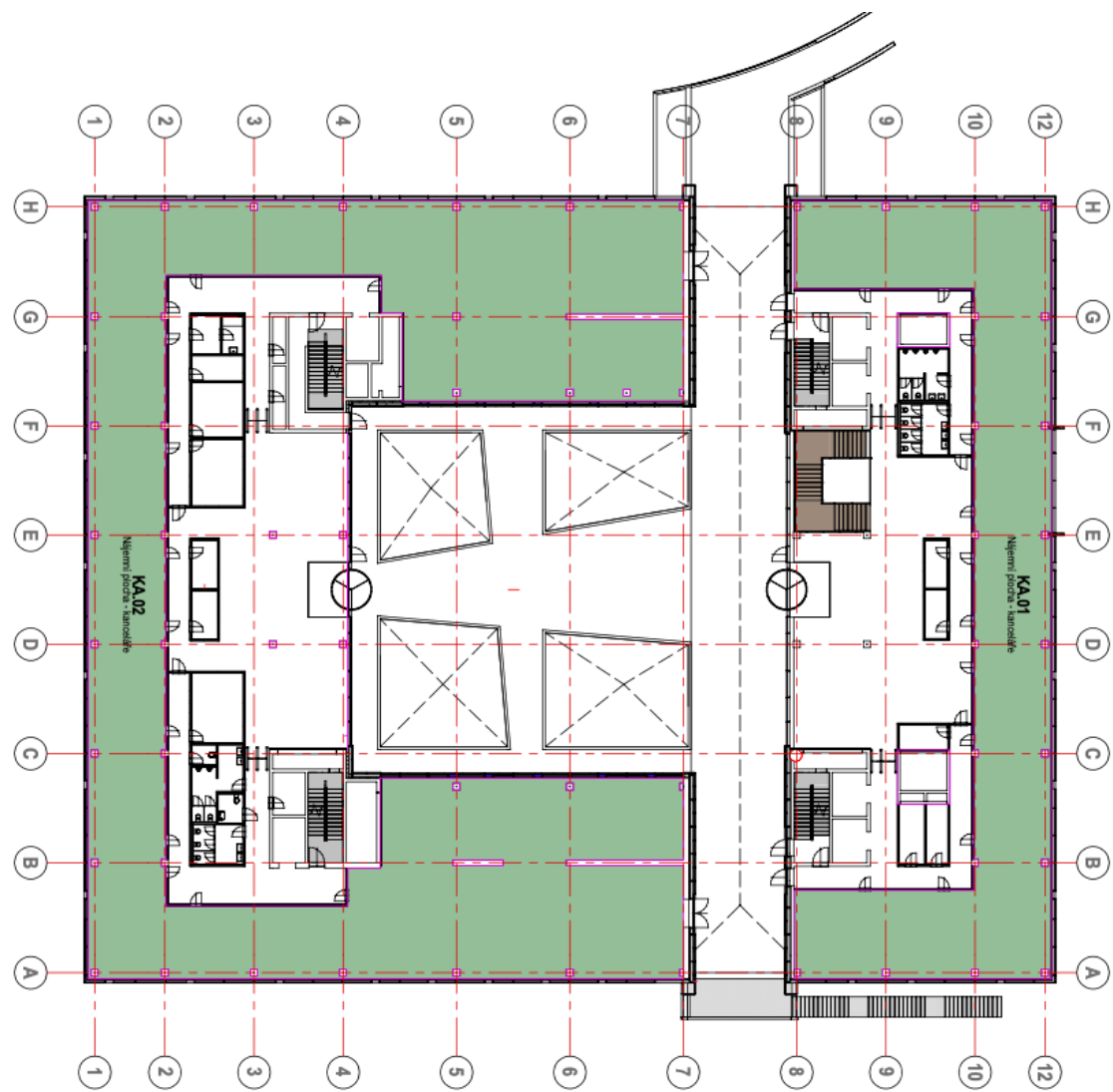
Location:

Good accessibility by public transport. You can walk to the Českomoravská (line B) metro station in 7 minutes. The Ocelářská bus and tram stop are right next to the building. The Galerie Harfa shopping center is nearby.

