

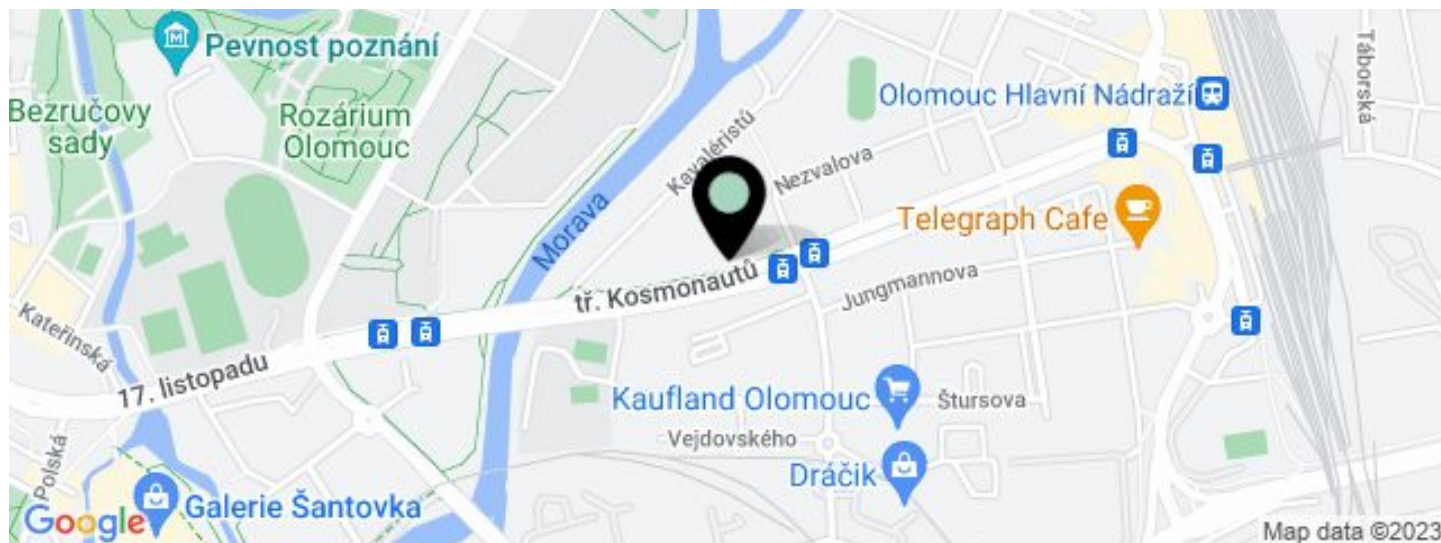


Office building

4 104 m², Olomouc, třída Kosmonautů

€ 14.02 / m² | CZK 350 / m²



**Office building****€ 14.02 / m² | CZK 350 / m²**4 104 m², Olomouc, třída Kosmonautů

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 5th floor	680 m ²	100 CZK monthly per m ²	Yes	€ 14.02 / m ²
Office space, 4th floor	672 m ²	100 CZK monthly per m ²	Yes	€ 14.02 / m ²
Office space, 3rd floor	1 265 m ²	100 CZK monthly per m ²	Yes	€ 14.02 / m ²
Office space, 1st floor	1 488 m ²	100 CZK monthly per m ²	Yes	€ 14.02 / m ²



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Service price	100 CZK monthly per m ²
Total building area	15 000 m ²
Tenant consumption	—
Parking	2 700 CZK
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	38522

This new office building in the center of Olomouc offers 6 above-ground floors and 3 underground floors with a total area of 15,000 sq. m. of leasable space. The building also has 170 parking spaces. The complex offers not only elegant, but also economically efficient offices and retail space for lease, all finished at a highest standard. The property was the first certified building in the Olomouc Region to conform to international LEED Gold standards.

Location:

The building is located in the center of Olomouc, near the Envelopa bus and tram stop. All civic amenities are in the vicinity—city parks, a congress center, the Flora Olomouc exhibition center, the University and Military Hospital, or the seat of the Moravian Theater and the Moravian Philharmonic.

