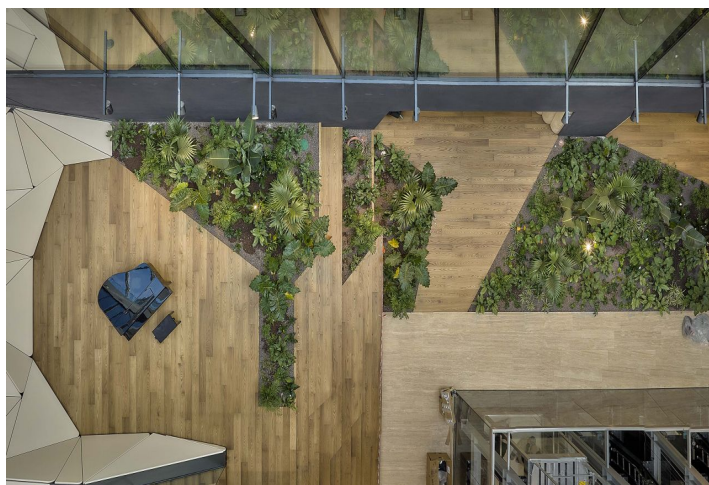
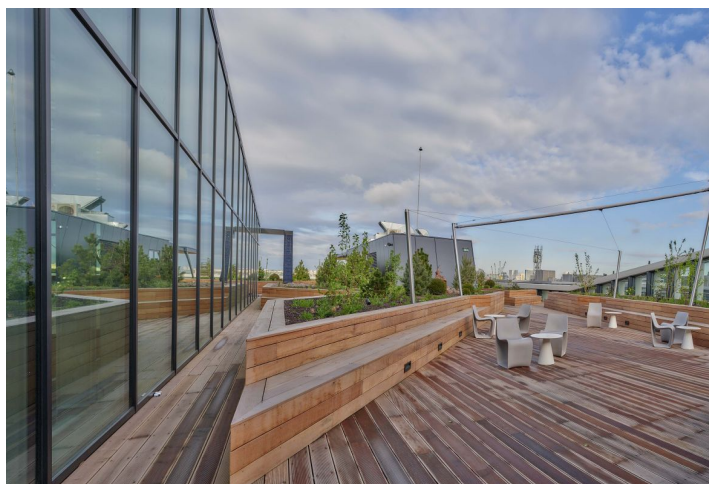


