



Office building

17 971 m², Prague 4, Michle, Vyskočilova

€ 24.00 - 27.00 / m² | CZK 584 - 657 / m²



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Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	110562

Modern office space for rent in a new multifunctional complex in Prague 4. Eight above-ground floors will offer 18,000 m² of office space, 2,600 m² of retail space, and 134 fully equipped apartments with balconies. There will be 491 underground parking spaces, including charging stations for electric cars. The project will be designed by the renowned studio Aulík Fišer Architekti.

The building will be constructed to the highest sustainability standards using modern technologies such as heat pumps, geothermal wells, photovoltaic panels, and radiant ceilings. The Orion building will have a unique feature – an A energy performance certificate and the highest prestigious LEED Platinum certification. It will include green terraces, a square with a water fountain, and an original pedestrian feature inspired by the famous Lombard Street in San Francisco.

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 complex will be accessible by car and public transport. It is located directly in Brumlovka, close to Vyskočilova and Michelská streets, with quick access to the D1 motorway and the city ring road. Bus stops with direct connections to the Budějovická metro station (line C) are within walking distance. There are also good connections to cycle paths leading to the center and south of Prague.

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

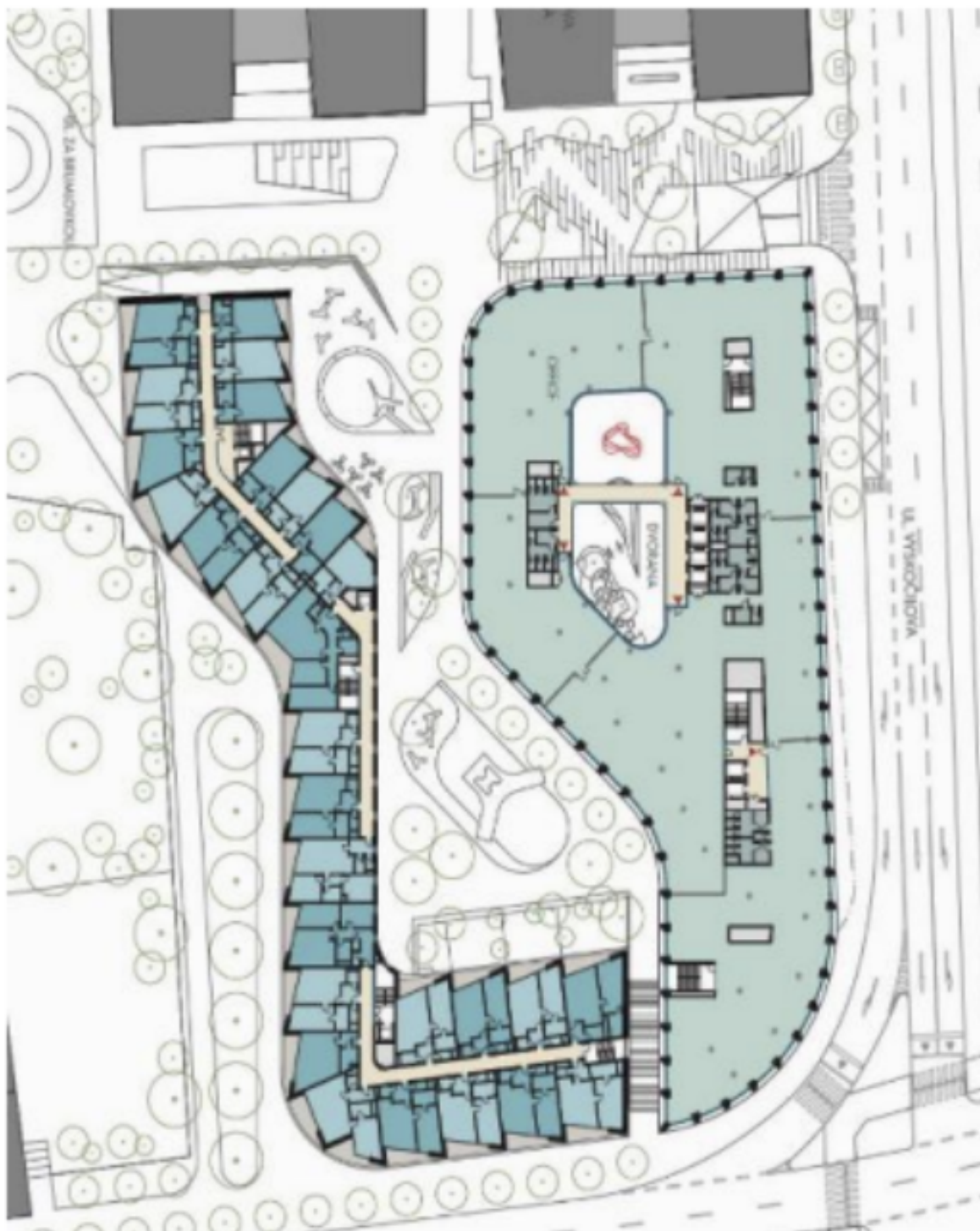




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4. NP Kanceláře 2 479 m² + byty



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1. NP Retail