Features and services:

- Cafe, canteen
- Electric charging station in underground garages
- Air-conditioning
- Clear height of 3 m
- Sprinklers
- Openable windows
- Interior blinds
- Double floors
- Luxury amenities
- 24/7 accessibility
- Security throughout the building
- Backup diesel generator
- 170 parking spaces
- International LEED standard
- CCTV
- Fiber-optic cabling
- Bike parking
- Terrace

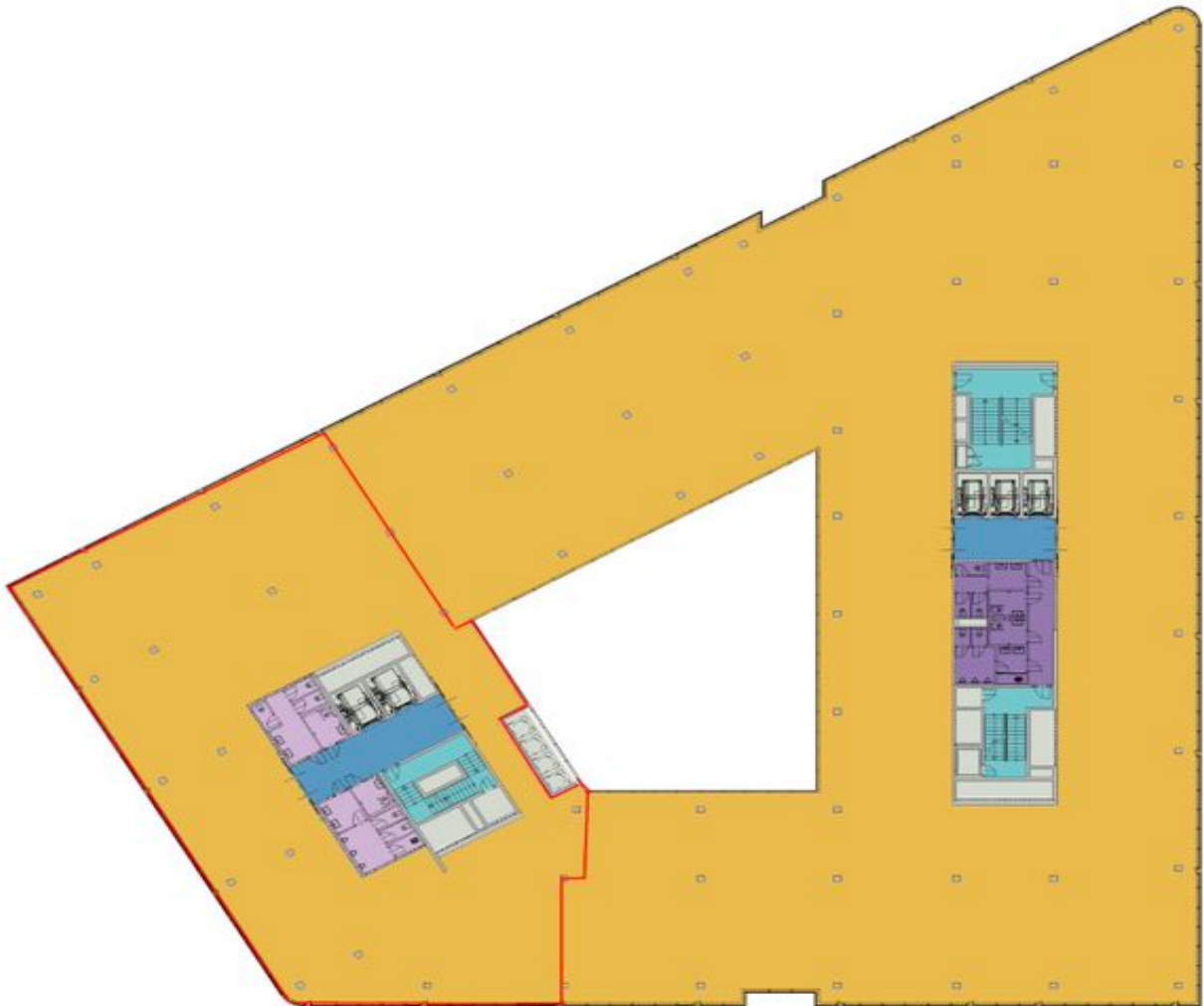
Rental and service charges are listed without VAT. Lessee pays no commission.



