

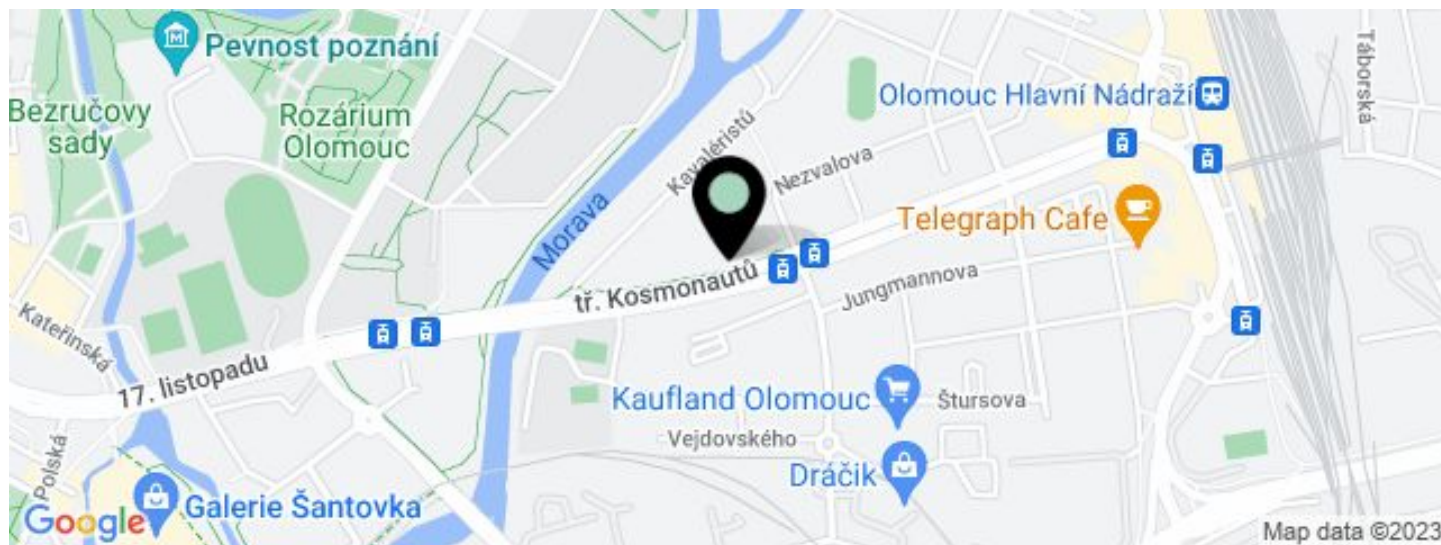


Office building

4 104 m², Olomouc, třída Kosmonautů

€ 13.93 / m² | CZK 350 / m²



**Office building****€ 13.93 / m² | CZK 350 / m²**4 104 m², Olomouc, třída Kosmonautů

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 5th floor	680 m ²	100 CZK monthly per m ²	Yes	€ 13.93 / m ²
Office space, 4th floor	672 m ²	100 CZK monthly per m ²	Yes	€ 13.93 / m ²
Office space, 3rd floor	1 265 m ²	100 CZK monthly per m ²	Yes	€ 13.93 / m ²
Office space, 1st floor	1 488 m ²	100 CZK monthly per m ²	Yes	€ 13.93 / m ²

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Service price	100 CZK monthly per m ²
Total building area	15 000 m ²
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

●	FOUNDATION FLOOR - OFFICE	290.00m ²
●	VIEW / LOBBY STAIR	18.24m ²
●	VIEW / LOBBY AREA	30.77m ²
●	STAIRWELL	15.66m ²
●	WORKING FLOOR STAIR	40.84m ²
●	WORKING FLOOR AREA	43.89m ²
●	ROOFED STAIR	16.25m ²
●	CLAMP	280.23m ²



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LEGENDA

●	PROJEKOVANÉ PLOŠY - OFICE	293,21m ²
●	PROJEKOVANÉ PLOŠY - OFICE	14,06m ²
●	PROJEKOVANÉ PLOŠY - OFICE	30,71m ²
●	PROJEKOVANÉ PLOŠY - OFICE	53,89m ²
●	PROJEKOVANÉ PLOŠY - OFICE	41,06m ²
●	PROJEKOVANÉ PLOŠY - OFICE	41,89m ²
●	PROJEKOVANÉ PLOŠY - OFICE	84,29m ²
●	PROJEKOVANÉ PLOŠY - OFICE	705,24m ²