





Service price	70 CZK monthly per m <sup>2</sup>
Available area	762 m <sup>2</sup>
Cellar	-
Parking	Yes
PENB	B
Reference number	44030

Office space for lease on the 1st floor in a modern multifunctional building located between Křenová and Mlýnská streets. The dominant features of the building are mainly the all-glass elevated bay windows, green terraces, and the plaza that has been built between the buildings and offers an ideal place for rest and relaxation. There are up to 200 outdoor parking spaces with an automatic system.

**Location:**

Great accessibility by car and public transport from all main routes to Brno. The Vlhká and Masná tram stops are nearby and the city center is a 10-minute walk away, including the main train and bus station. A full spectrum of civic amenities in the area include restaurants, cafes, shops, kindergartens, primary and secondary schools, as well as other financial, social, and sports services.

**Features and services:**

- Double floors including carpet
- Radiators
- Window blinds
- Central cooling system
- Central air system
- Control, measurement, and regulation
- Electronic fire alarm system
- Mineral ceilings
- Floor boxes with el. equipment
- Switchboards, power distribution
- System telephone
- Optical connections

**Available from Q1 2023.**

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







