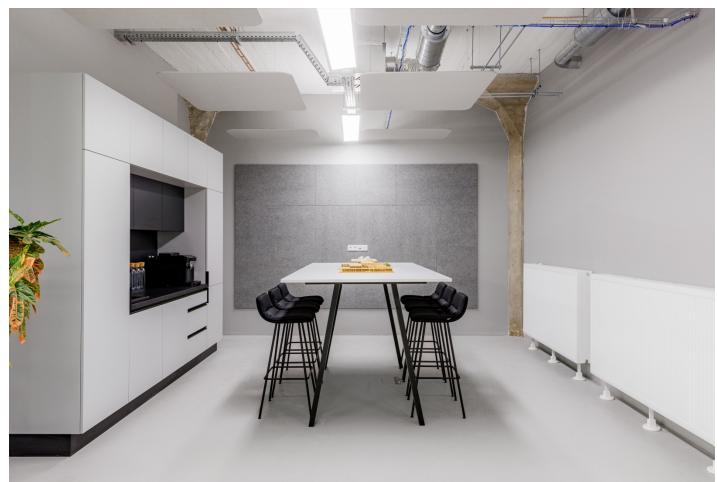
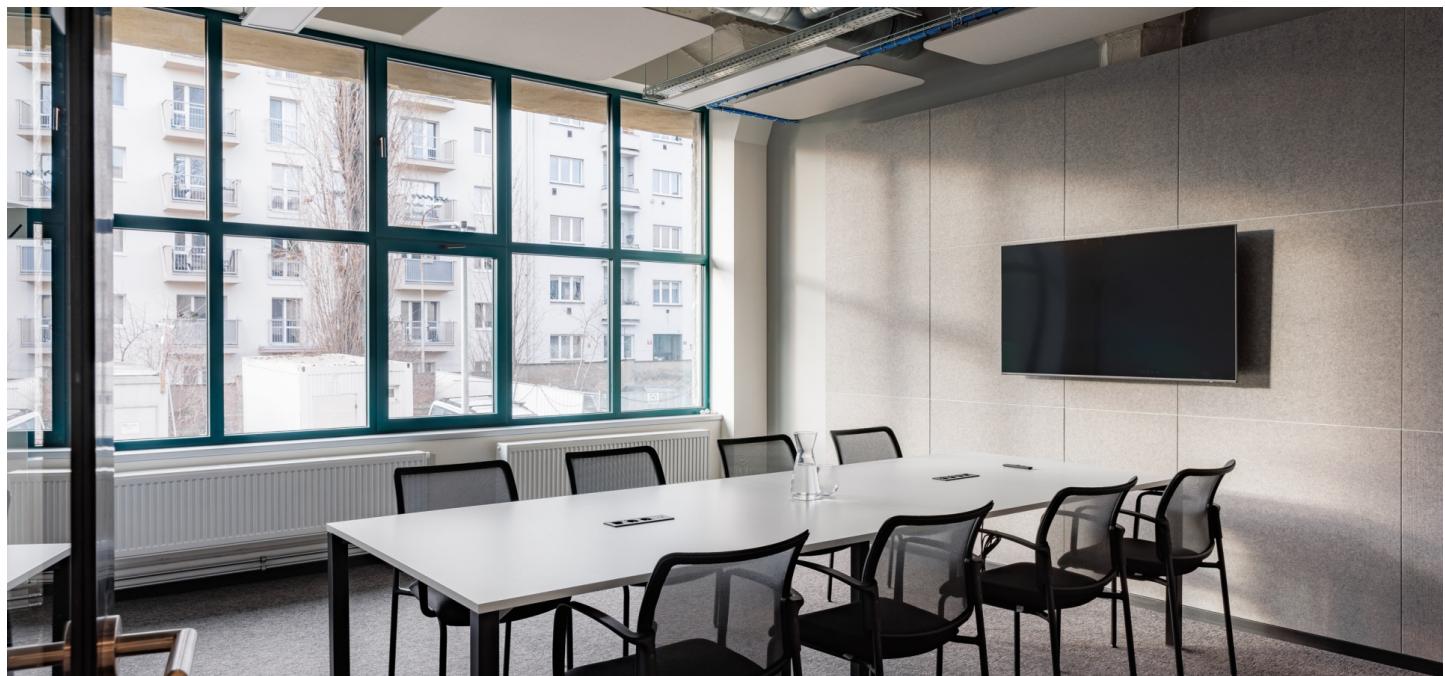




