



Office building

€ 14.39 / m² | CZK 350 / m²

4 104 m², Olomouc, Olomouc, tř. Kosmonautů

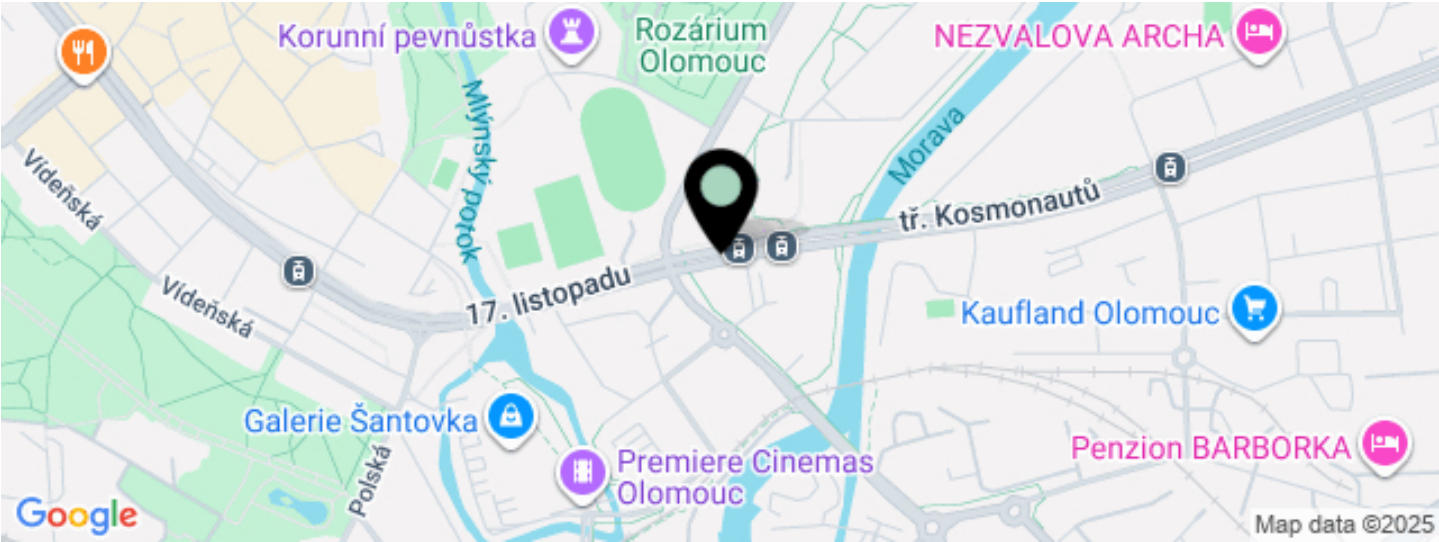




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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 5th floor	680 m²	100 CZK monthly per m²	Yes	€ 14.39 / m²
Office space, 4th floor	672 m²	100 CZK monthly per m²	Yes	€ 14.39 / m²
Office space, 3rd floor	1 265 m²	100 CZK monthly per m²	Yes	€ 14.39 / m²
Office space, 1st floor	1 488 m²	100 CZK monthly per m²	Yes	€ 14.39 / m²

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Service price	100 CZK monthly per m ²
Total building area	15 000 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	38522

This new office building in the center of Olomouc offers 6 above-ground floors and 3 underground floors with a total area of 15,000 sq. m. of leasable space. The building also has 170 parking spaces. The complex offers not only elegant, but also economically efficient offices and retail space for lease, all finished at a highest standard. The property was the first certified building in the Olomouc Region to conform to international LEED Gold standards.

Location:

The building is located in the center of Olomouc, near the Envelopa bus and tram stop. All civic amenities are in the vicinity—city parks, a congress center, the Flora Olomouc exhibition center, the University and Military Hospital, or the seat of the Moravian Theater and the Moravian Philharmonic.