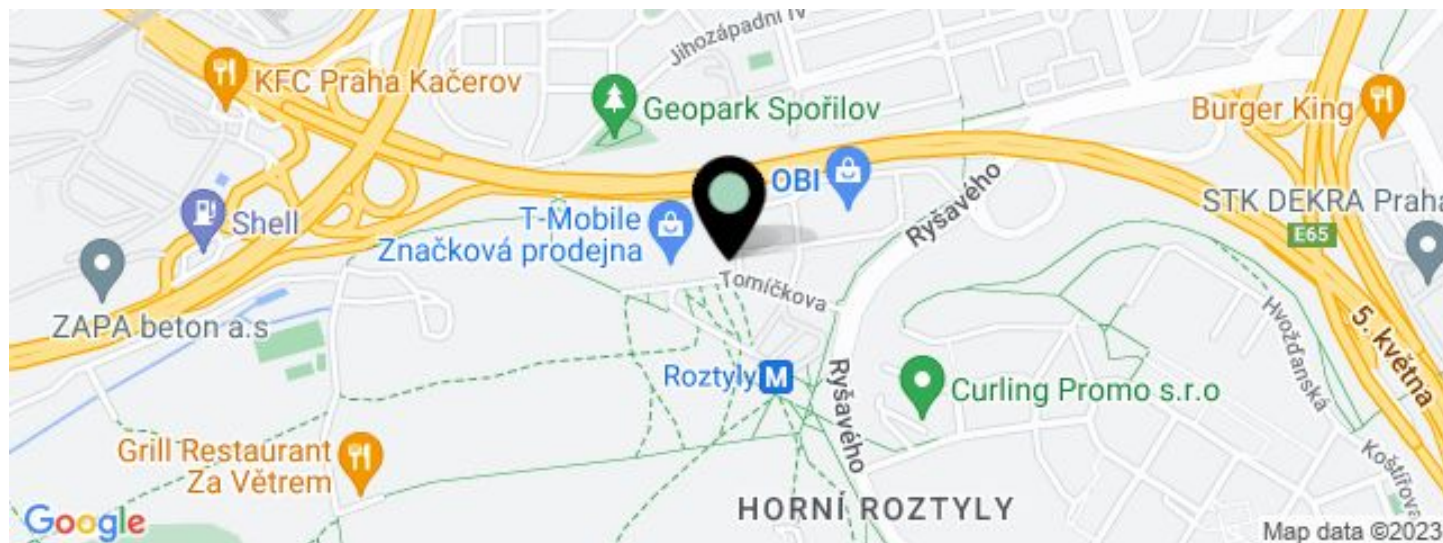


Office building

7 008 m², Prague 4, Chodov, Tomíčková

€ 19.50 / m² | CZK 490 / m²



**Office building****€ 19.50 / m² | CZK 490 / m²**7 008 m², Prague 4, Chodov, Tomíčková

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd floor	400 - 738 m ²	161 CZK monthly per m ²	EUR 125 / pp / month	€ 19.50 / m ²
Office space, 2nd floor	400 - 3 697 m ²	161 CZK monthly per m ²	EUR 125 / pp / month	€ 19.50 / m ²
Office space, 1st floor	400 - 2 573 m ²	161 CZK monthly per m ²	EUR 125 / pp / month	€ 19.50 / m ²

**Office building**7 008 m², Prague 4, Chodov, Tomíčková**€ 19.50 / m² | CZK 490 / m²**

Service price	161 CZK monthly per m ²
Total building area	23 000 m ²
Tenant consumption	Consumption included in the service charges
Parking	125 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	41156

Modern and efficient office space for lease in a new complex with a unique design by Afarch-Aulík Fišer architects. The building features a generous atrium with relaxation zones and water elements, along with a residential rooftop terrace with greenery for tenants to enjoy. The building has achieved BREEAM Excellent certification.

A typical floor offers 3,700 sq. m of space, with office units divisible from 300 sq. m. Tenants have access to up to 330 parking spaces, including 100 in the underground garage. The facility includes a charging station for electric vehicles, a bike room with changing rooms, and sanitary facilities. The Nové Rožtyly nature park is within walking distance, offering a perfect spot for rest and relaxation, as well as a wide range of sports facilities, including a running track, bike paths, tennis courts, and more.

