





Office space

Brno-město, Štýřice, Holandská

€ 13.50 - 15.50 / m² | CZK 339 - 389 / m²

Service price	4 EUR monthly per m ²
Available area	939 m ²
Cellar	-
Parking	Yes
PENB	G
Reference number	43362

Office space for lease with roof terraces in "The Villas" (five low-rise office buildings), situated just a few minutes' walk from the historic city center.

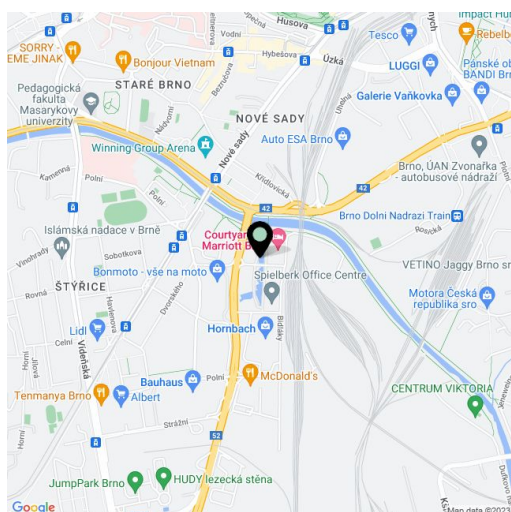
Location:

The exclusivity of space is enhanced by its attractive location in the center of Brno. Outstanding accessibility by car, just 15 minutes to Brno's newly expanded international airport.

Features and Services:

- Central reception
- Effective separation of offices
- Continuous security service
- Magnetic-card controlled access
- On-site property management
- Underground parking

