



Office space

€ 23.00 - 26.00 / m<sup>2</sup> | CZK 560 - 633 / m<sup>2</sup>

Prague 4, Michle, Vyskočilova





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|                  |                                    |
|------------------|------------------------------------|
| Service price    | 130 CZK monthly per m <sup>2</sup> |
| Available area   | 3 467 m <sup>2</sup>               |
| Cellar           | -                                  |
| Parking          | EUR 140 / pp / month               |
| PENB             | Not required                       |
| Reference number | 109045                             |

Modern office space for lease on the 2nd floor in a new multifunctional building planned for completion in spring 2027. The building will offer up to 20 500 sq. m of modern offices and 2 000 sq. m of attractive retail space on the ground floor. The property will be equipped with the latest technologies for maximum comfort and energy savings, including a radiant cooling and heating system and preparation for electric vehicle charging. Tenants will be provided with 420 parking spaces and relaxing roof gardens. The architectural design is by Aulík Fišer architekti.

The project is part of Brumlovka, which is the first and only location in continental Europe to receive the highest possible FITWELL rating of three stars.

**Location:**

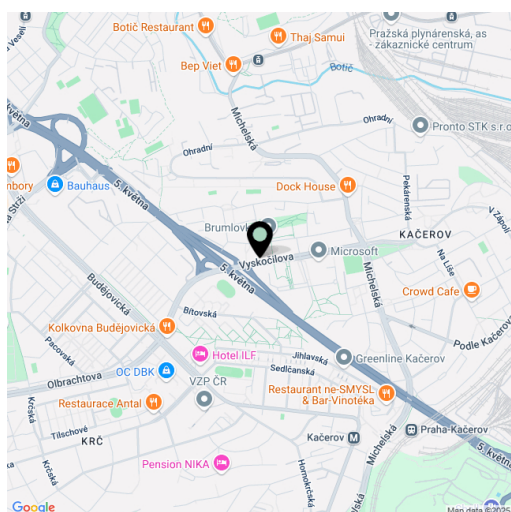
The building will be located in a strategic location near the D1 motorway and the City Ring Road, with excellent public transport connections. Within walking distance of the Budějovická (line C) and Kačerov (line C) metro stations, including bus stops. There will also be its own shuttle bus providing regular connections directly to the Budějovická metro station.

**Features and Services:**

- Opening windows
- Heat pumps
- Radiant ceilings
- External shading
- LED lighting with intelligent control
- Air ionisation

**Available from Q1/Q2 2027.**

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





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