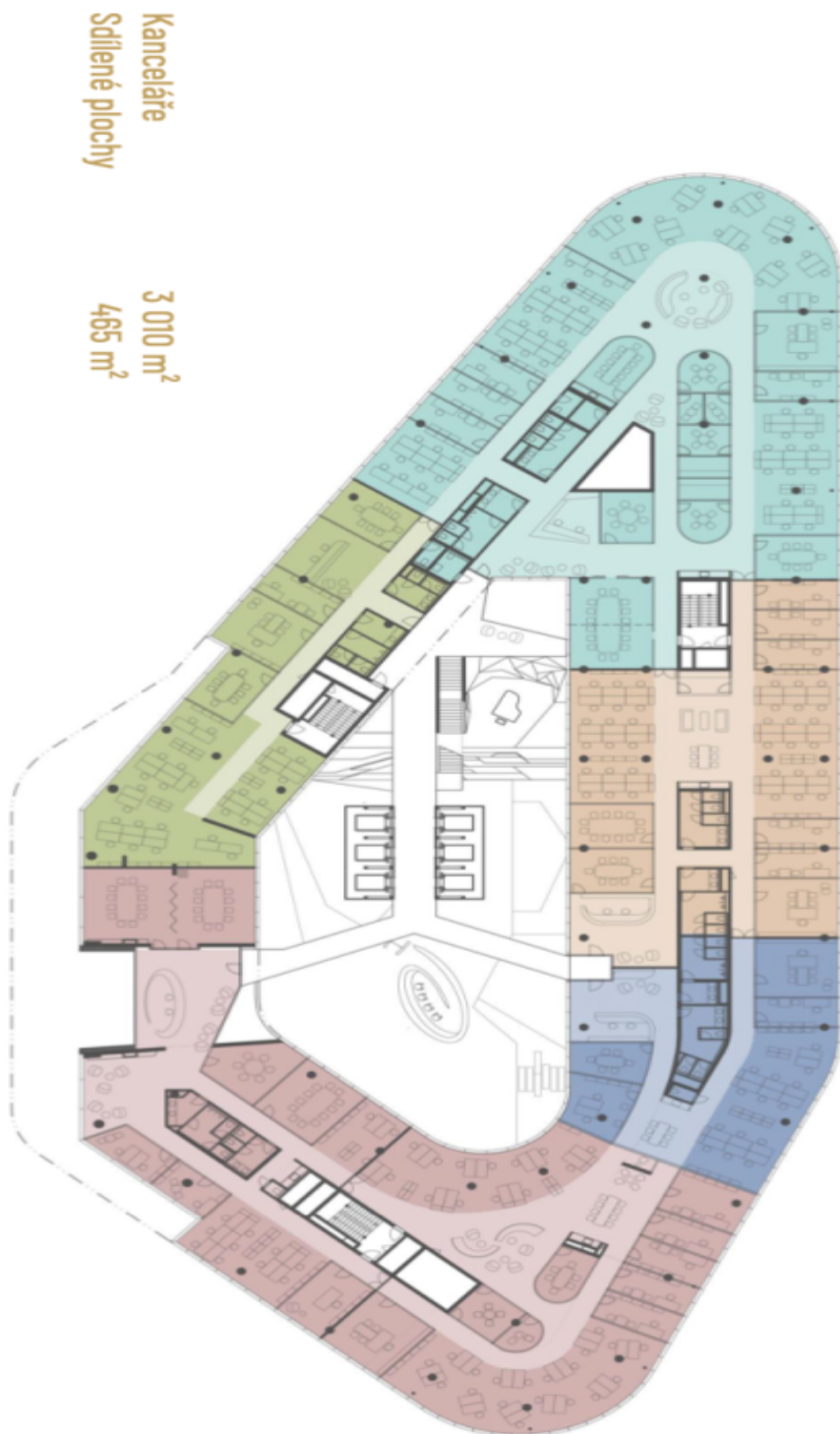
Location:

Good accessibility by public transport—right by the Rožtyly metro station (line C), a bus terminal for urban and suburban lines, and the bus stops of lines 135, 203, 401, and 911. Easy connection to the D1 highway (direction Brno, Vienna), the Prague Ring Road, the airport, and the D5 highway (direction Germany). Full civic amenities—restaurants, a supermarket, a pharmacy, a cafe, kindergartens and schools—are nearby and the Westfield Chodov shopping center is 1 metro stop away or 5 minutes by car.

