



Office building

Ask for price

12 161 m², Prague 10, Strašnice, Počernická

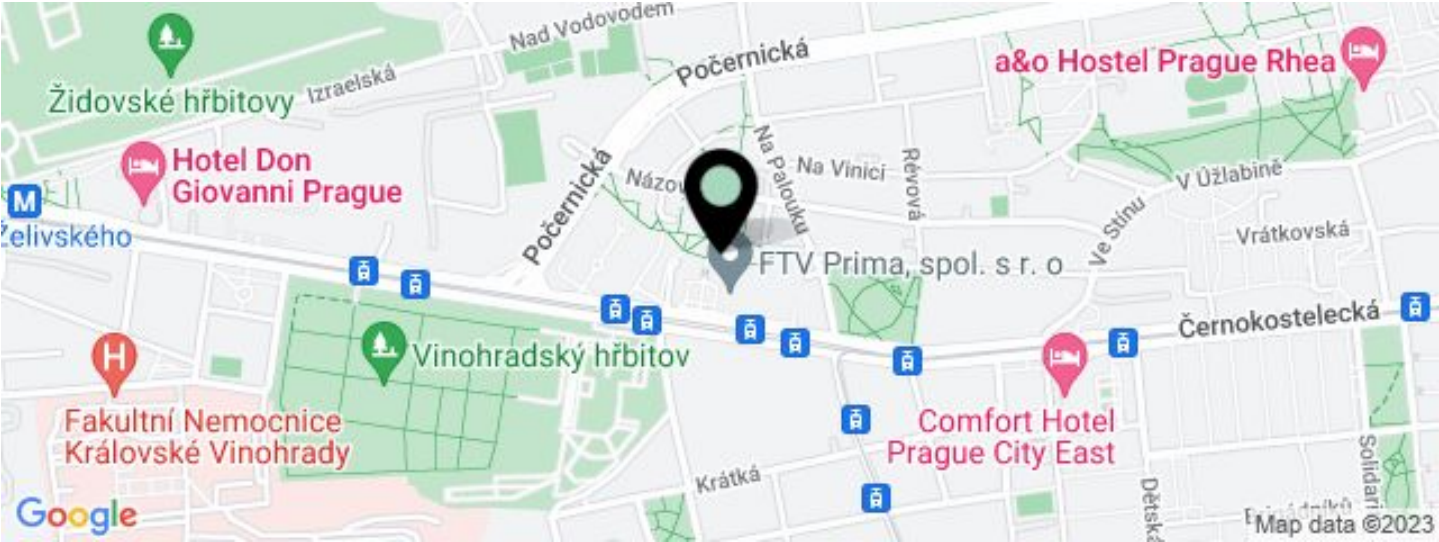




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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building 2, Office space, 10th floor + terrace	400 - 952 m²	120 CZK monthly per m²	EUR 140 / pp / month	Ask for price
Building 2, Office space, 9th floor + terrace	459 - 1 244 m²	120 CZK monthly per m²	EUR 140 / pp / month	Ask for price
Building 2, Office space, 8th floor + terrace	534 - 1 392 m²	120 CZK monthly per m²	EUR 140 / pp / month	Ask for price
Building 2, Office space, 7th floor	534 - 1 834 m²	120 CZK monthly per m²	EUR 140 / pp / month	Ask for price
Building 2, Office space, 6th floor	534 - 1 834 m²	120 CZK monthly per m²	EUR 140 / pp / month	Ask for price
Building 2, Office space, 5th floor	534 - 1 833 m²	120 CZK monthly per m²	EUR 140 / pp / month	Ask for price
Building 2, Office space, 4th floor	534 - 1 833 m²	120 CZK monthly per m²	EUR 140 / pp / month	Ask for price
Building 2, Office space, 3rd floor	364 - 1 242 m²	120 CZK monthly per m²	EUR 140 / pp / month	Ask for price
Building 2, Retail space, ground floor	350 m²	100 CZK monthly per m²	No	Ask for price



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Total building area	95 000 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	300
Parking ratio	—
Certification	—
PENB	G
Reference number	36709

This brand new project, which will be located on the border of Vinohrady, Strašnice, and Žižkov, will offer up to 95,000 sq. m. of office space for lease, responding to the current situation and latest trends. The advantage of the project is its location, which, although standing on vibrant Vinohradská Street, retains its tranquility amidst urban greenery. The spaces will have both quality lighting and acoustics, as well as proper air circulation. An ideal place for those looking for a healthy working environment.