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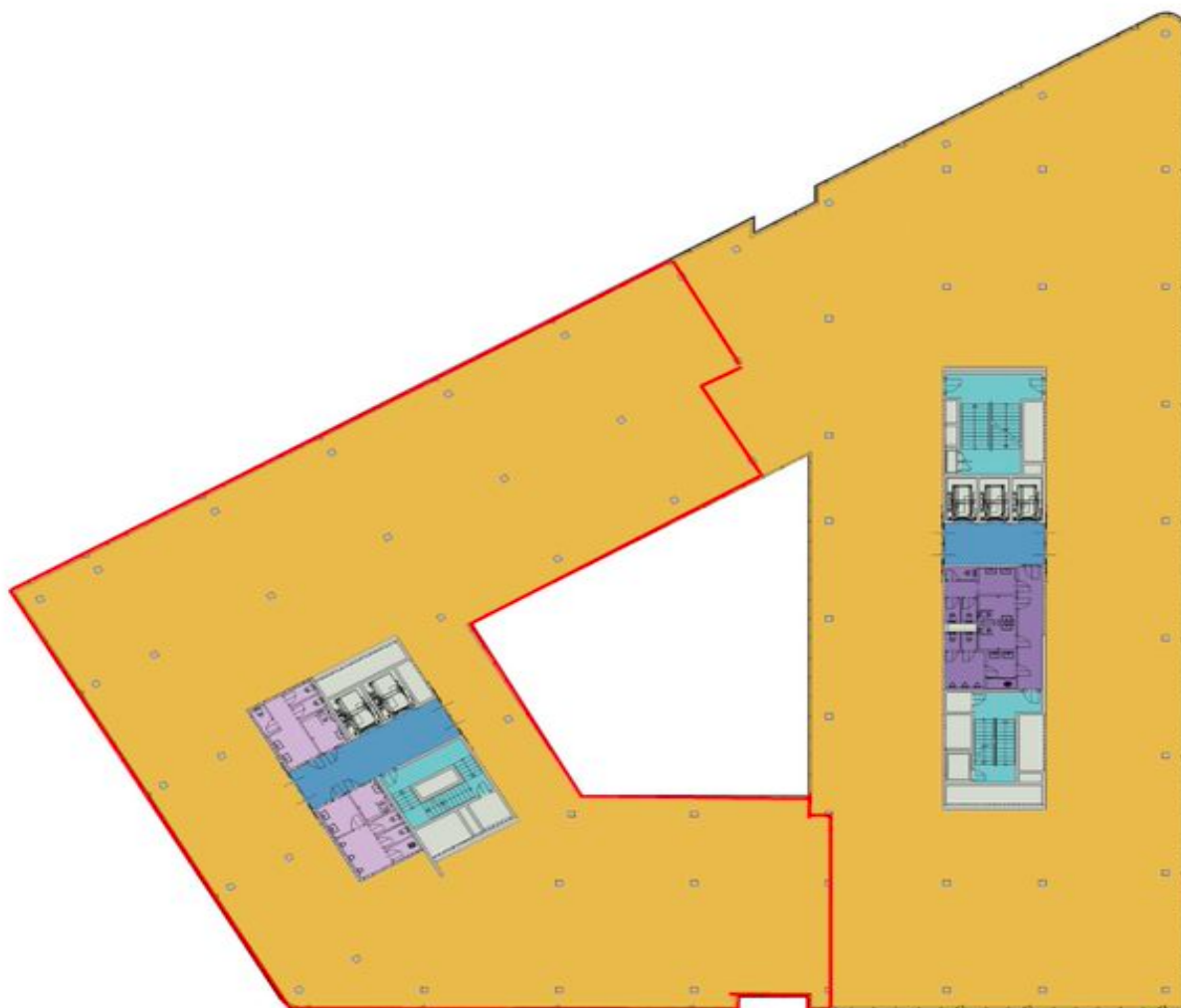
LEGENDA		
	PRONÁJMOVÉ PLOŠE - OFFICE	3940,34m ²
	VÝMĚŇOVÉ ÚSTŘEDÍ	18,21m ²
	VÝMĚŇOVÉ ÚSTŘEDÍ	20,71m ²
	STROJOVNA	14,6m ²
	VÝMĚŇOVÉ ÚSTŘEDÍ	10,6m ²
	VÝMĚŇOVÉ ÚSTŘEDÍ	4,52m ²
	ROZPOČETNÍ ÚSTŘEDÍ	10,6m ²
	OSTĚV	280,73m ²



