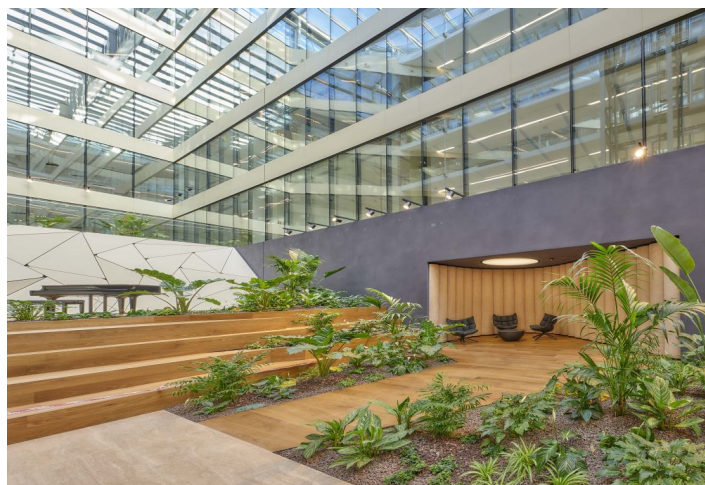




Office building

3 798 m², Prague 4, Chodov, Tomíčková

€ 20.00 / m² | CZK 487 / m²

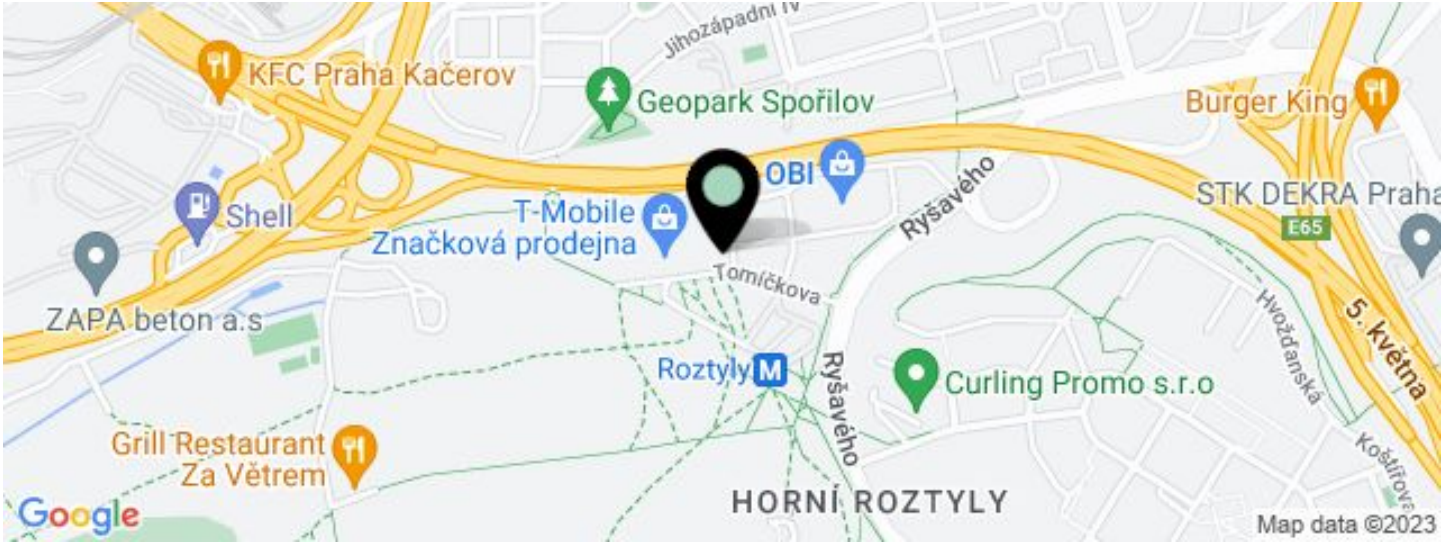




Office building

3 798 m², Prague 4, Chodov, Tomíčková

€ 20.00 / m² | CZK 487 / m²



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	320 - 1 007 m²	137 CZK monthly per m²	EUR 125 / pp / month	€ 20 / m²
Office space, 1st floor	320 - 2 791 m²	137 CZK monthly per m²	EUR 125 / pp / month	€ 20 / m²

**Office building**3 798 m², Prague 4, Chodov, Tomíčková**€ 20.00 / m² | CZK 487 / m²**

Service price	137 CZK monthly per m ²
Total building area	23 000 m ²
Tenant consumption	Consumption included in the service charges
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	41156

Modern and efficient office space for lease in a new complex with a unique design by Afarch-Aulík Fišer architects. The building features a generous atrium with relaxation zones and water elements, along with a residential rooftop terrace with greenery for tenants to enjoy. The building has achieved BREEAM Excellent certification.

A typical floor offers 3,700 sq. m of space, with office units divisible from 300 sq. m. Tenants have access to up to 330 parking spaces, including 100 in the underground garage. The facility includes a charging station for electric vehicles, a bike room with changing rooms, and sanitary facilities. The Nové Roztyly nature park is within walking distance, offering a perfect spot for rest and relaxation, as well as a wide range of sports facilities, including a running track, bike paths, tennis courts, and more.