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

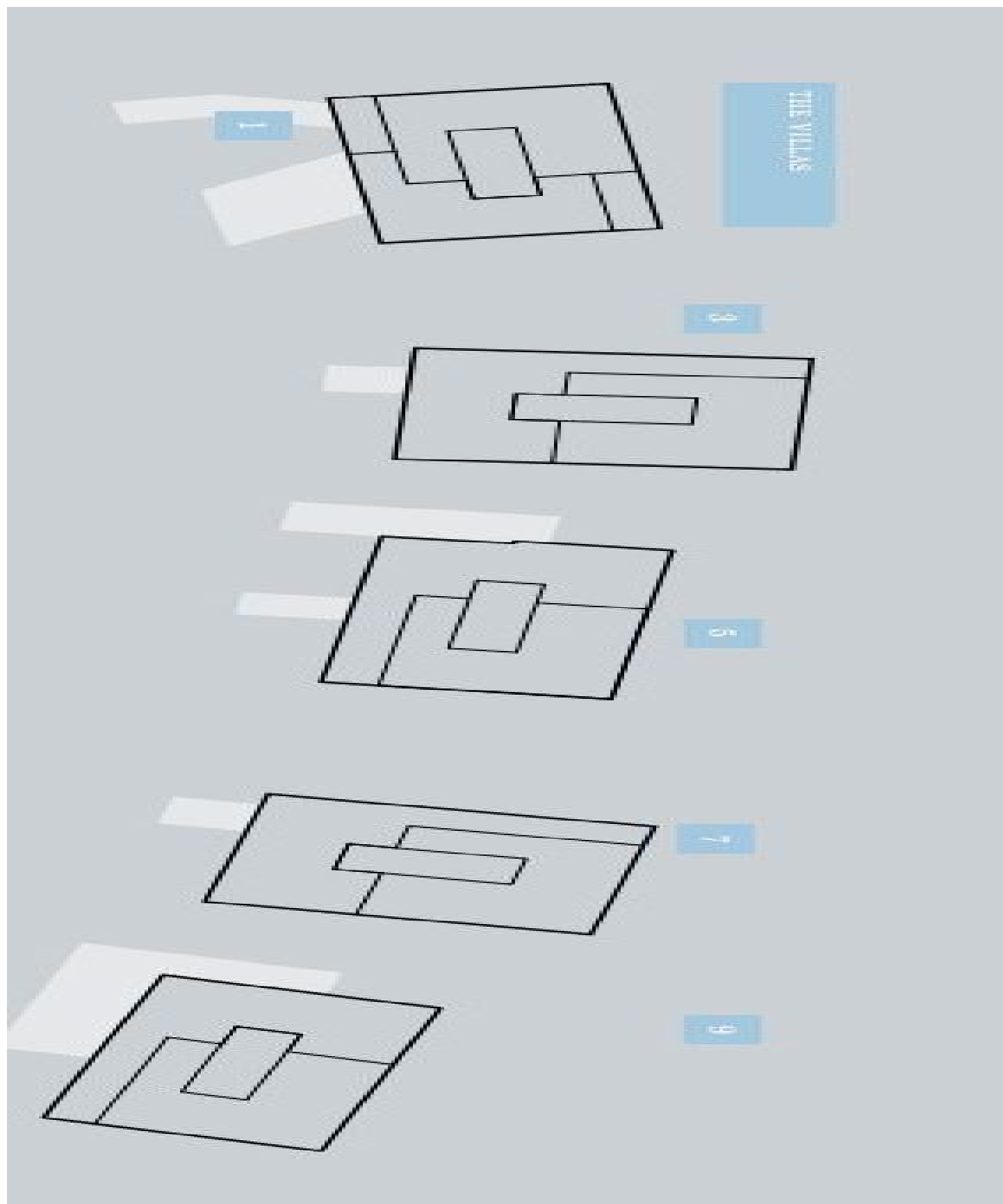


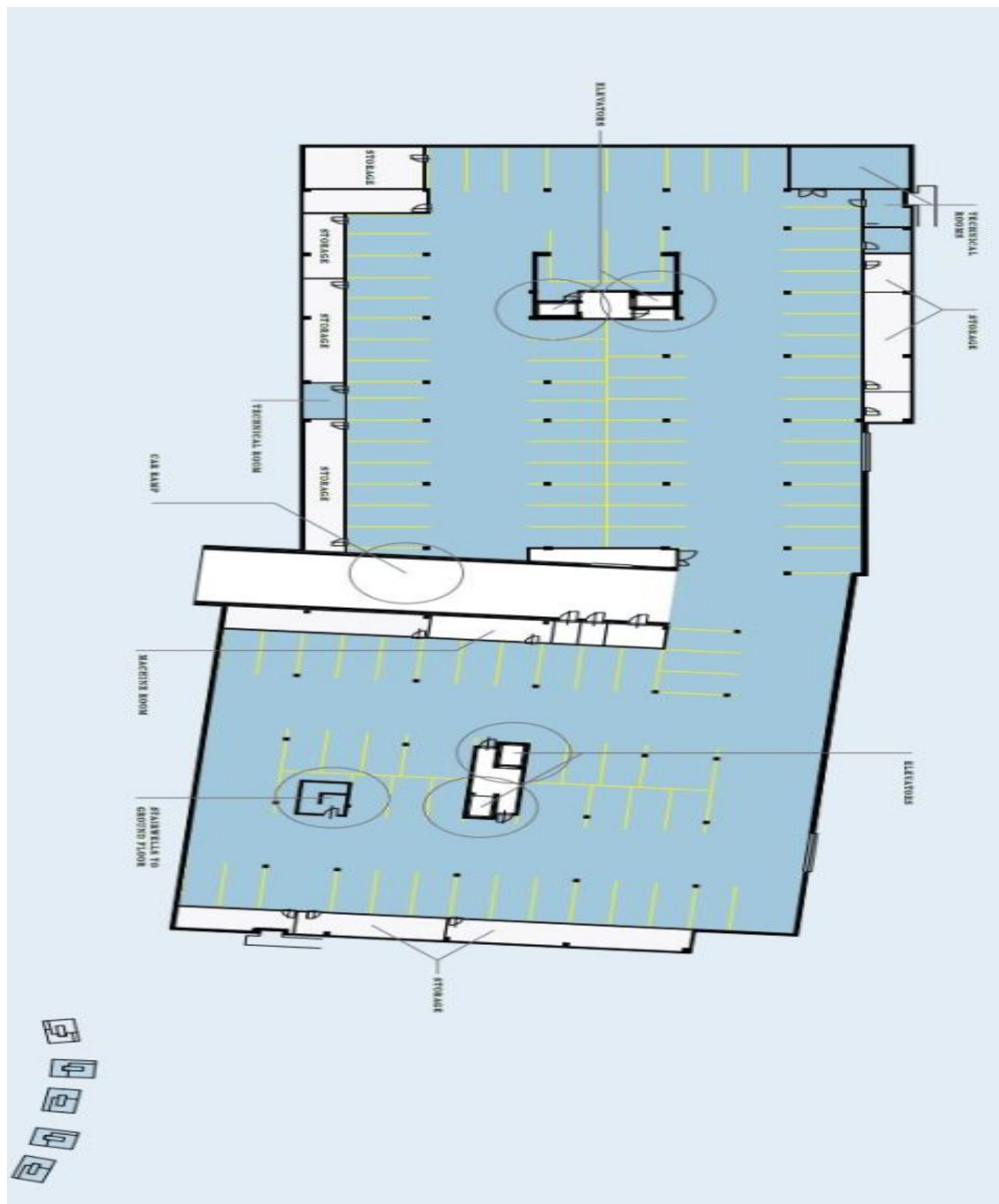