Features and services:

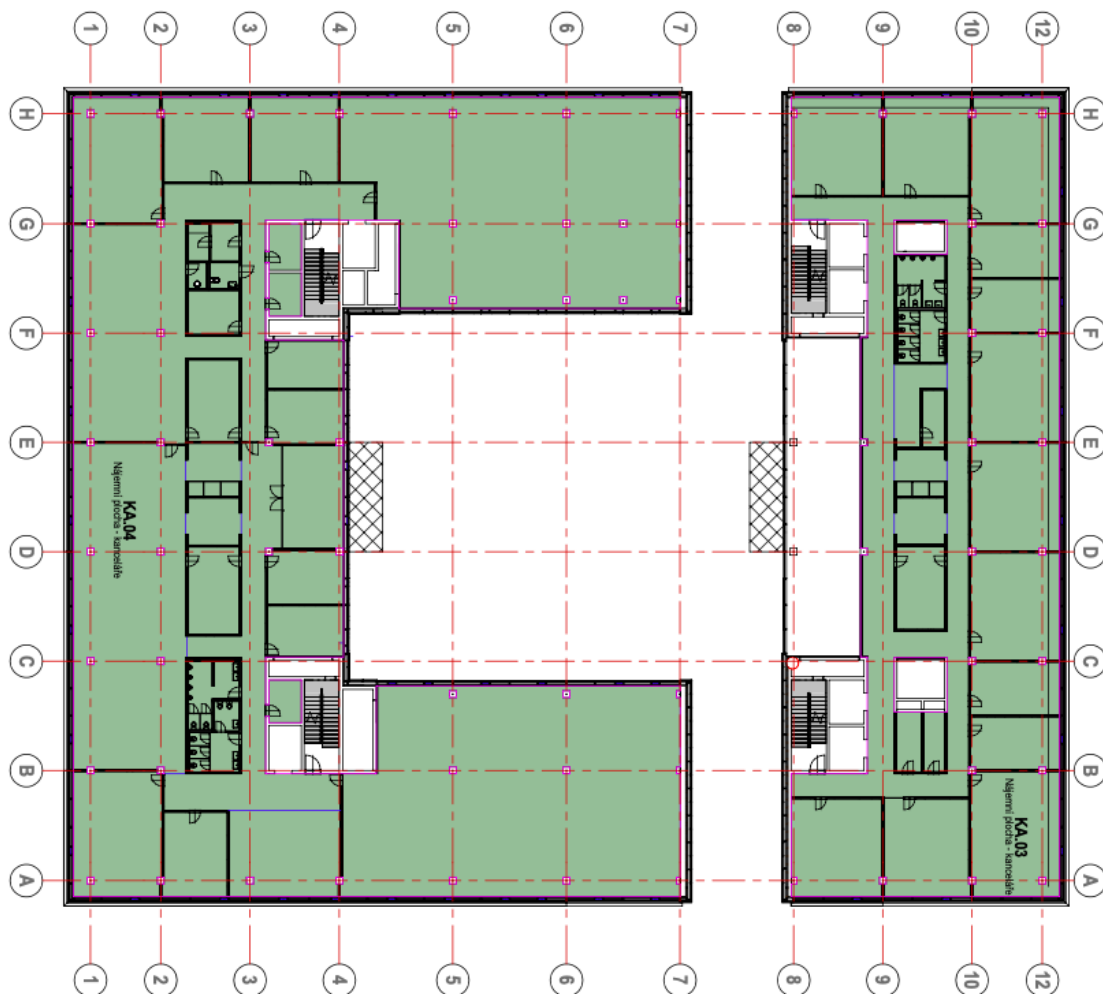
- Wheelchair access
- 4 access corridors
- 6 elevators
- Clear height of 3 m
- Cafeteria in the building
- Security cameras
- 24/7 security
- Self-opening windows
- Floor load of 350 kg/sq. m.
- Double floors with floor boxes
- Ventilation by a central unit with recuperation
- Internal blinds + glass with a shading coefficient
- Optical cable
- Sprinklers
- Building Control System
- Central server room
- Central heating and air-conditioning

