

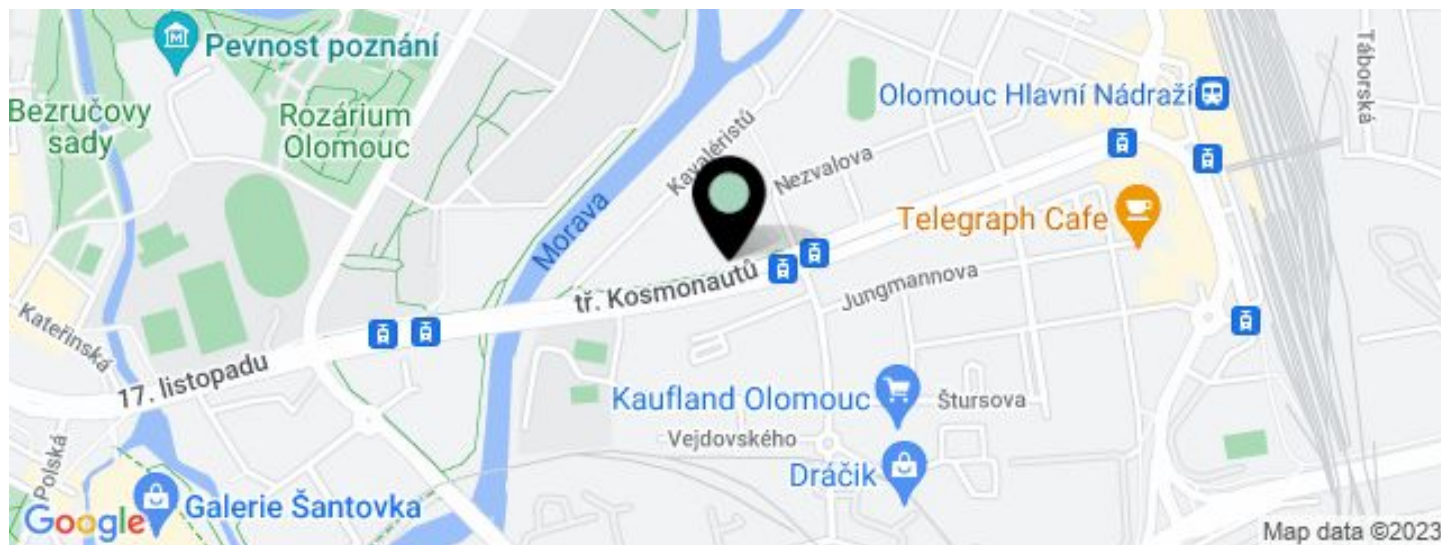


## Office building

4 104 m<sup>2</sup>, Olomouc, třída Kosmonautů

€ 13.82 / m<sup>2</sup> | CZK 350 / m<sup>2</sup>



**Office building****€ 13.82 / m<sup>2</sup> | CZK 350 / m<sup>2</sup>**4 104 m<sup>2</sup>, Olomouc, třída Kosmonautů

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 5th floor	680 m <sup>2</sup>	100 CZK monthly per m <sup>2</sup>	Yes	€ 13.82 / m <sup>2</sup>
Office space, 4th floor	672 m <sup>2</sup>	100 CZK monthly per m <sup>2</sup>	Yes	€ 13.82 / m <sup>2</sup>
Office space, 3rd floor	1 265 m <sup>2</sup>	100 CZK monthly per m <sup>2</sup>	Yes	€ 13.82 / m <sup>2</sup>
Office space, 1st floor	1 488 m <sup>2</sup>	100 CZK monthly per m <sup>2</sup>	Yes	€ 13.82 / m <sup>2</sup>

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Service price	100 CZK monthly per m <sup>2</sup>
Total building area	15 000 m <sup>2</sup>
Tenant consumption	—
Parking	2 700 CZK
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	38522

This new office building in the center of Olomouc offers 6 above-ground floors and 3 underground floors with a total area of 15,000 sq. m. of leasable space. The building also has 170 parking spaces. The complex offers not only elegant, but also economically efficient offices and retail space for lease, all finished at a highest standard. The property was the first certified building in the Olomouc Region to conform to international LEED Gold standards.

**Location:**

The building is located in the center of Olomouc, near the Envelopa bus and tram stop. All civic amenities are in the vicinity—city parks, a congress center, the Flora Olomouc exhibition center, the University and Military Hospital, or the seat of the Moravian Theater and the Moravian Philharmonic.

