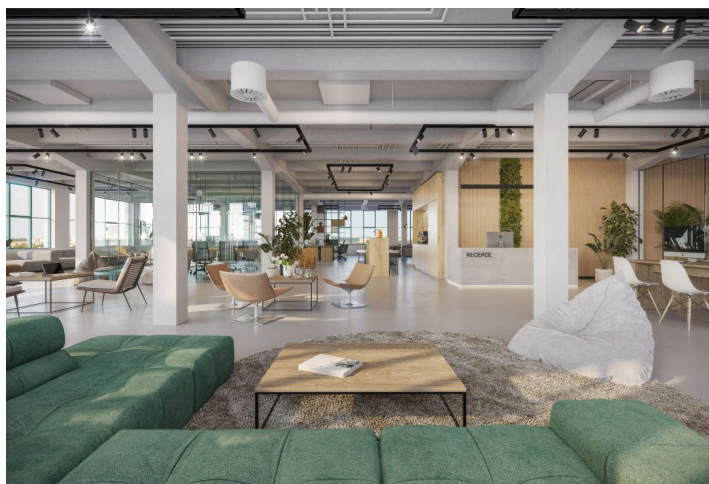


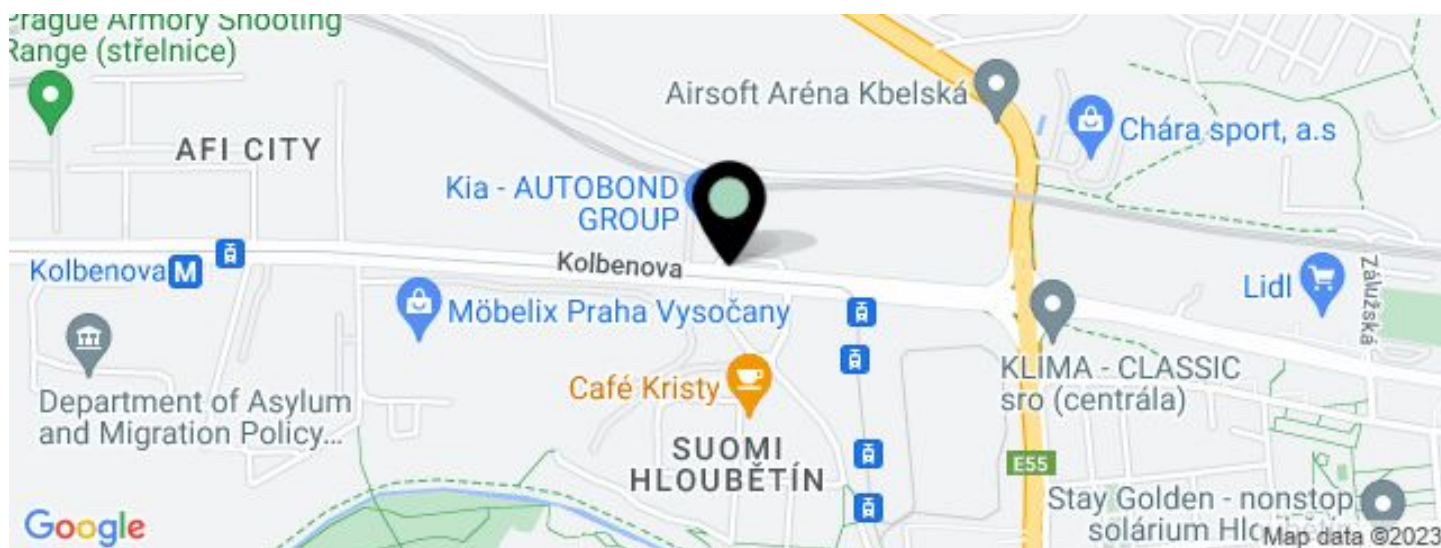
Office building

€ 15.22 / m² | CZK 380 / m²

6 778 m², Prague 9, Vysočany, Kolbenova



Office building

€ 15.22 / m² | CZK 380 / m²6 778 m², Prague 9, Vysočany, Kolbenova

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	234 - 4 982 m ²	168 CZK monthly per m ²	CZK 2 000 - 2 500 / pp / month	€ 15.22 / m ²
Office space, 1st floor	100 - 1 796 m ²	168 CZK monthly per m ²	CZK 2 000 - 2 500 / pp / month	€ 15.22 / m ²
Office space	100 - 6 778 m ²	168 CZK monthly per m ²	CZK 2 000 - 2 500 / pp / month	€ 15.22 / m ²
Retail space/gastro, ground floor	73 - 514 m ²	168 CZK monthly per m ²	CZK 2 000 - 2 500 / pp / month	€ 16.02 / m ²
Retail space, lower ground floor	123 - 2 531 m ²	168 CZK monthly per m ²	CZK 2 000 - 2 500 / pp / month	€ 16.02 / m ²

Office building

€ 15.22 / m² | CZK 380 / m²6 778 m², Prague 9, Vysočany, Kolbenova

Service price	168 CZK monthly per m ²
Total building area	28 426 m ²
Tenant consumption	—
Parking	2 000 - 2 500 CZK
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	32620

