



Office space

Prague 5, Stodůlky, Siemsenova

€ 15.20 / m² | CZK 369 / m²





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€ 15.20 / m² | CZK 369 / m²

Service price	140 CZK monthly per m ²
Available area	2 245 m ²
Cellar	-
Parking	EUR 150 / pp / month
PENB	B
Reference number	103231

Timeless office space for lease on the 1st floor of the building, located in a pleasant area of western Prague. The building includes an elegant reception, storage space, and rooms for bike parking and showers.

Office space can be divided into 2 or 4 units:

1100 sqm + 1145 sqm

610 sqm + 442 sqm + 470 sqm + 497 sqm

Tenants can use the fitness center or outdoor gym and there are up to 426 parking spaces in the underground garage. 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 the Metropole Zličín or Homepark Zličín malls are also close-by.

Facilities and services:

Central reception with 24/7 security

Air-conditioning

Exterior blinds

UPS and diesel generators

Electronic access

CCTV camera system

Electronic smoke detectors

9 elevators

Structured cabling

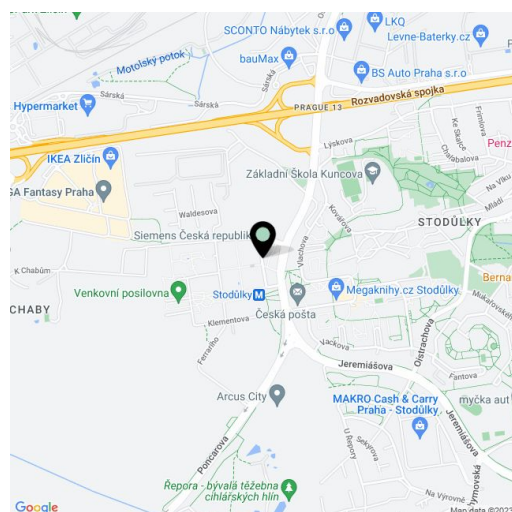
Raised floors

Openable windows

426 parking spaces in the underground garage - parking ratio 1:54

Siemens and E.ON charging stations

Lounge and relaxation areas





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Storage space

Meeting rooms, focus rooms

Bicycle room and showers on each floor

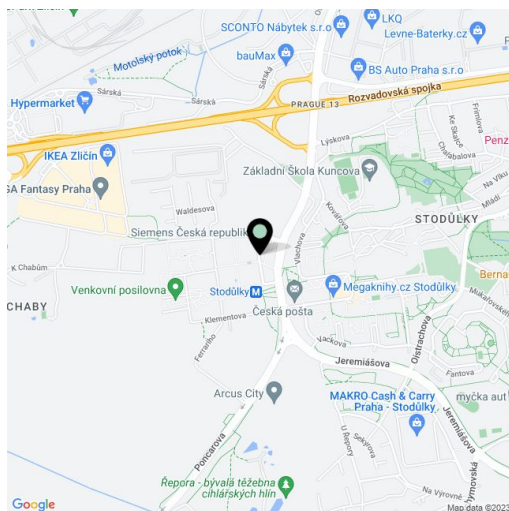
Restaurant

Fitness center in the building and outdoor gym

Large park with relaxation areas

Photos of the office space are illustrative.

