



Office space

Prague 4, Michle, Vyskočilova

€ 24.00 - 27.00 / m² | CZK 583 - 656 / m²





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Available area	1 957 m²
Cellar	-
Terrace	461 m²
Parking	Yes
PENB	A
Reference number	110769

Office space with rerrace for lease on the 5th floor of an eight-story multifunctional complex in Prague 4. There will be 491 parking spaces available in the basement, including charging stations for electric cars. The project was the first and only location in continental Europe to receive the FITWELL award at the highest possible level of three stars. 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 Orion building will have a unique feature – an A energy performance certificate and the highest prestigious LEED Platinum certification.

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.

Features and Services:

- Radiant ceilings
- Heat pumps
- Photovoltaics
- Air ionization
- Smart building management system
- Openable windows and shading
- Electric charging stations

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