## Office space

Prague 9, Vysočany, Kolbenova

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

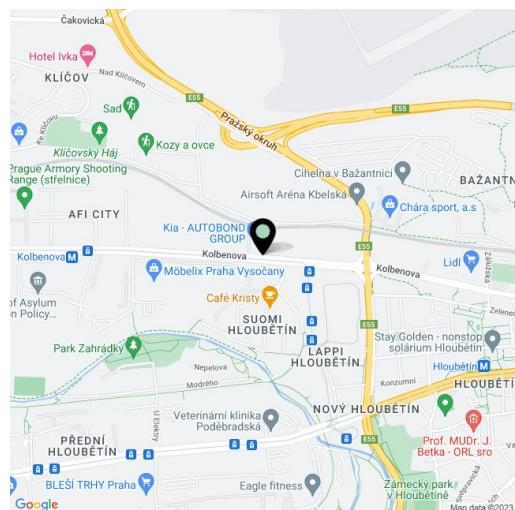




## Office space

Prague 9, Vysočany, Kolbenova

Service price	130 CZK monthly per m <sup>2</sup>
Available area	4 563 m <sup>2</sup>
Cellar	-
Parking	CZK 2 000 - 2 500 / pp / month
PENB	B
Reference number	32632



**Modern office spaces for lease on the 2nd floor of the former Praga factory complex, located 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

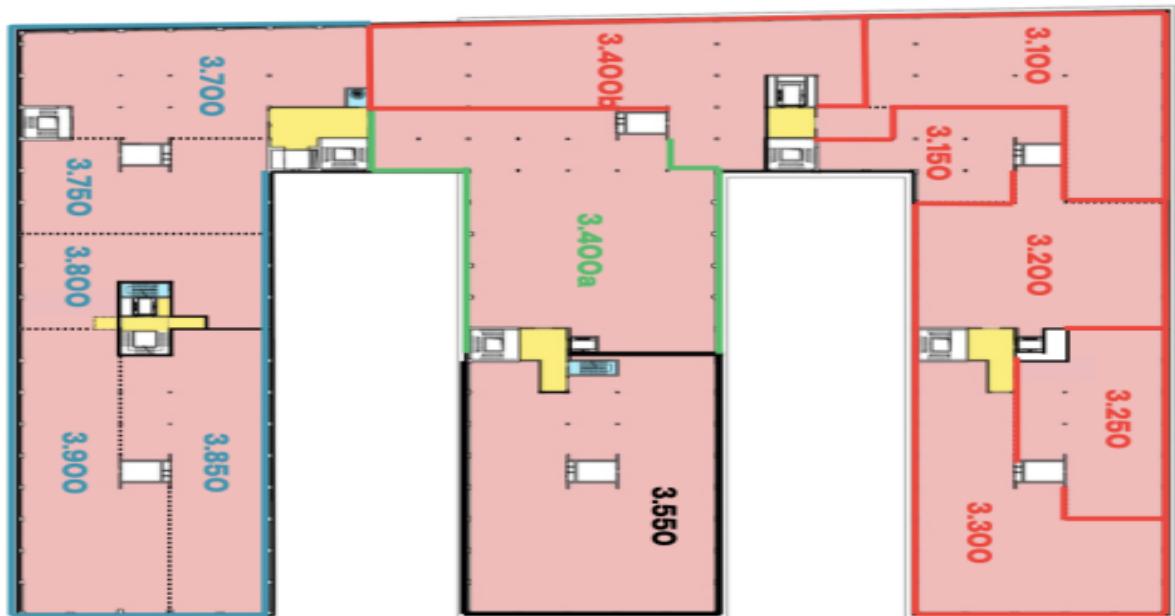
Outdoor parking—reserved spaces or access to a common parking area

**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.



Kolbenova st.

**SECOND FLOOR**

	Office	7.253 m <sup>2</sup>
	Shared area	161 m <sup>2</sup>
	Technical room	36 m <sup>2</sup>
	In Negotiation	

- Available 1st Phase
- Available 2nd Phase
- In Negotiation

3.550	900 m <sup>2</sup>	3.400a	1.480 m <sup>2</sup>
3.400b	800 m <sup>2</sup>	3.400b	800 m <sup>2</sup>
3.750	343 m <sup>2</sup>	3.100	588 m <sup>2</sup>
3.800	315 m <sup>2</sup>	3.150	234 m <sup>2</sup>
3.850	516 m <sup>2</sup>	3.200	532 m <sup>2</sup>
3.900	535 m <sup>2</sup>	3.250	377 m <sup>2</sup>
		3.300	636 m <sup>2</sup>