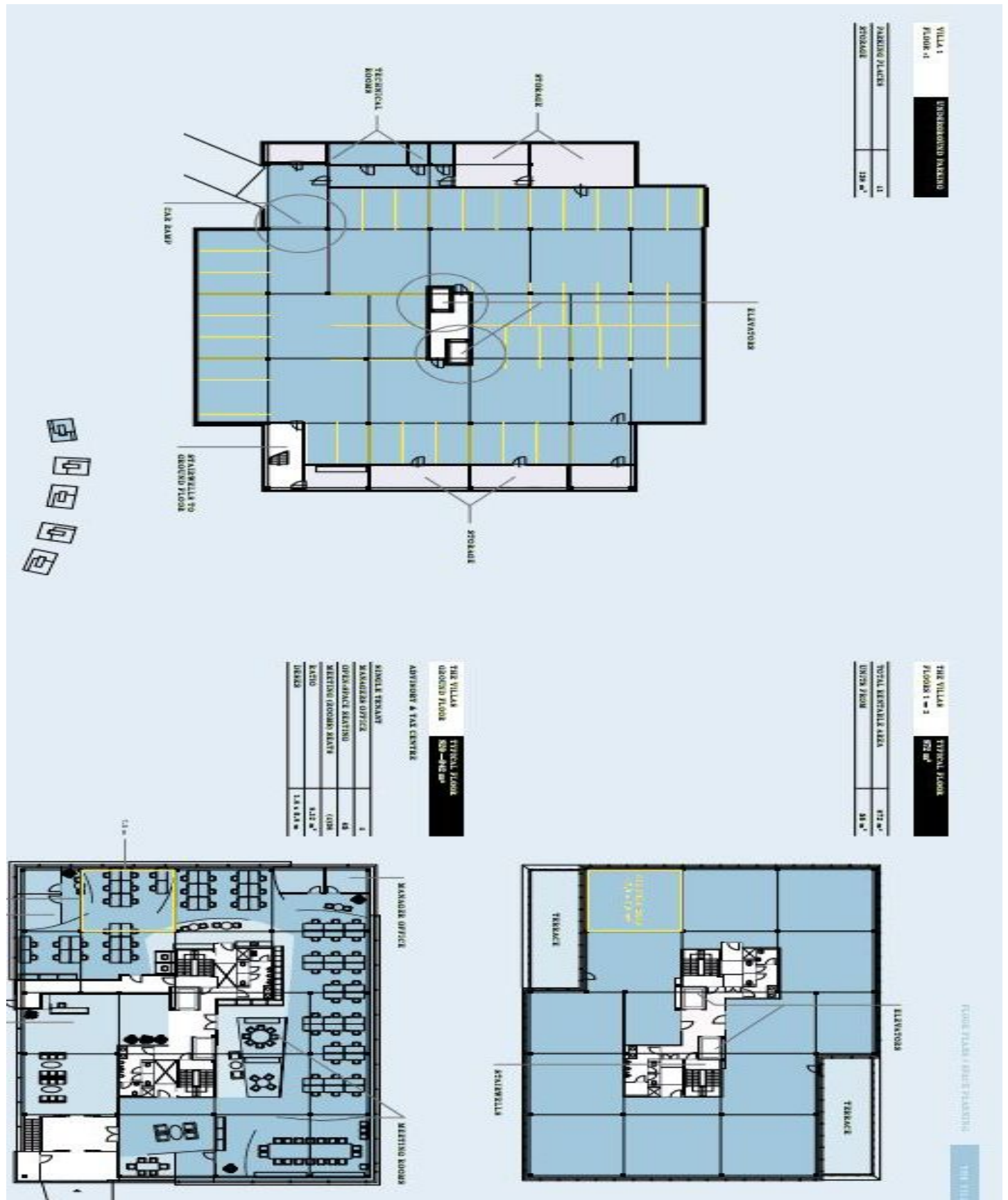
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**THE VILLAS
FLOOR 1 = 1**

