



## Office space

Olomouc, třída Kosmonautů

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



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<b>Service price</b>	100 CZK monthly per m <sup>2</sup>
<b>Available area</b>	672 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	Yes
<b>PENB</b>	B
<b>Reference number</b>	38687

Office space for lease on the 4th floor in new office building in the center of Olomouc. 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.

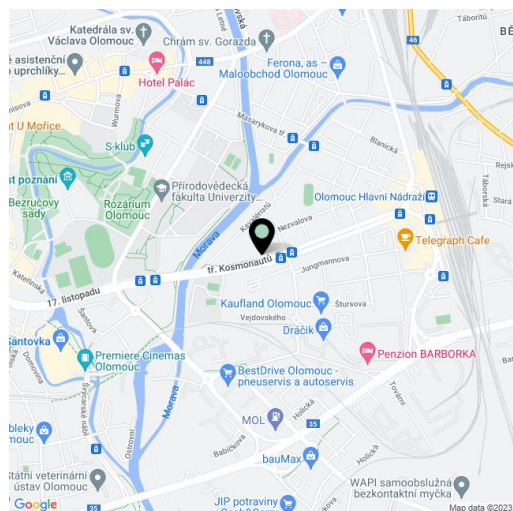
**Location:**

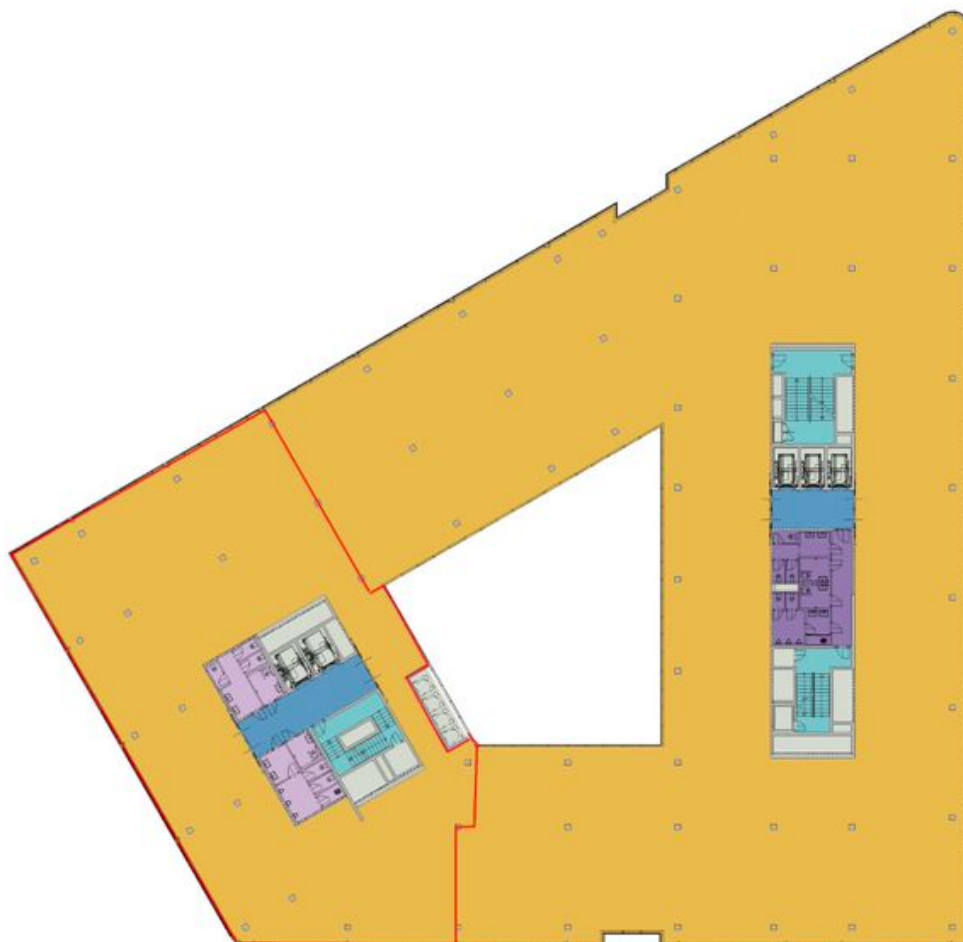
The building is located in the center of Olomouc, near the Envelopa bus and tram stop. All civic amenities are in the vicinity—city parks, a congress center, the Flora Olomouc exhibition center, the University and Military Hospital, or the seat of the Moravian Theater and the Moravian Philharmonic.

**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

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





**LEGENDA**

Color	Description	Area (m <sup>2</sup> )
Yellow	FOUNDATION FLOOR - OFFICE	2940,3m <sup>2</sup>
Blue	WATER / TOILET STAIR	18,2m <sup>2</sup>
Blue	WATER / TOILET AREA	30,7m <sup>2</sup>
Green	STAIRCASE	6,6m <sup>2</sup>
Purple	KITCHEN / TOILET STAIR	40,4m <sup>2</sup>
Purple	KITCHEN / TOILET AREA	43,9m <sup>2</sup>
Light Green	MECHANICAL STAIR	9,5m <sup>2</sup>
Light Green	MECHANICAL STAIR	9,5m <sup>2</sup>