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

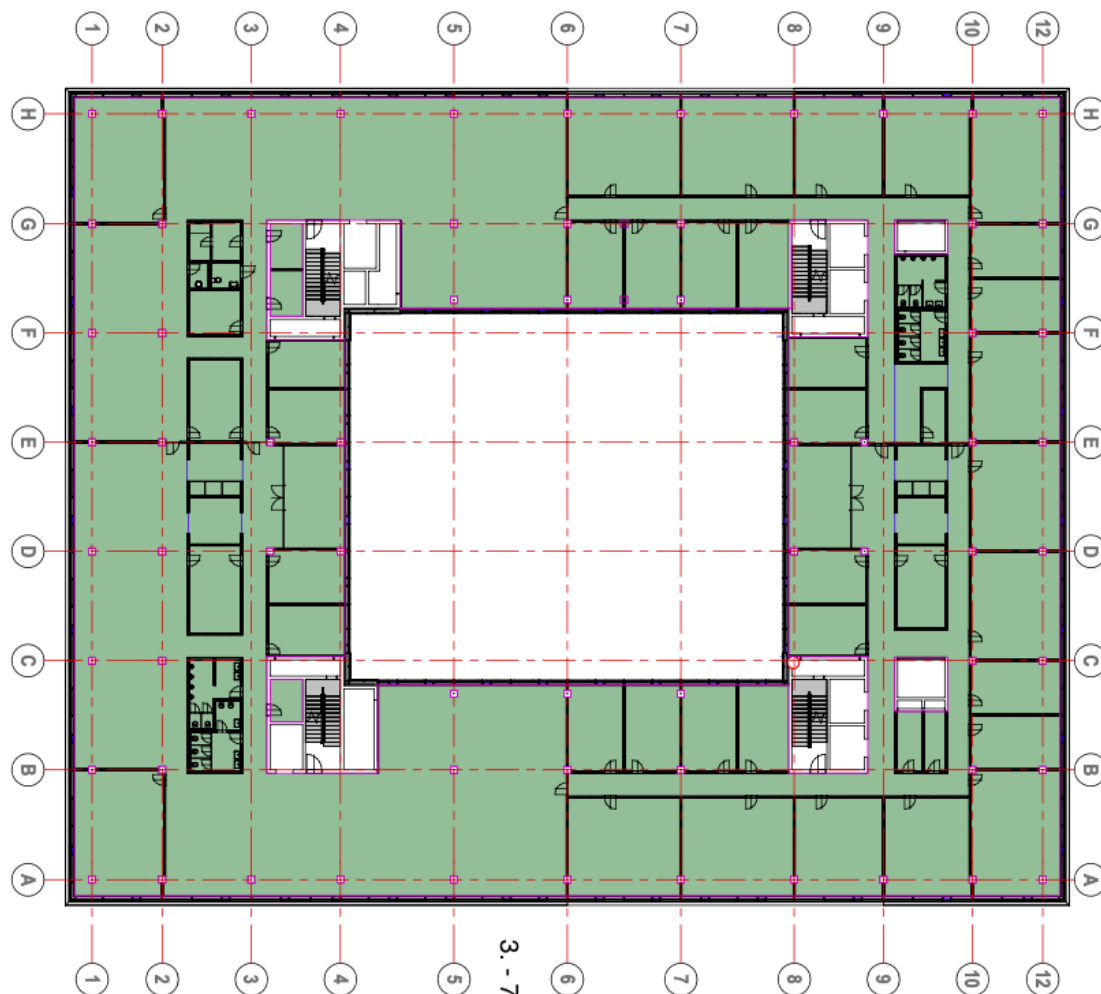


1. patro / 1st floor



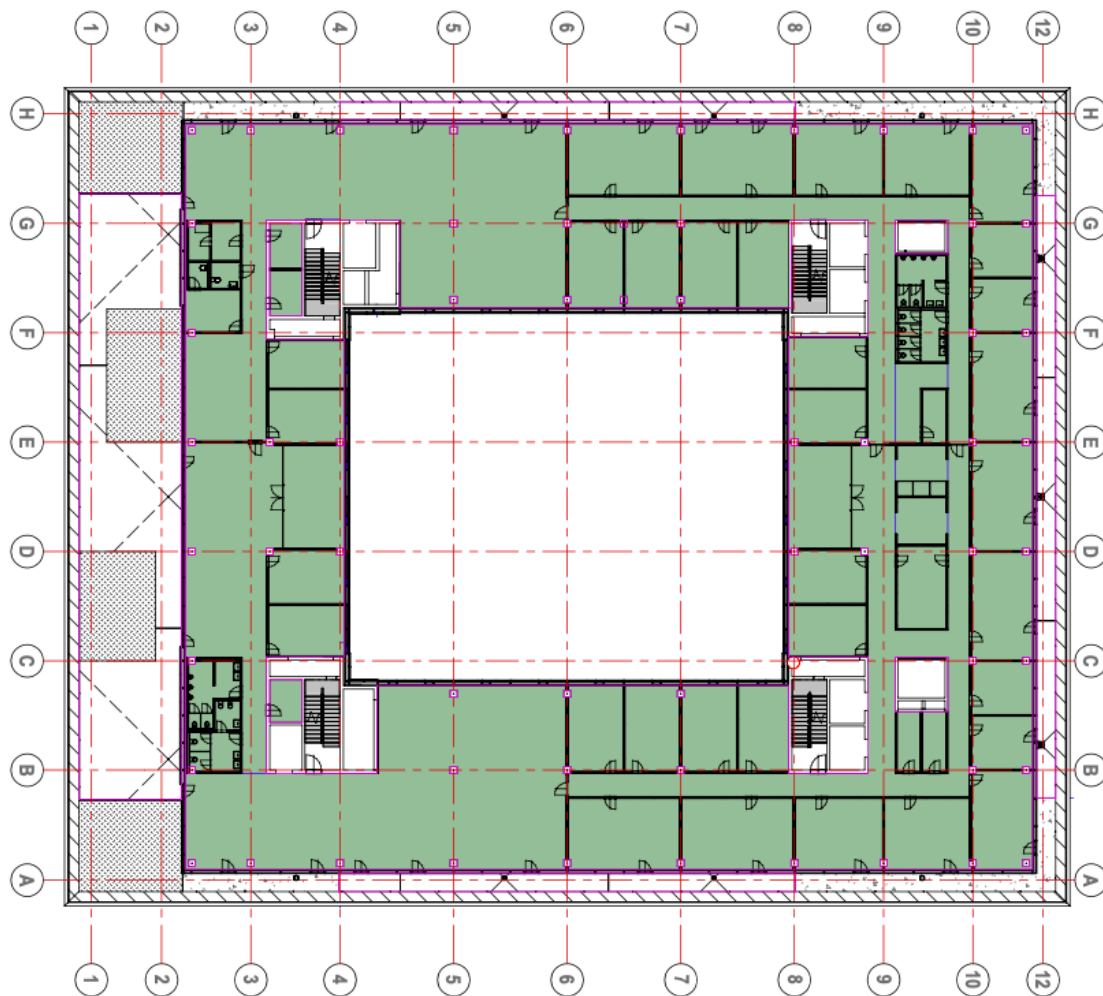