**TYPICAL FLOOR
872 m²**

To meet the specific requirements of client service activities, this plan offers a carefully balanced combination of open-plan workspaces, meeting rooms and designated areas for private telephone calls.

SHAREDSERVICE CENTRE

MANAGER OFFICE	1
OPENSPACE MEETING	128
MEETING ROOMS SALVS	1010
KITCHEN	629 m ²
TERRACE	13 x 6.6 m

MEET-TENANT

TENANT I	
OFFICE	27
OPENSPACE MEETING	1113
MEETING ROOMS SALVS	629 m ²
KITCHEN	13 x 6.6 m

TENANT II

OFFICES	8
OPENSPACE MEETING	27
MEETING ROOMS SALVS	1113
KITCHEN	629 m ²
TERRACE	13 x 6.6 m

**THE VILLAS
FLOOR 2 = 2**

**TYPICAL FLOOR
872 m²**

To meet the specific requirements of client service activities, this plan offers a carefully balanced combination of open-plan workspaces, meeting rooms and designated areas for private telephone calls.

SHAREDSERVICE CENTRE

MANAGER OFFICE	1
OPENSPACE MEETING	128
MEETING ROOMS SALVS	1010
KITCHEN	629 m ²
TERRACE	13 x 6.6 m

MEET-TENANT

TENANT I	
OFFICE	27
OPENSPACE MEETING	1113
MEETING ROOMS SALVS	629 m ²
KITCHEN	13 x 6.6 m

TENANT II

OFFICES	8
OPENSPACE MEETING	27
MEETING ROOMS SALVS	1113
KITCHEN	629 m ²
TERRACE	13 x 6.6 m

**THE VILLAS
FLOOR 3**

**TYPICAL FLOOR
872 m²**

The main of open-plan, meeting rooms and private offices is ideal for tax and advisory services. Top-floor location and the on-site service give you a high-profile address.

ADVISORY & TAX CENTRE

SINGLE TENANT

OFFICES	8
OPENSPACE MEETING	27
MEETING ROOMS SALVS	1113
RECEPTION HALL	86 m ²
KITCHEN	13 x 6.6 m
TERRACE	13 x 6.6 m

**THE VILLAS
FLOOR 3**

**ROOFTOP FLOOR
201 m²**

This plan creates space for break-out rooms, semi-built, meeting and other activities. The meeting services with high-quality furniture is ideal for instant responses.

LIBERATING FLOOR

SINGLE TENANT

TRAINING ROOM	63 m ²
RECEPTION HALL	201 m ²
WORK ROOM	27 m ²

**THE VILLAS
FLOOR 4**

**TYPICAL FLOOR
872 m²**

The main of open-plan, meeting rooms and private offices is ideal for tax and advisory services. Top-floor location and the on-site service give you a high-profile address.

ADVISORY & TAX CENTRE

SINGLE TENANT

OFFICES	8
OPENSPACE MEETING	27
MEETING ROOMS SALVS	1113
RECEPTION HALL	86 m ²
KITCHEN	13 x 6.6 m
TERRACE	13 x 6.6 m

**THE VILLAS
FLOOR 5**

**TYPICAL FLOOR
872 m²**

The main of open-plan, meeting rooms and private offices is ideal for tax and advisory services. Top-floor location and the on-site service give you a high-profile address.

ADVISORY & TAX CENTRE

SINGLE TENANT

OFFICES	8
OPENSPACE MEETING	27
MEETING ROOMS SALVS	1113
RECEPTION HALL	86 m ²
KITCHEN	13 x 6.6 m
TERRACE	13 x 6.6 m