Location:

Good accessibility by public transport—right by the Roztyly metro station (line C), a bus terminal for urban and suburban lines, and the bus stops of lines 135, 203, 401, and 911. Easy connection to the D1 highway (direction Brno, Vienna), the Prague Ring Road, the airport, and the D5 highway (direction Germany). Full civic amenities—restaurants, a supermarket, a pharmacy, a cafe, kindergartens and schools—are nearby and the Westfield Chodov shopping center is 1 metro stop away or 5 minutes by car.

Features and services:

Column construction system (minimum office module 2.7 m)
 Clear height of 3 m
 Raised floors fitted with floor boxes
 Glazed facade with shading
 Central ventilation system with a capacity of 50 m³/hr/ps
 Ceiling mounted four-pipe fan coils
 Demountable suspended ceiling with recessed LED lighting
 Back-up diesel generator
 Sprinklers
 Fire protection system
 CCTV
 Building management system
 Entry system via turnstiles
 Charging stations for electric vehicles
 Certification - BREEAM Excellent

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



Office building

3 798 m², Prague 4, Chodov, Tomíčková

€ 20.00 / m² | CZK 487 / m²

Kanceláře
Sdílené plochy

3 010 m²
465 m²



KANCELÁŘE 2. NP



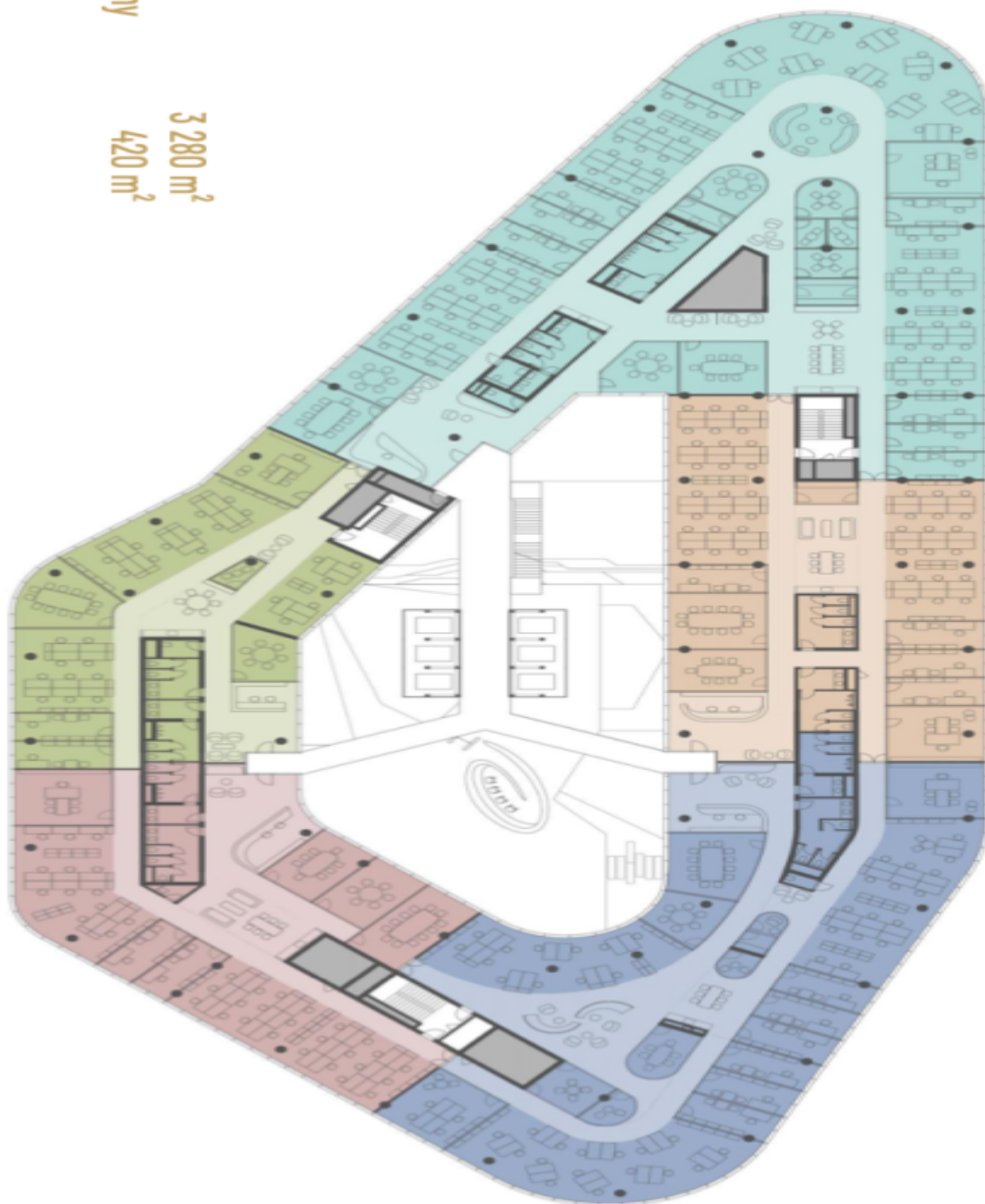
Office building

3 798 m², Prague 4, Chodov, Tomíčková

€ 20.00 / m² | CZK 487 / m²

Kanceláře
Sdílené plochy

3 280 m²
420 m²



KANCELÁŘE 3.-6. NP