Features and services:

Cafe, canteen
 Electric charging station in underground garages
 Air-conditioning
 Clear height of 3 m
 Sprinklers
 Openable windows
 Interior blinds
 Double floors
 Luxury amenities
 24/7 accessibility
 Security throughout the building
 Backup diesel generator
 170 parking spaces
 International LEED standard
 CCTV
 Fiber-optic cabling
 Bike parking
 Terrace

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

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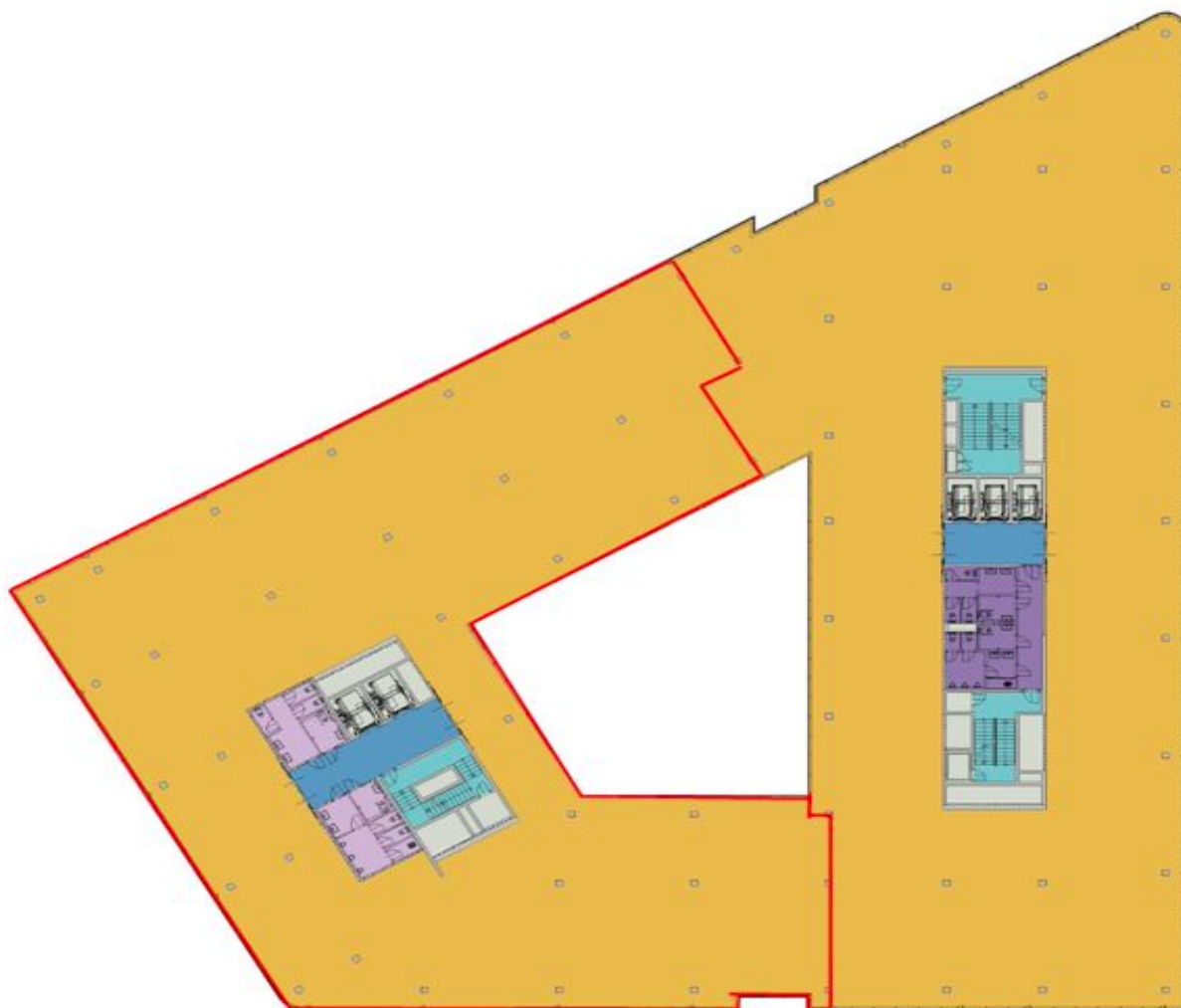
LEGENDA	
	PERMANENT FLOOR - FREE
	WATER / WATER STATE
	WATER / WATER AIR
	WATER / WATER
	WATER / WATER STATE
	WATER / WATER AIR
	WATER / WATER
	WATER / WATER STATE
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LEGENDA	
REPRESENTATIVE FLOOR - OFFICE	2562.4m ²
VIEW / LOBBY SPACE	15.2m ²
VIEW / LOBBY AREA	20.7m ²
STORAGE	55.0m ²
W/RESTROOM / LOBBY SPACE	61.2m ²
W/RESTROOM / LOBBY AREA	43.8m ²
RESTROOM / LOBBY AREA	16.2m ²
TOTAL	286.2m ²