**Features and services:**

Cafe, canteen  
 Electric charging station in underground garages  
 Air-conditioning  
 Clear height of 3 m  
 Sprinklers  
 Openable windows  
 Interior blinds  
 Double floors  
 Luxury amenities  
 24/7 accessibility  
 Security throughout the building  
 Backup diesel generator  
 170 parking spaces  
 International LEED standard  
 CCTV  
 Fiber-optic cabling  
 Bike parking  
 Terrace

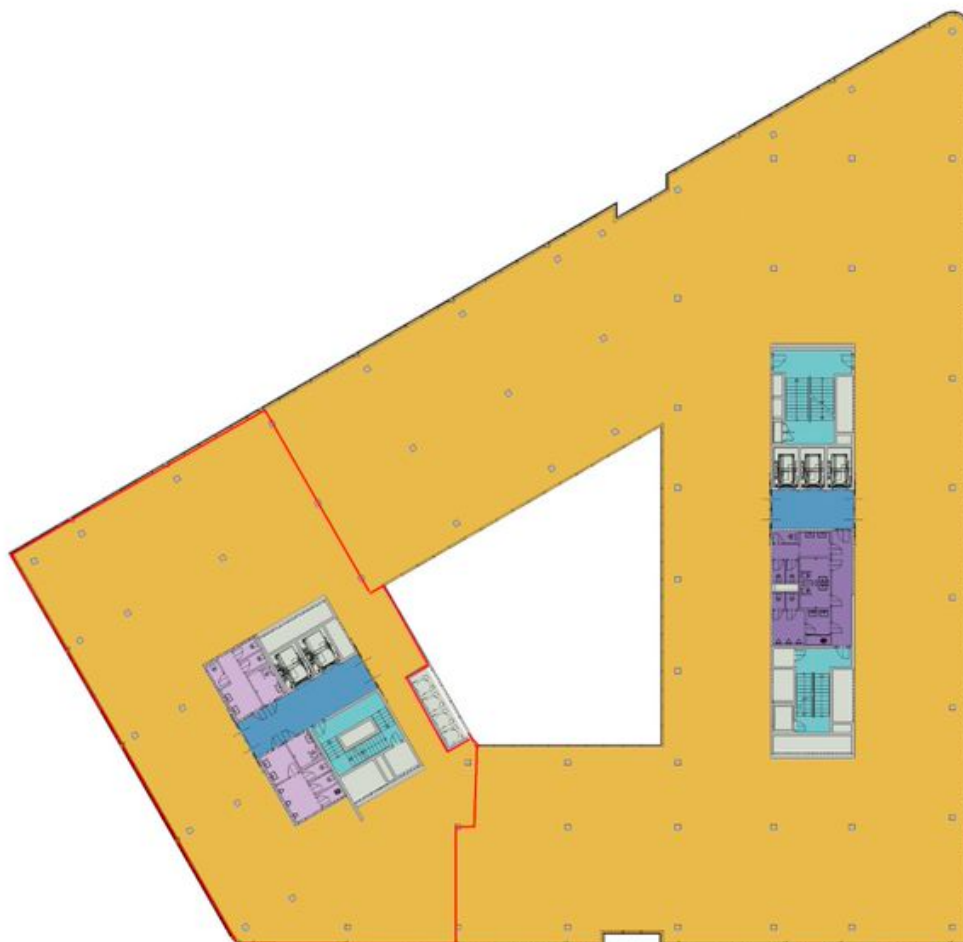
Rental and service charges are listed without VAT. Lessee pays no commission.



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**LEGENDA**

CLASP	ROZSAH STAVBY	ROZSAH STAVBY
●	FOUNDACTION FLOOR - OFFICE	29403m <sup>2</sup>
●	VÝHEB / LOBBY STAIR	1824m <sup>2</sup>
●	VÝHEB / LOBBY AREA	3077m <sup>2</sup>
●	STROHOVÉ	516m <sup>2</sup>
●	WORKING ROOM FLOOR	4034m <sup>2</sup>
●	WORKING ROOM AREA	4159m <sup>2</sup>
●	ROZSAH STAVBY	9525m <sup>2</sup>
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**LEGENDA**

LEGENDA	PROJEKTOVANÉ PLOŠE - ÚPRAVA
PROJEKTOVANÉ PLOŠE - ÚPRAVA	2524.6m <sup>2</sup>
PLATEAU / COMMON AREA	1523m <sup>2</sup>
OFFICE / WORK AREA	2077m <sup>2</sup>
MEETING ROOM	146m <sup>2</sup>
CONFERENCE ROOM	912m <sup>2</sup>
RECEPTION / LOBBY AREA	418m <sup>2</sup>
STAIRS	1822m <sup>2</sup>
MEETING ROOM	1822m <sup>2</sup>
STAIRS	1822m <sup>2</sup>



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**LEGENDA**

●	PROJEKTOVANÉ PLOŠE - OFFICE	293,21m <sup>2</sup>
●	PROJEKTOVANÉ PLOŠE - OFFICE	14,06m <sup>2</sup>
●	PROJEKTOVANÉ PLOŠE - OFFICE	30,71m <sup>2</sup>
●	PROJEKTOVANÉ PLOŠE - OFFICE	53,89m <sup>2</sup>
●	PROJEKTOVANÉ PLOŠE - OFFICE	41,04m <sup>2</sup>
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●	PROJEKTOVANÉ PLOŠE - OFFICE	14,29m <sup>2</sup>
●	PROJEKTOVANÉ PLOŠE - OFFICE	293,21m <sup>2</sup>