

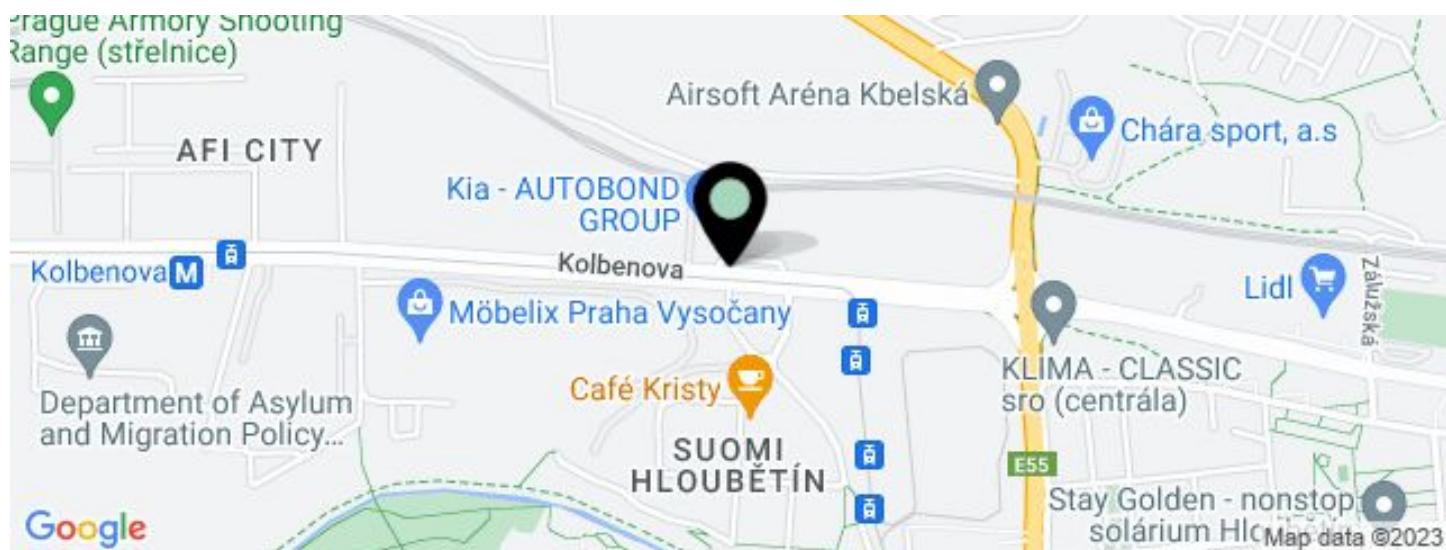


Office building

7 023 m², Prague 9, Vysočany, Kolbenova

€ 17.26 - 17.87 / m² | CZK 420 - 435 / m²



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	234 - 4 563 m ²	130 CZK monthly per m ²	CZK 2 000 - 2 500 / pp / month	€ 17.26 - 17.87 / m ²
Office space, 1st floor	244 - 2 460 m ²	130 CZK monthly per m ²	CZK 2 000 - 2 500 / pp / month	€ 17.26 - 17.87 / m ²
Office space	234 - 7 023 m ²	130 CZK monthly per m ²	CZK 2 000 - 2 500 / pp / month	€ 17.26 - 17.87 / m ²
Retail space/gastro, ground floor	72 - 1 517 m ²	130 CZK monthly per m ²	CZK 2 000 - 2 500 / pp / month	€ 16.43 / m ²
Retail space, lower ground floor	200 - 2 080 m ²	130 CZK monthly per m ²	CZK 2 000 - 2 500 / pp / month	€ 16.43 / m ²



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Service price	130 CZK monthly per m ²
Total building area	28 426 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	32620

Former Praga factory complex offers renovated office spaces for lease in the historic industrial district of Prague 9 – Vysočany. The total floor area is up to 27,000 sq. m. and can be used as offices, cultural, educational, and sports institutions, galleries, shops, cafes, and restaurants. The style of the early twentieth century industrial interiors goes back to 1907, when the First Prague Automobile Factory was founded.

The hall was built between 1931 and 1934 and served as the central warehouse of a post office. The "E-shaped" architectural design is the work of Czech architect Josef Kalous. A unique chimney with a water tank, which was part of the unpreserved boiler room of the warehouse's economic office, became a distinctive feature. The building has been listed since 2003.

Location:

Excellent transport accessibility by car and public transport. The Poštovská tram stop is directly in front of the building. The Kolbenova metro station (line B) is a 250 m walk away and the shopping and administrative center in Vysočany 10 minutes. The Prague-Libeň Railway station is also nearby. Easy connection to the Prague Ring Road. Rokytka Park is close to the building.

Features and services:

Reception
24-hour security with direct card access
Central ventilation—heating, and central air-conditioning
Raised floors
Storage space
Café with an outdoor terrace adjacent to the lobby
Outdoor parking—reserved spaces or access to a common parking area

Phase 1 has already been completed. Phase 2 (the southern wing) is scheduled for completion in Q2 2027.

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