Location:

Great accessibility by public transport. The building is located right next to the Vinohradské hřbitovy tram stop and the Želivského metro station (line A) is a 2-minute walk away. The city center can be reached by metro in 10 minutes. Easy connection to the D1, D4, D8, and D11 highways.

Features and services:

Contactless entry via mobile phone
24/7 reception
Charging station for electric vehicles
Fitting rooms and showers
Bike storage
Shared meeting room
Active cooling beams
Smart window blind control
Openable windows
Professional recording studio
5G network coverage
Parking spaces
App
Service Community Manager for tenants
LEED Platinum certification

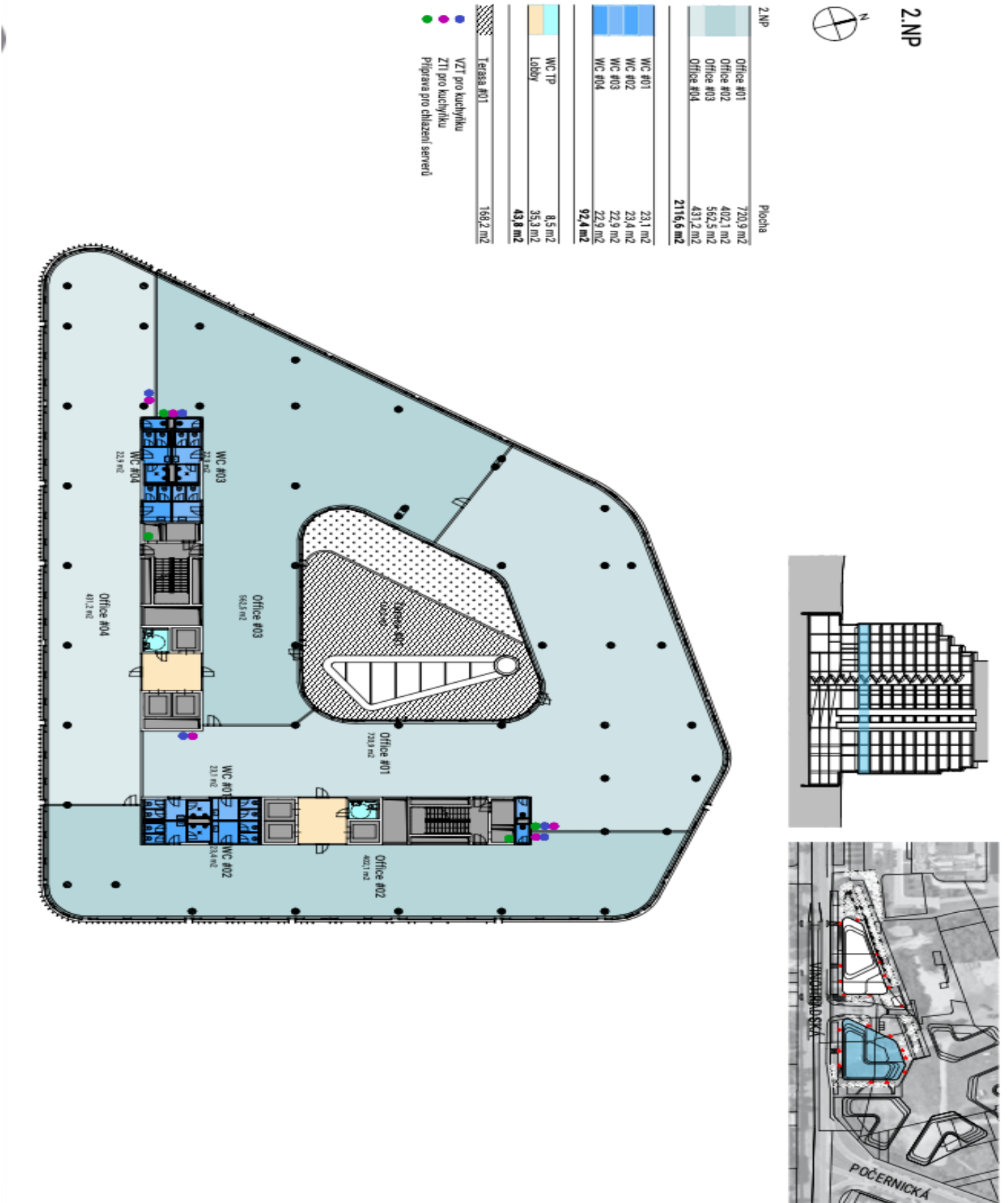
Rental and service charges listed without VAT. Lessee pays no commission.