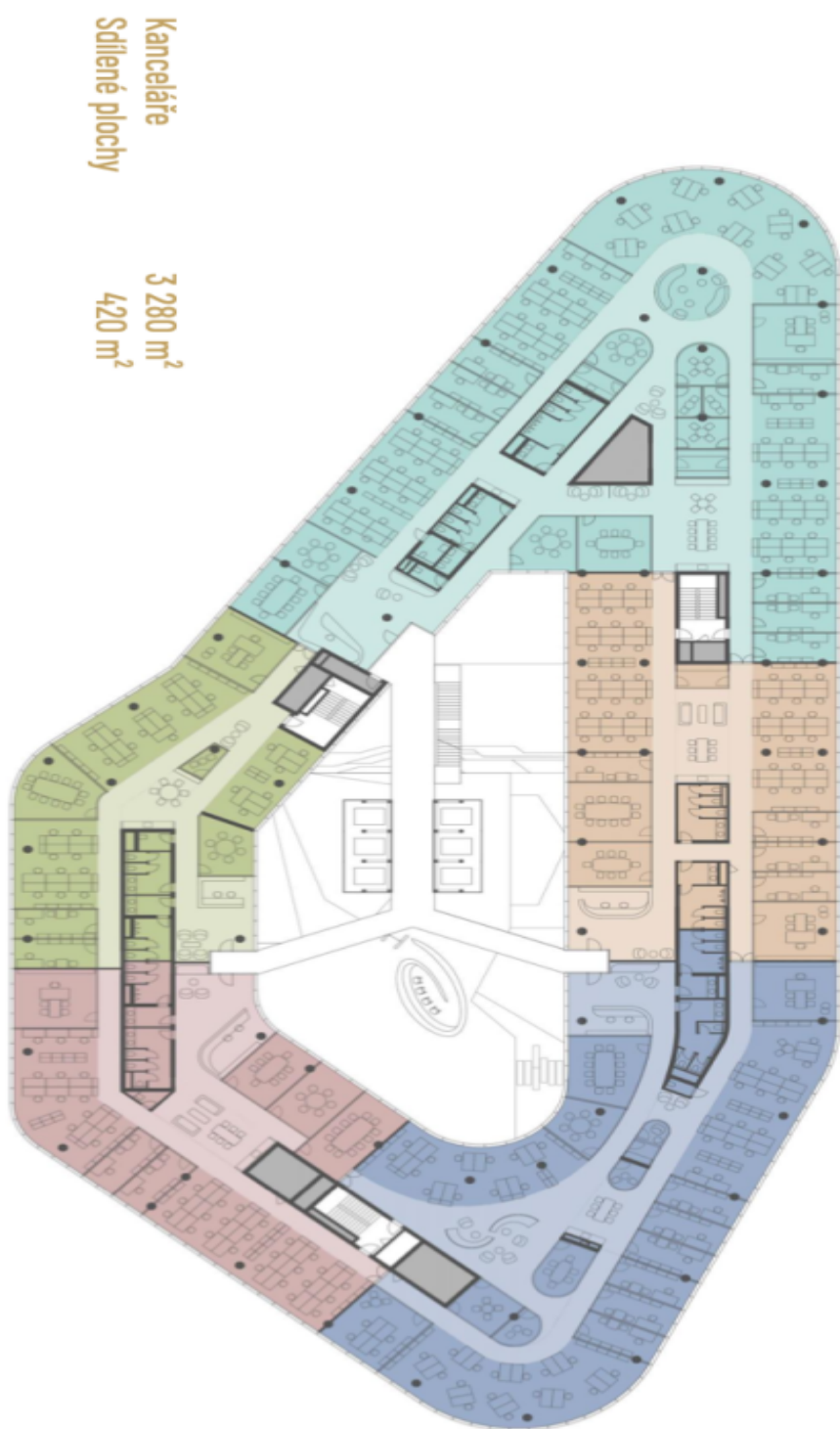
Features and services:

- Column construction system (minimum office module 2.7 m)
- Clear height of 3 m
- Raised floors fitted with floor boxes
- Glazed facade with shading
- Central ventilation system with a capacity of 50 m³/hr/ps
- Ceiling mounted four-pipe fan coils
- Demountable suspended ceiling with recessed LED lighting
- Back-up diesel generator
- Sprinklers
- Fire protection system
- CCTV
- Building management system
- Entry system via turnstiles
- Charging stations for electric vehicles
- Certification - BREEAM Excellent

