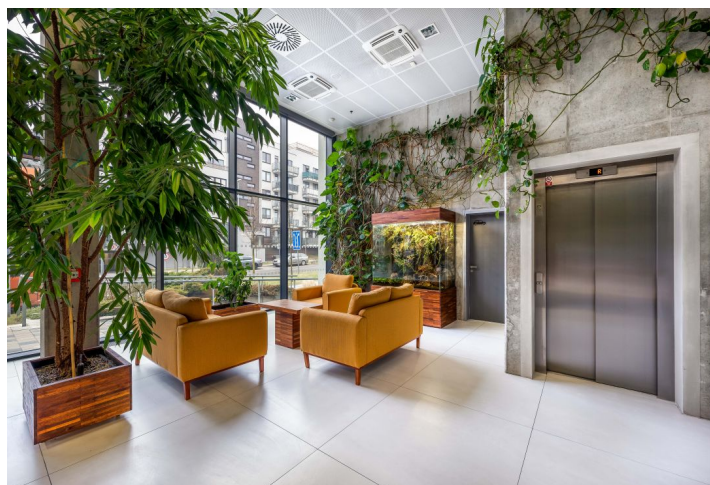


## Office space

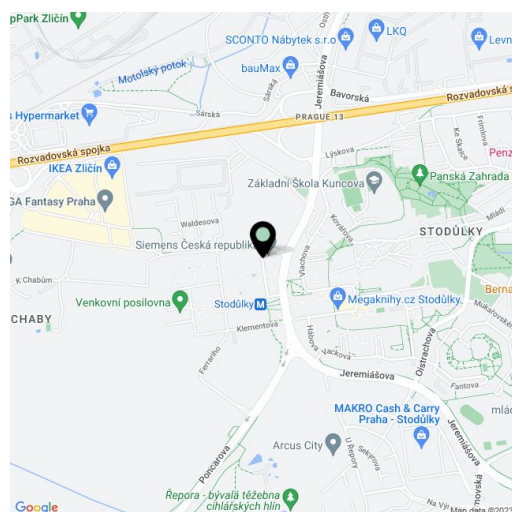
Rented

Prague 5, Stodůlky, Siemensova



Prague 5, Stodůlky, Siemensova

<b>Service price</b>	150 CZK monthly per m <sup>2</sup>
<b>Available area</b>	2 427 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 100 / pp / month
<b>PENB</b>	G
<b>Reference number</b>	20583



Office space for lease on the 2nd floor in an administrative building in a developing area of Prague 5. The building has been awarded with a LEED GOLD certificate. The park that surrounds the complex was created by the Jena Studio. The main axis of this green area is a stream, along which the vegetation gradually changes. Plane trees line the promenade that crosses the complex, and another striking feature of the garden are the metal trellises built for wisterias to climb.

#### Location:

Excellent accessibility by car and public transport—the city center is about 20 minutes away by metro from the Stodůlky station (line B), which is right next to the building. There are also great connections to the D5 highway, the Prague Ring Road, and the main routes connecting the complex to the city center and to the Václav Havel International Airport. A number of restaurants, bistros, cafes, and an outdoor gym are in the complex; the large Central Park and Metropole Zličín or Homepark Zličín malls are also close-by.

#### Facilities and Services:

- Central reception and 24/7 security service
- CCTV system monitoring the building and its surroundings
- Atrium with green areas
- Central ventilation and air-conditioning of all spaces of the building
- Individual temperature control in each room
- Openable windows in all spaces, external sun-blinds
- Raised floor including floor cases for electrical installations
- Connection to the internet service provider, ISDN telephone lines, fiber optic cables
- Possibility to advance the power source in case of power failure
- Possibility of TV and satellite antennas on the rooftop
- Possibility of setting up a separate kitchen and toilets in each unit
- Magnetic card-controlled access into the building within the building and elevators
- Electronic smoke detectors and automated sprinkler system
- Cafeteria and restaurant within the complex
- Parking spaces in the underground garage

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

## Office space

Rented

Prague 5, Stodůlky, Siemensova

