

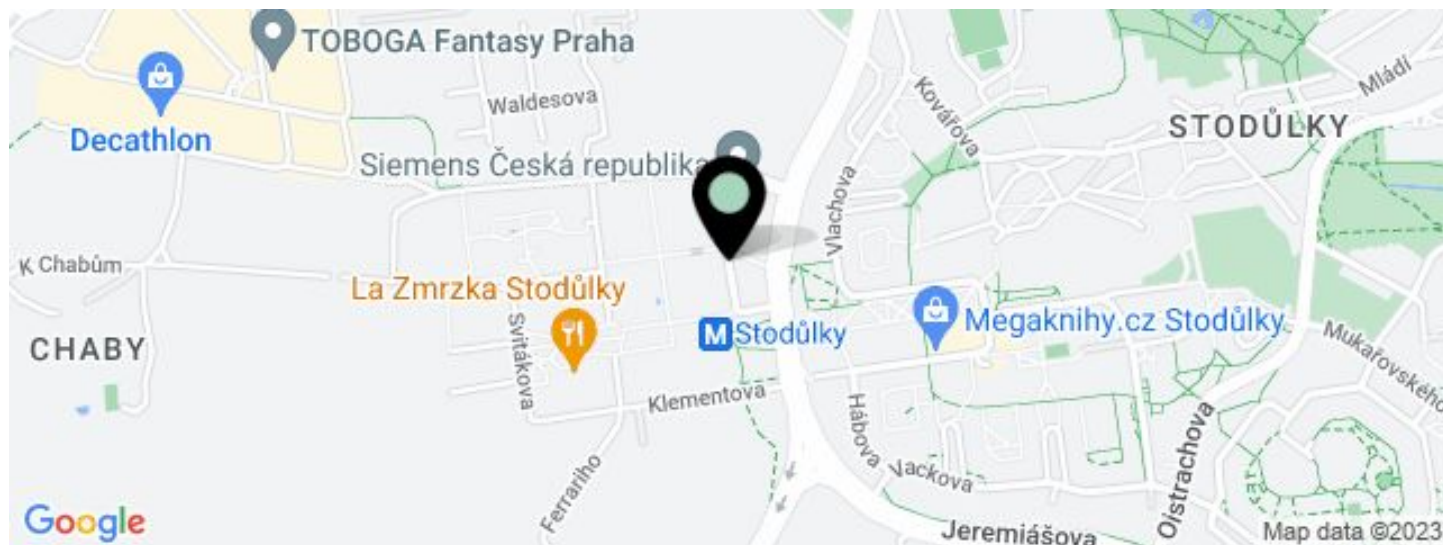


Office building

€ 15.20 - 16.00 / m² | CZK 369 - 389 / m²

5 589 m², Prague 5, Stodůlky, Siemensova



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd floor	2 531 m ²	140 CZK monthly per m ²	EUR 150 / pp / month	€ 15.20 / m ²
Office space, 3rd floor	79 m ²	140 CZK monthly per m ²	EUR 150 / pp / month	€ 16 / m ²
Office space, 1st floor	442 - 2 245 m ²	140 CZK monthly per m ²	EUR 150 / pp / month	€ 15.20 / m ²
Retail space, ground floor	127 - 479 m ²	160 CZK monthly per m ²	Yes	€ 18 - 19 / m ²



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Service price	140 CZK monthly per m ²
Total building area	18 746 m ²
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	15635

The office building offers modern class AA office space for lease in a pleasant location in the western part of Prague. The building includes an elegant reception, storage space, and rooms for bike parking and showers. West Flexi Offices, which offer coworking space, day offices, furnished meeting rooms, focus rooms for shorter meetings or telephone calls, a lounge, and relaxation areas, are also part of the building.

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
 One floor reserved for [West Flexi Offices](#) serviced offices with flexible lease terms
 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
 Storage space
 Meeting rooms, focus rooms
 Bicycle room and showers on each floor
 Restaurant
 Fitness center in the building and outdoor gym

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Large park with relaxation areas

More information about the building [Patria West Offices.](#)

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



PATRIA
WEST OFFICES

3. NADZEMNÍ PODLAŽÍ



Office building

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PATRIA
WEST OFFICES

5. NADZEMNÍ PODLAŽÍ