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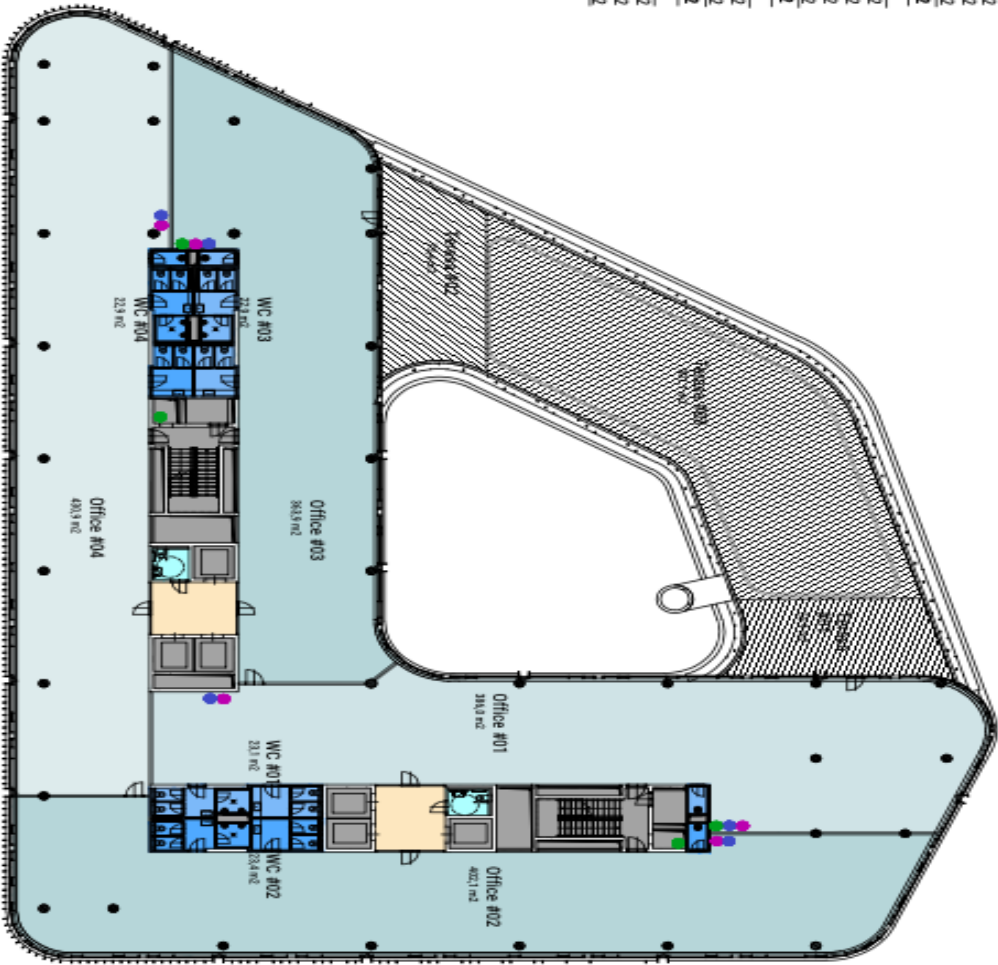
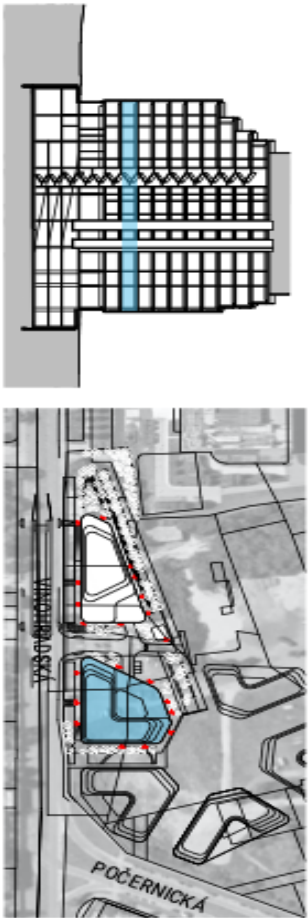
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3.NP		Plocha
Office #01	386,0 m²	
Office #02	402,1 m²	
Office #03	363,9 m²	
Office #04	430,9 m²	
1582,9 m²		
WC #01	23,1 m²	
WC #02	23,4 m²	
WC #03	22,9 m²	
WC #04	22,9 m²	
92,4 m²		
WC TP	8,5 m²	
Lobby	35,3 m²	
43,8 m²		
Terasa #01	59,9 m²	
Terasa #02	73,4 m²	
Terasa #03	301,1 m²	
VZT pro kuchyňku		
ZTI pro kuchyňku		
Připrava pro chazení serverů		