This former factory hall for a world-famous company offers fully refurbished office space for lease in the historical industrial center of Prague 9 - Vysočany. The total floor area is up to 27,000 sq. m. and can be used as offices, cultural, educational, and sports institutions, galleries, shops, cafes, and restaurants. The style of the early twentieth century industrial interiors goes back to 1907, when the First Prague Automobile Factory was founded.

The hall was built between 1931 and 1934 and served as the central warehouse of a post office. The "E-shaped" architectural design is the work of Czech architect Josef Kalous. A unique chimney with a water tank, which was part of the unpreserved boiler room of the warehouse's economic office, became a distinctive feature. The building has been listed since 2003.

Location:

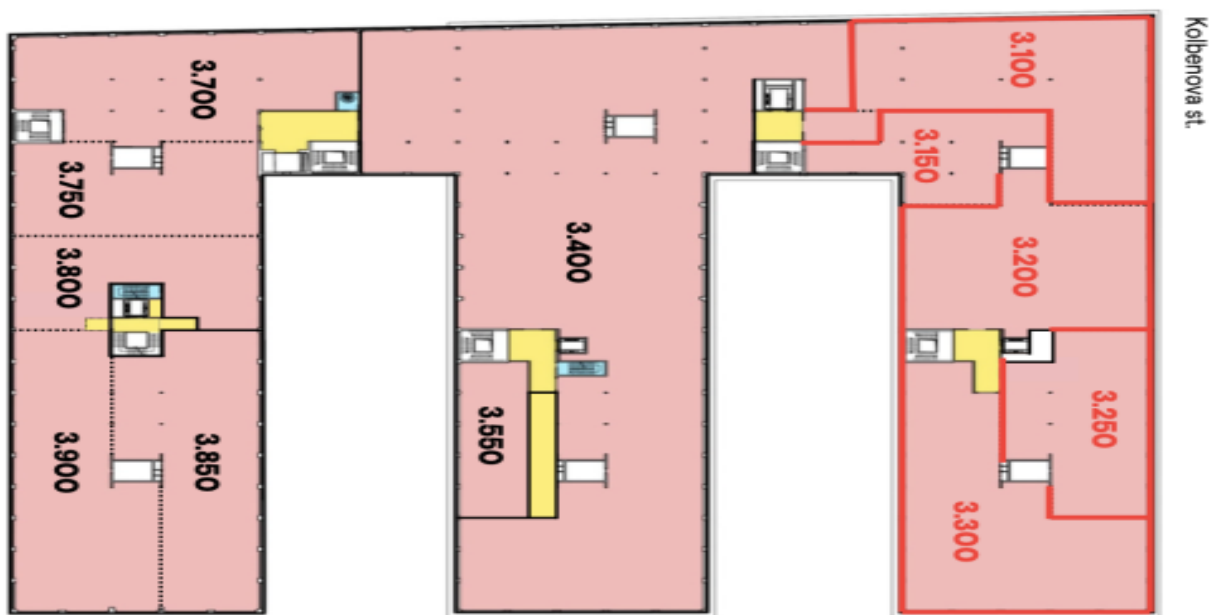
Excellent transport accessibility by car and public transport. The Poštovská tram stop is directly in front of the building. The Kolbenova metro station (line B) is a 250 m walk away and the shopping and administrative center in Vysočany 10 minutes. The Prague-Libeň Railway station is also nearby. Easy connection to the Prague Ring Road. Rokytka Park is close to the building.