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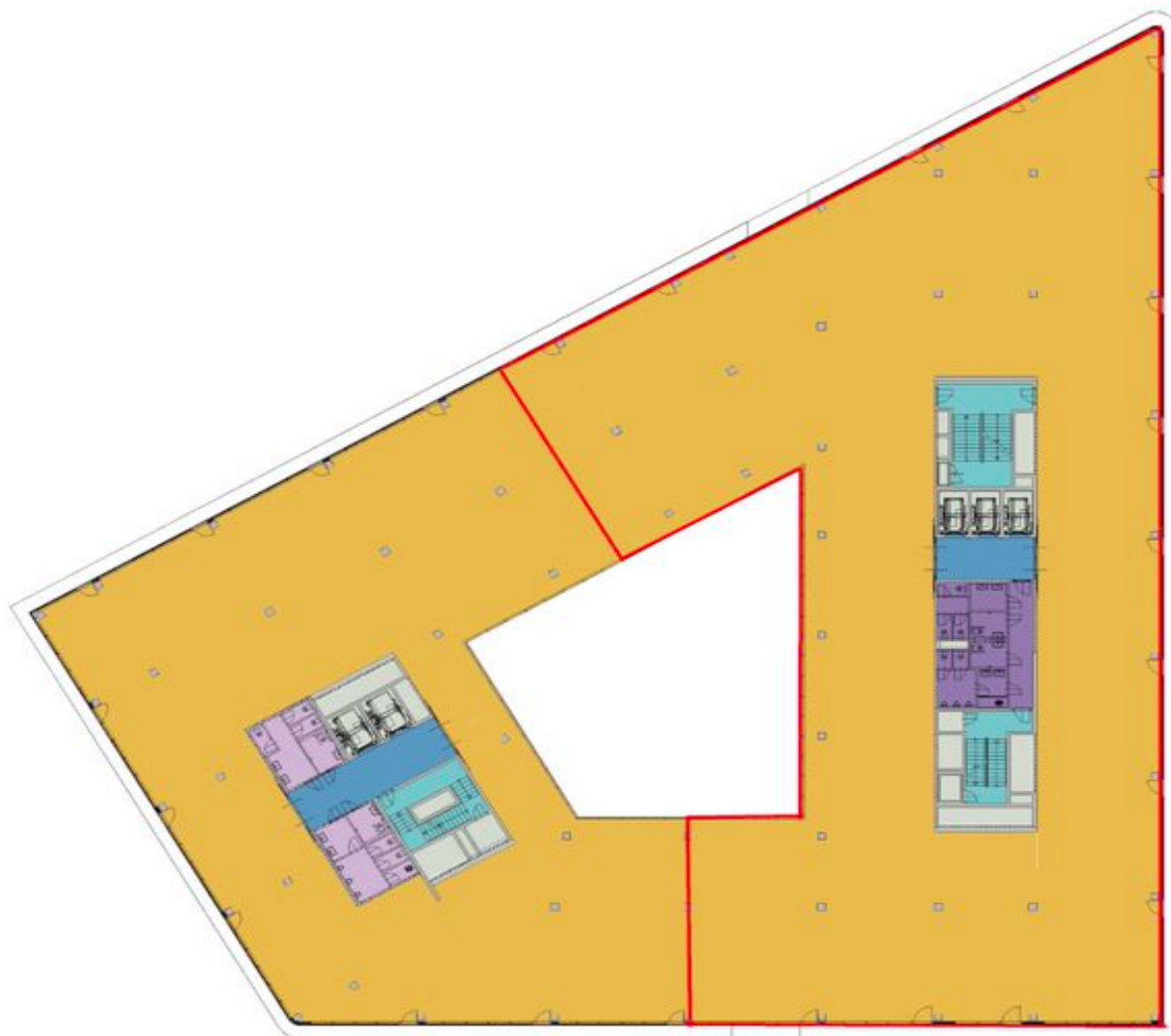
LEGENDA	LEGENDA
PERMANENT FLOOR - OFFICE	552,46m ²
VIEW / LOBBY SPACE	10,24m ²
VIEW / LOBBY AREA	20,71m ²
STAIRCASE	5,56m ²
WORKING ZONE AREA	4,24m ²
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WORKING ZONE AREA	4,24m ²
RESERVED SPACE	10,24m ²
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LEGENDA

●	PROJEKOVANÉ 1. FLOOR - 01TE	385,17m ²
●	VÝHEB / 1.08P/30TE	10,26m ²
●	VÝHEB / 1.08P/34E	30,77m ²
●	SKLADY	5,59m ²
●	K2/PŘÍSLUŠNOST 1.03K/30B	41,26m ²
●	K2/PŘÍSLUŠNOST 1.03K/31E	41,26m ²
●	K2/PŘÍSLUŠNOST 1.03K/31E	41,26m ²
●	PODLAŽNÍ ŠOKR	14,25m ²
●	CELKEM	205,58m ²