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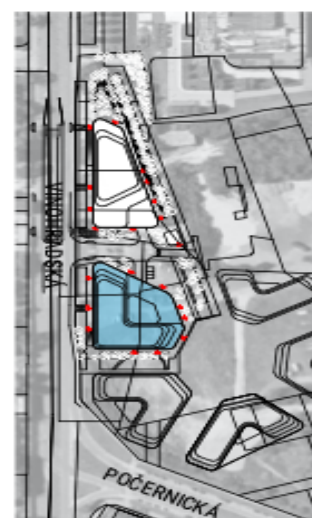
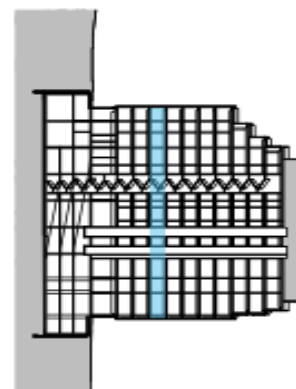
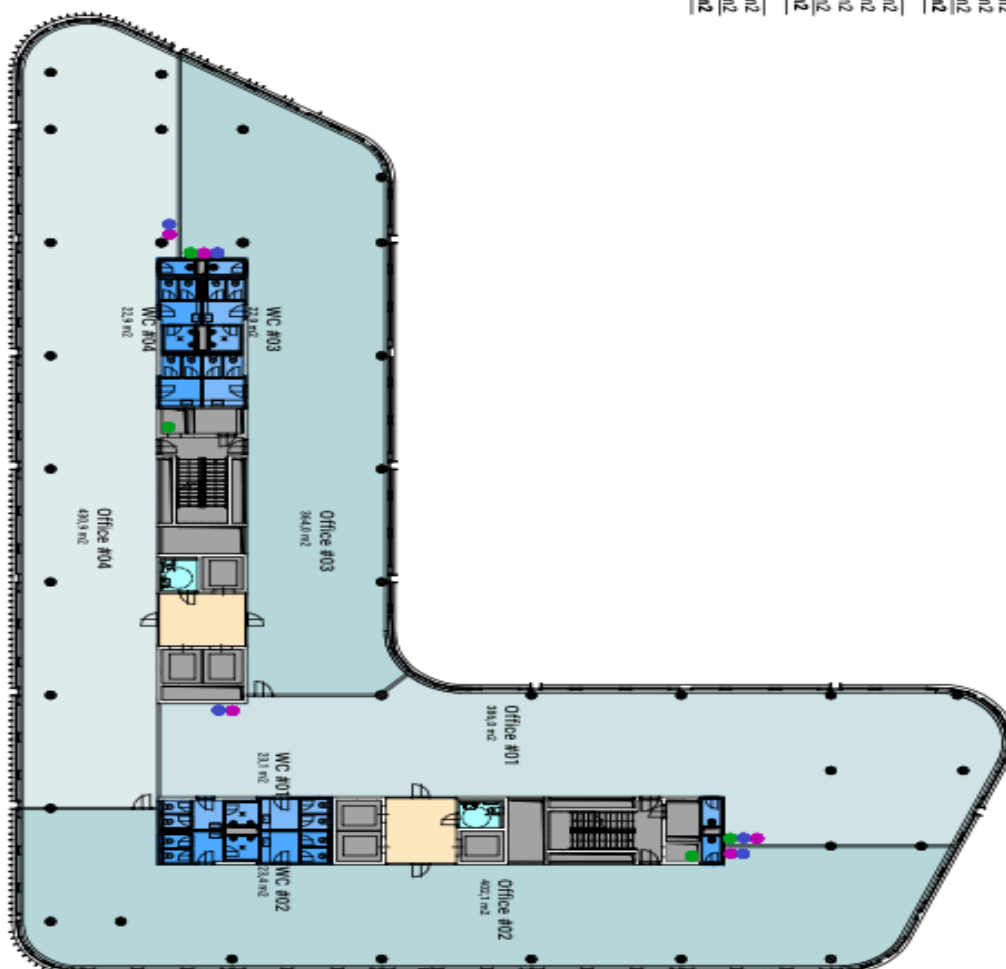
Ask for price

