



## Office building

7 023 m<sup>2</sup>, Prague 9, Vysočany, Kolbenova

€ 17.26 - 17.87 / m<sup>2</sup> | CZK 420 - 435 / m<sup>2</sup>

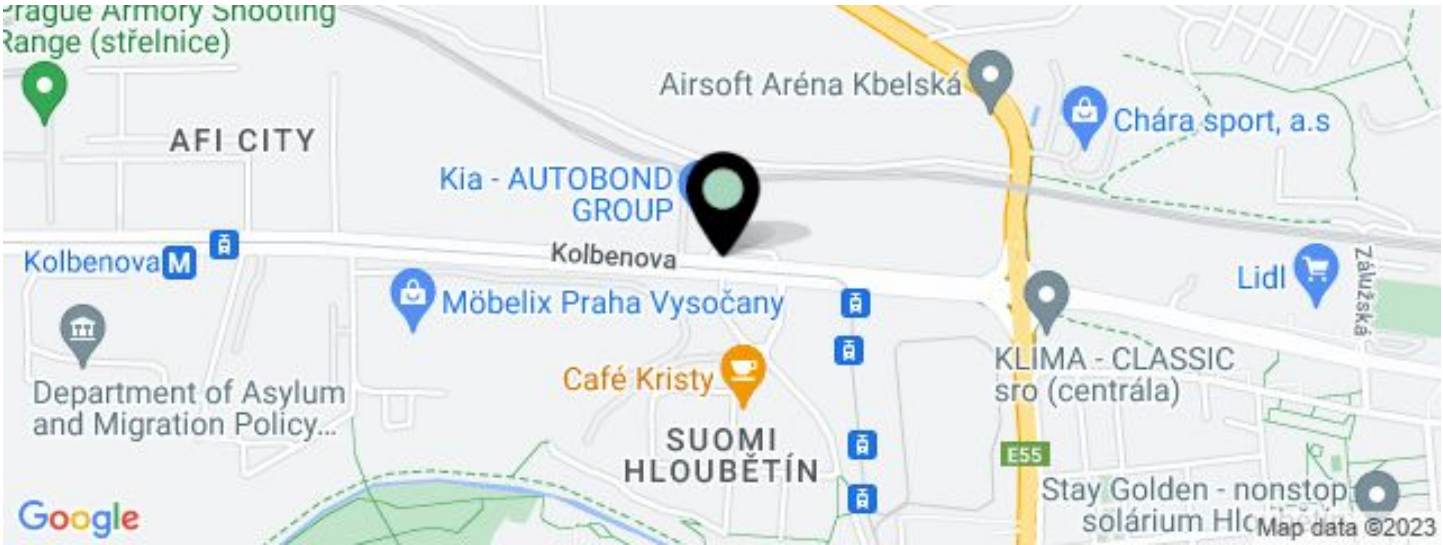




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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	234 - 4 563 m²	130 CZK monthly per m²	CZK 2 000 - 2 500 / pp / month	€ 17.26 - 17.87 / m²
Office space, 1st floor	244 - 2 460 m²	130 CZK monthly per m²	CZK 2 000 - 2 500 / pp / month	€ 17.26 - 17.87 / m²
Office space	234 - 7 023 m²	130 CZK monthly per m²	CZK 2 000 - 2 500 / pp / month	€ 17.26 - 17.87 / m²
Retail space/gastro, ground floor	72 - 1 517 m²	130 CZK monthly per m²	CZK 2 000 - 2 500 / pp / month	€ 16.43 / m²
Retail space, lower ground floor	200 - 2 080 m²	130 CZK monthly per m²	CZK 2 000 - 2 500 / pp / month	€ 16.43 / m²





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Service price	130 CZK monthly per m <sup>2</sup>
Total building area	28 426 m <sup>2</sup>
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.