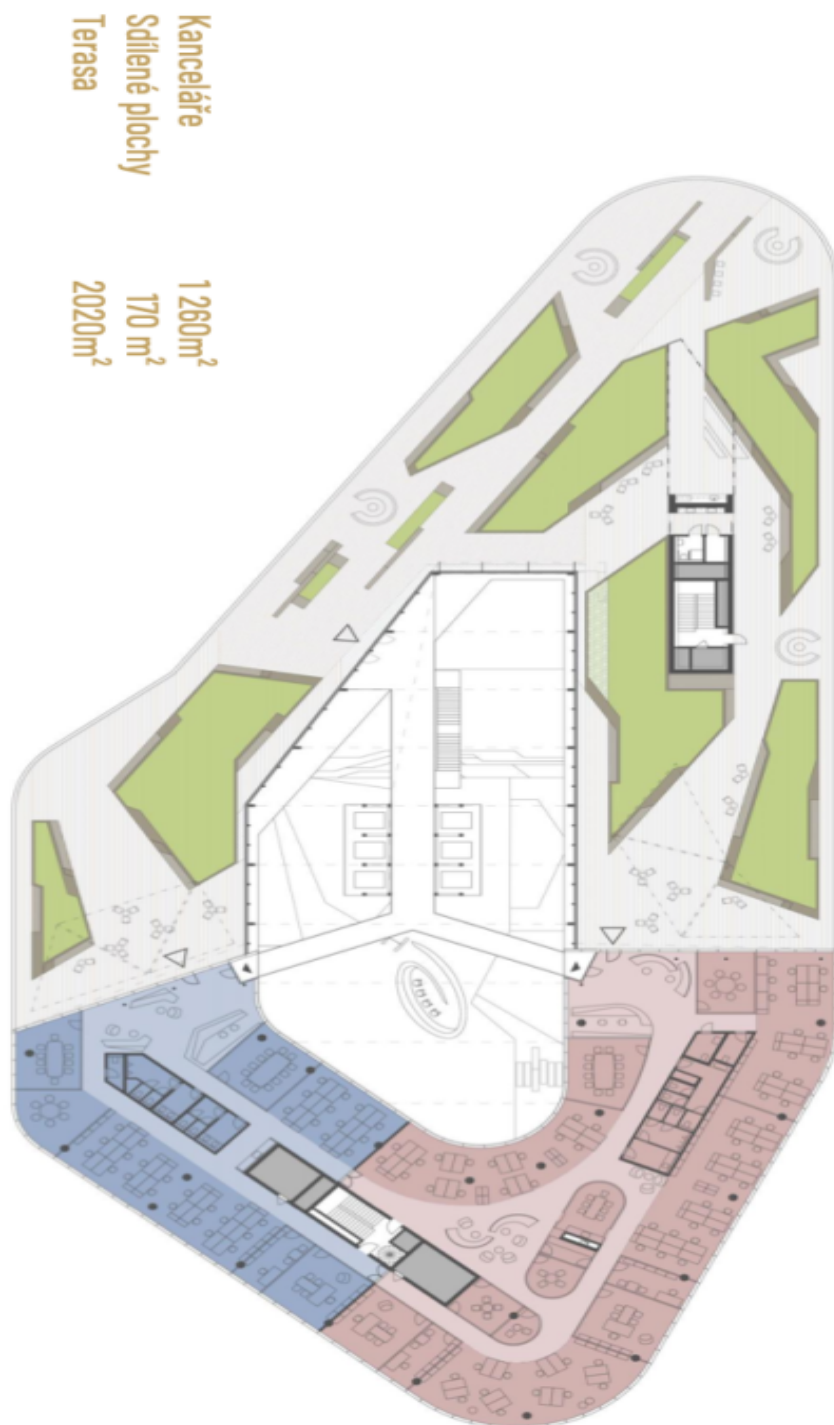
Rental and service charges listed without VAT. Lessee pays no commission.



KANCELÁŘE 2. NP



KANCELÁŘE 3.-6. NP



KANCELÁŘE 7. NP