4.NP



4.NP	Plocha
Office #01	386,0 m ²
Office #02	402,1 m ²
Office #03	364,0 m ²
Office #04	430,9 m ²
	1583,0 m ²
WC #01	23,1 m ²
WC #02	23,4 m ²
WC #03	22,9 m ²
WC #04	22,9 m ²
	92,4 m ²
WC TP	8,5 m ²
Lobby	35,3 m ²
	43,8 m ²

● VZT pro kuchyňku
● ZTI pro kuchyňku
● Příprava pro chlazení serverů





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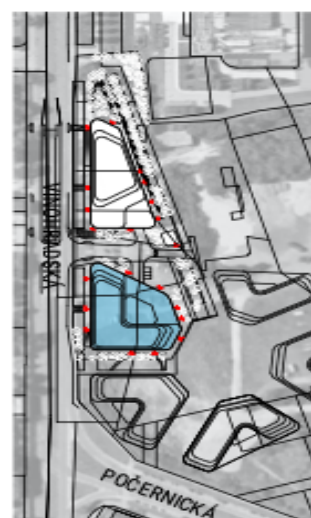
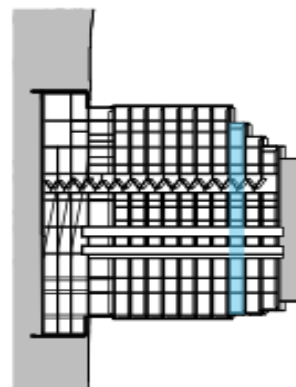
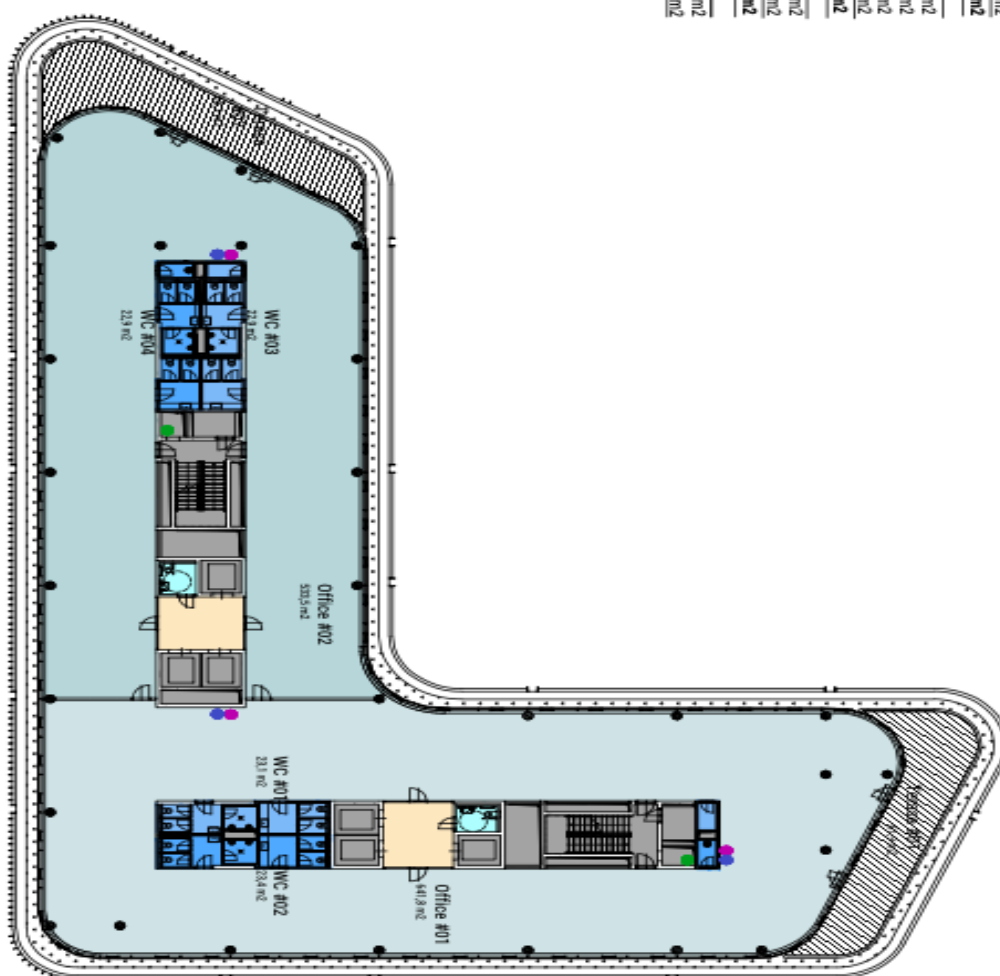
Ask for price



9.NP,

9.NP		Plocha
Office #01	641,8 m ²	
Office #02	533,5 m ²	
	1175,3 m ²	
WC #01	23,1 m ²	
WC #02	23,4 m ²	
WC #03	22,9 m ²	
WC #04	22,9 m ²	
	92,4 m ²	
WC TP	8,5 m ²	
Lobby	35,3 m ²	
	43,8 m ²	
Terasa #01	61,9 m ²	
Terasa #02	68,3 m ²	

● VZT pro kuchynku
● ZTI pro kuchynku
● Příprava pro chlazení serverů





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10.NP	Plocha
Office #01	610,4 m2
Office #02	458,7 m2
	1069,0 m2
WC #01	20,7 m2
WC #02	21,1 m2
WC #03	11,4 m2
WC #04	11,3 m2
	64,5 m2
WC TP	8,5 m2
Lobby	35,3 m2
	43,8 m2
Terasa #01	33,1 m2
Terasa #02	36,6 m2

VZT pro kuchynku

ZTI pro kuchynku

Příprava pro chlazení serverů