2. patro / 2nd floor

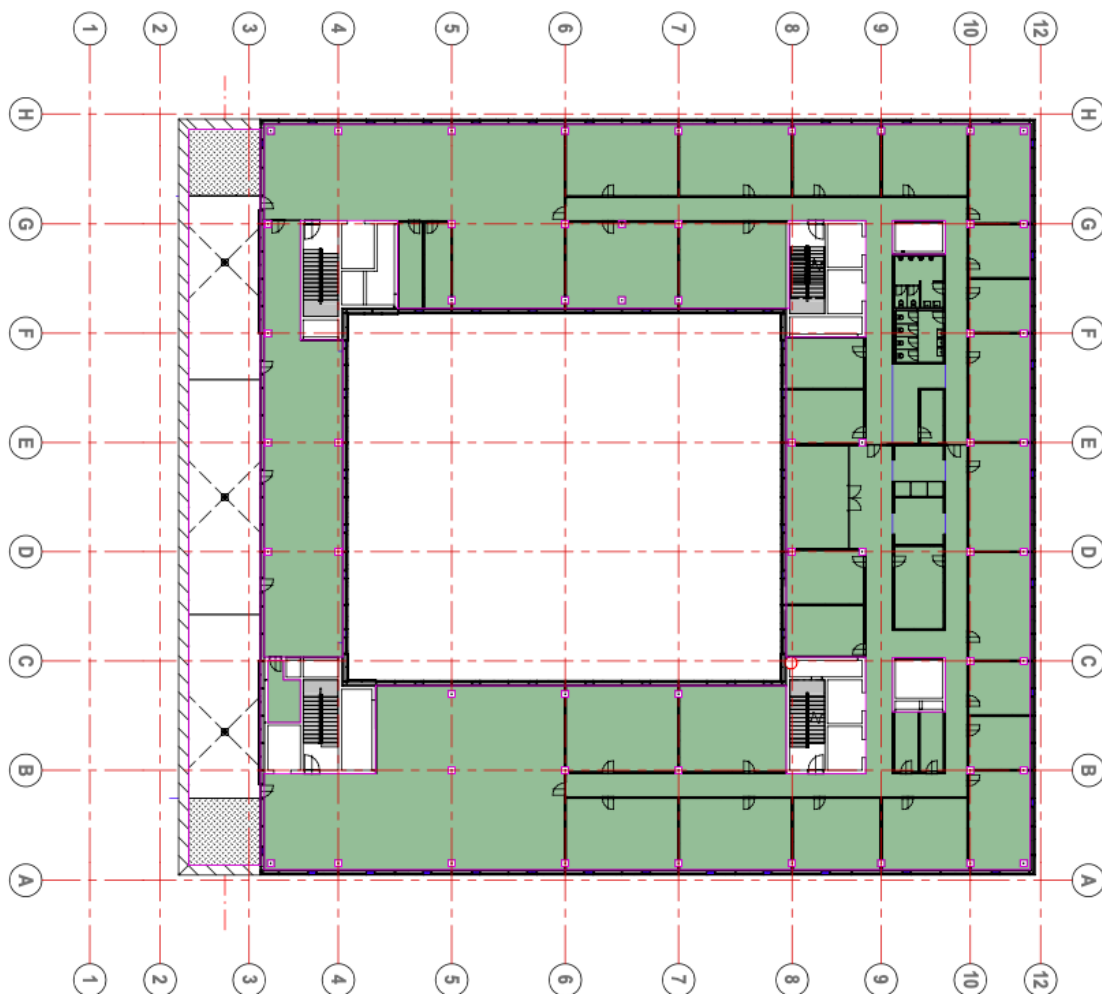


3. - 7. patro / 3rd - 7th floor





8. patro / 8th floor



9. patro / 9th floor