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



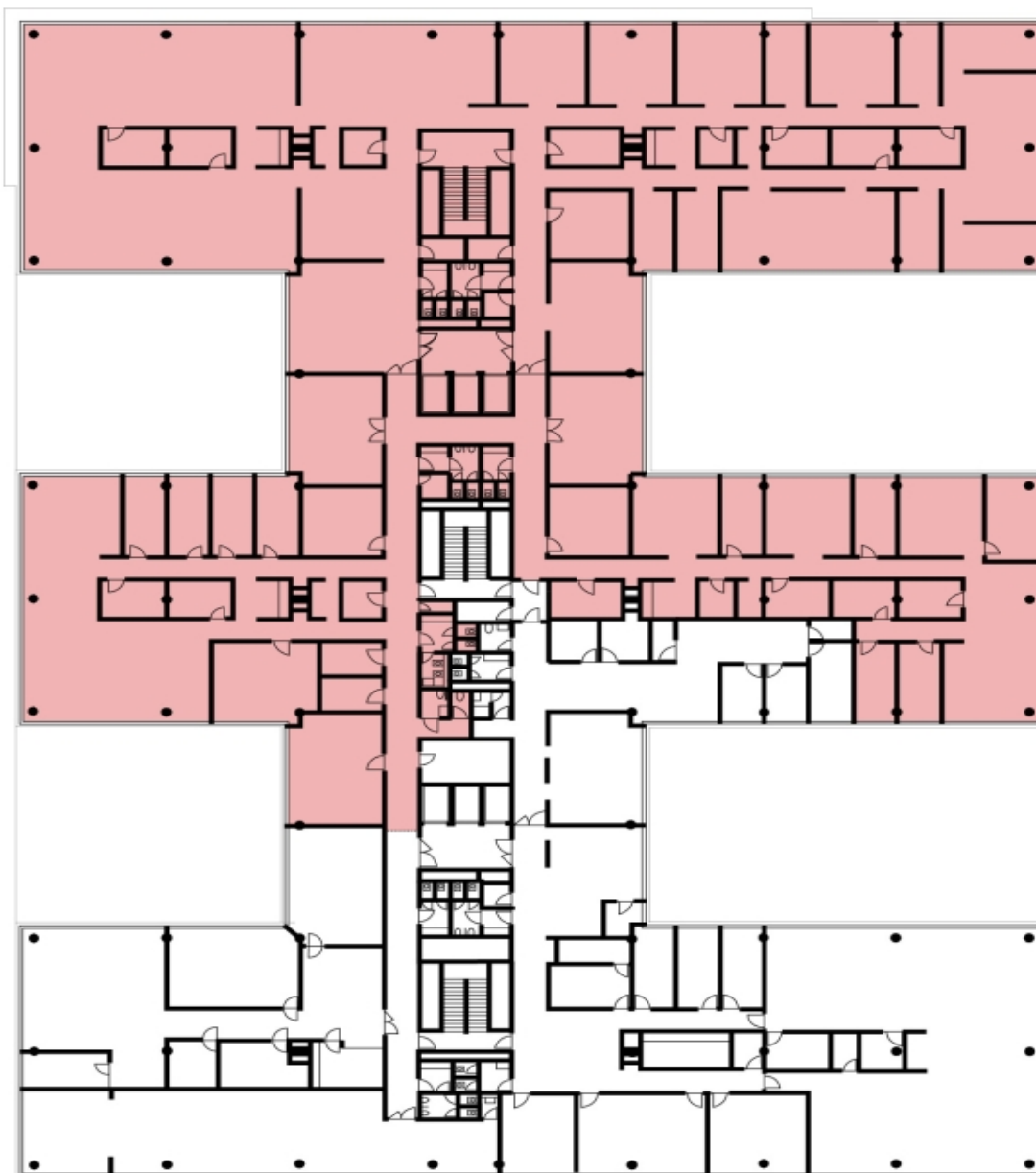


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AREA - 2316 m²



PATRIA
WEST OFFICES

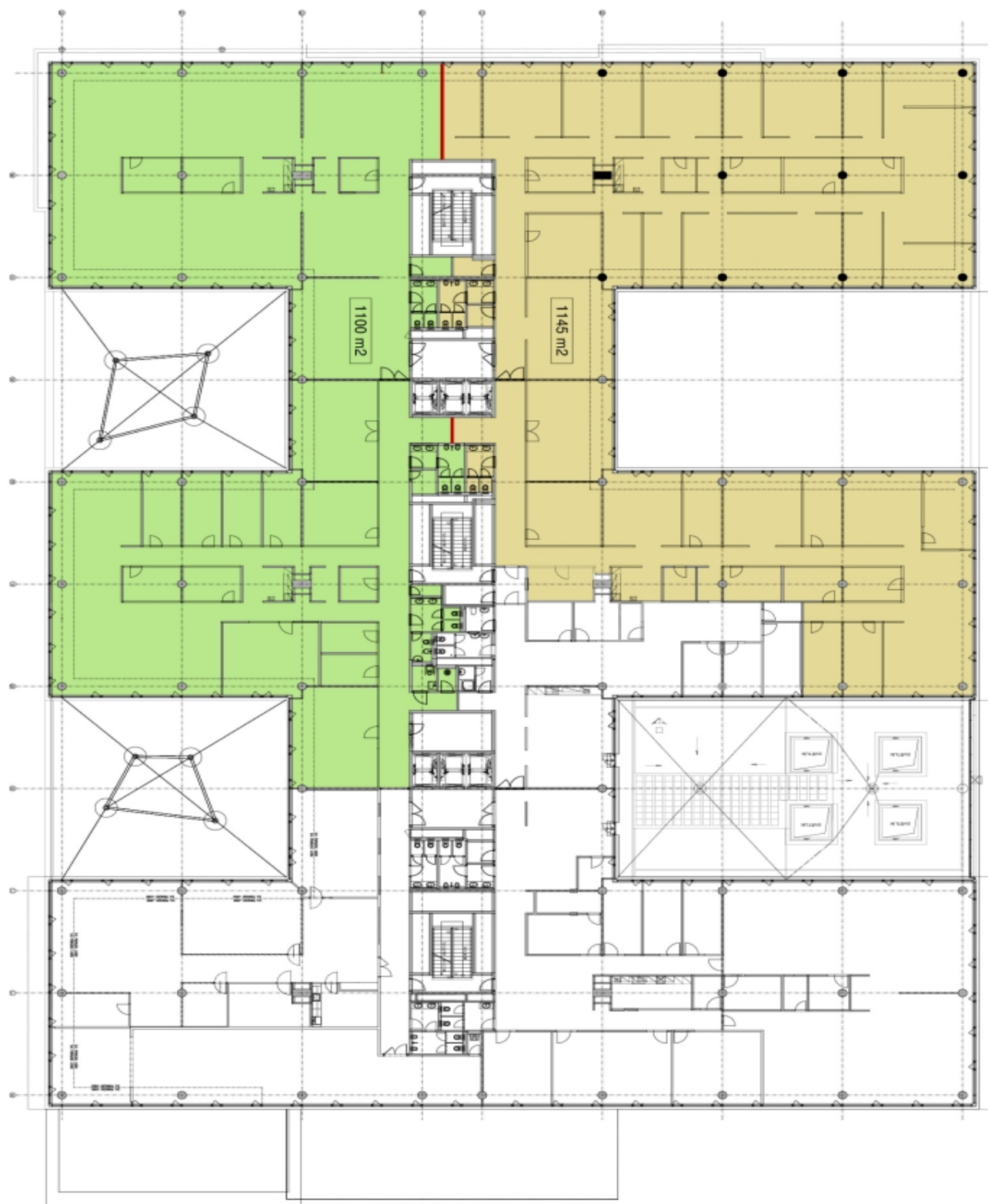
2. NADZEMNÍ PODLAŽÍ



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NOVÉ KONSTRUKCE

City West B1

PŮDORYS - SCHEMA PROSTOR - 2NP

ING. ARCH. MILAN NEVOLE, ING. ARCH. JAN PAZOUREK



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