Features and services:

- Reception
- 24-hour security with direct card access
- Central ventilation—heating, and central air-conditioning
- Raised floors
- Storage space
- Café with an outdoor terrace adjacent to the lobby
- Outdoor parking—reserved spaces or access to a common parking area

Completion Phase 1 in Q3 2025. Completion Phase 2 in Q1 2026.

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



SECOND FLOOR

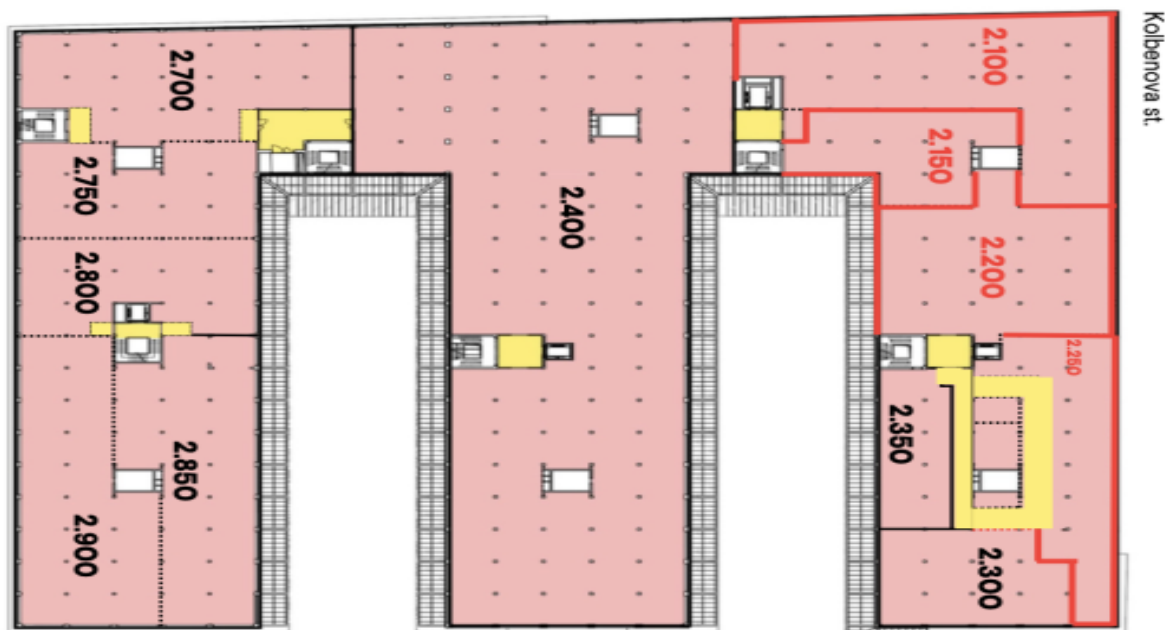
 Office 7 253 m²

 Shared area 161 m²

 Technical room 36 m²

 Available

3.100	588 m ²
3.150	234 m ²
3.200	532 m ²
3.250	377 m ²
3.300	636 m ²
3.400	2.383 m ²
3.550	182 m ²
3.700	487 m ²
3.750	343 m ²
3.800	315 m ²
3.850	516 m ²
3.900	535 m ²



FIRST FLOOR

 Office 7 280 m²

 Shared area 136 m²

 Available

2.100	658 m ²
2.150	261 m ²
2.200	530 m ²
2.250	348 m ² smaller units option (from 100 sqm)
2.300	120 m ² 150 m ²
2.350	178 m ²
2.400	2562 m ² Artist Studios
2.700	494 m ²
2.750	343 m ²
2.800	329 m ²
2.850	517 m ²
2.900	533 m ²