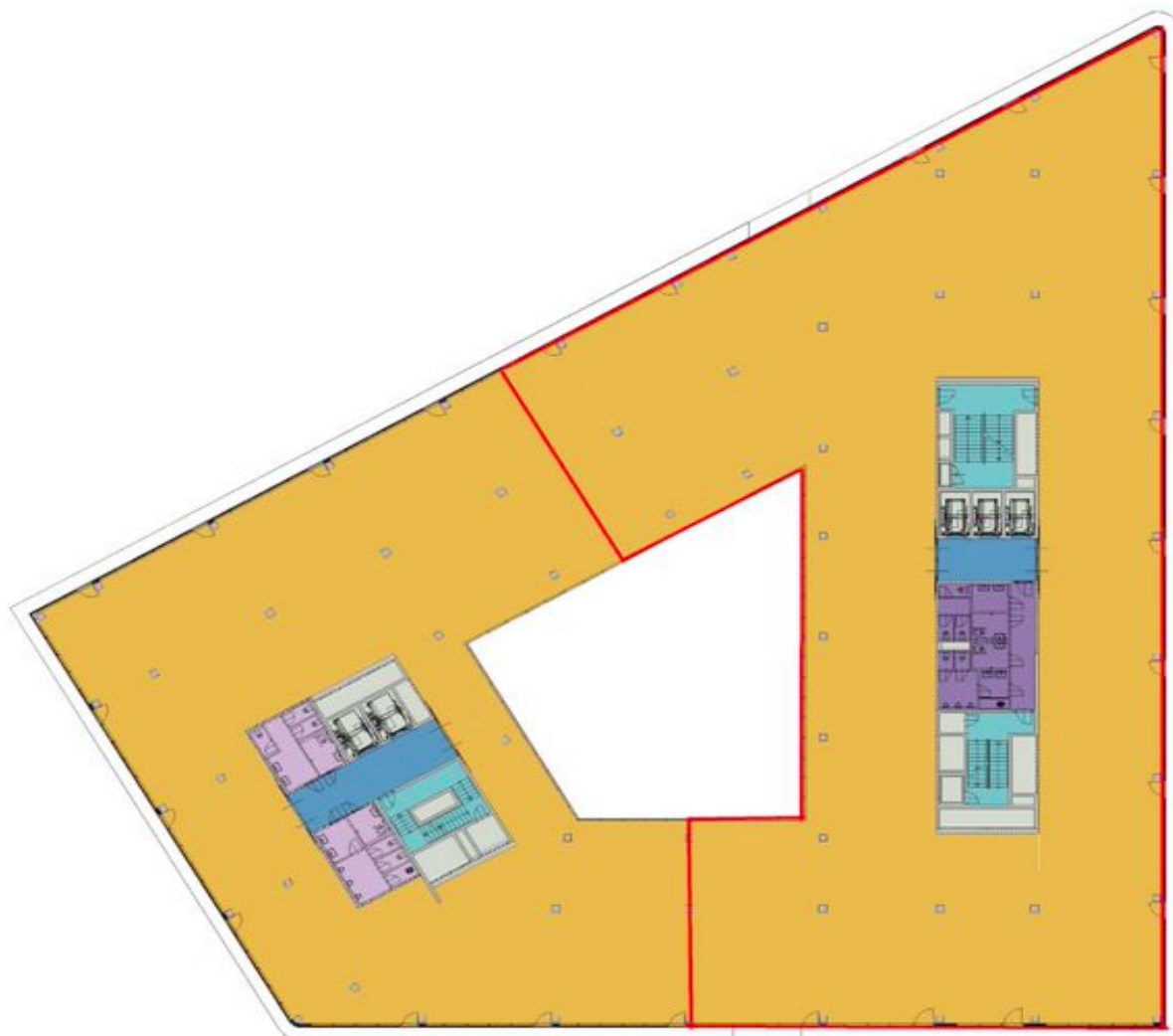




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LEGENDA	
PROSTOR V PLOCH - OTV.	281,20m ²
VÝHEV / LIDR STŘE	10,4m ²
VÝHEV / LIDR JIN	30,7m ²
STŘEŠTĚ	55,0m ²
KČ / PŘÍKROV LIDR STŘE	41,6m ²
KČ / PŘÍKROV LIDR JIN	41,6m ²
KČ / PŘÍKROV LIDR	41,6m ²
CELKOVÁ PLOCHA	201,0m ²