



Office space

Prague 9, Vysočany, Kolbenova

€ 17.26 - 17.87 / m² | CZK 420 - 435 / m²





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Service price	130 CZK monthly per m ²
Available area	7 023 m ²
Cellar	-
Parking	CZK 2 000 - 2 500 / pp / month
PENB	B
Reference number	43684

Modern office spaces for lease in 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:

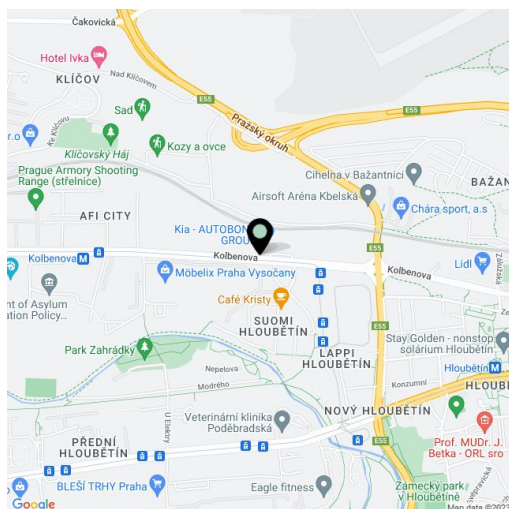
Excellent transport accessibility by car and public transport. The Poštovská tram stop is directly in front of the building. The Kolbenova metro station (line B) is a 250 m walk away and the shopping and administrative center in Vysočany 10 minutes. The Prague-Libeň Railway station is also nearby. Easy 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.





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SECOND FLOOR

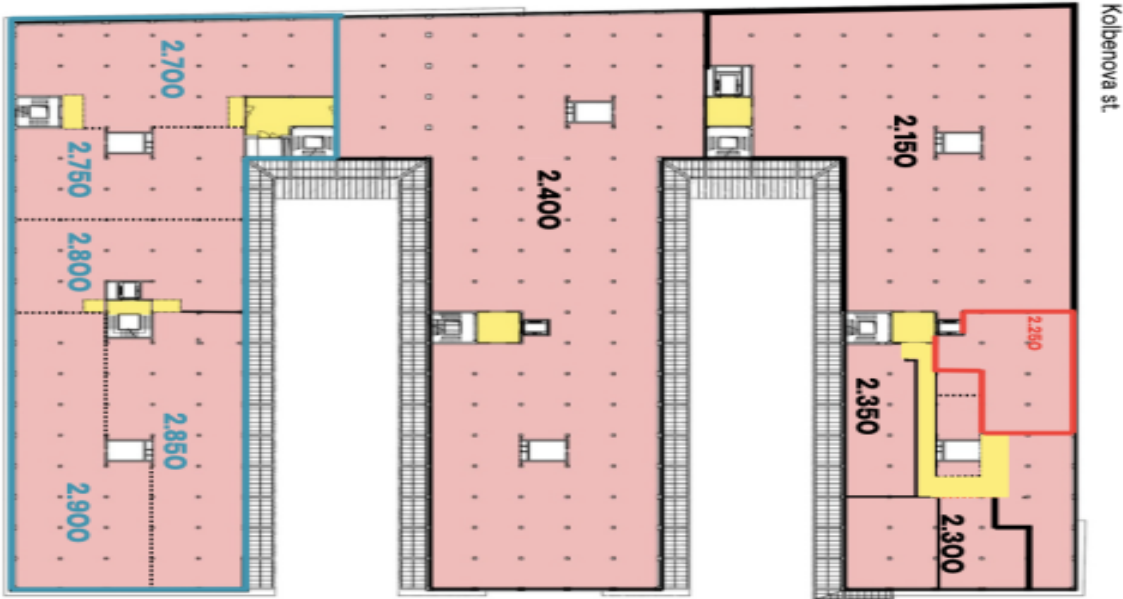
3.100	588 m2
3.150	234 m2
3.200	532 m2
3.250	377 m2
3.300	636 m2
3.400a	1480 m2
3.400b	800 m2
3.550	900 m2
3.700	487 m2
3.750	343 m2
3.800	315 m2
3.850	516 m2
3.900	535 m2



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FIRST FLOOR

Office 7 280 m2

Shared area 136 m2

Available 1st Phase
Available 2nd Phase

2.150	1400m2
2.250	244 m2
2.300	120 m2 150 m2 181 m2
2.350	187 m2
2.400	2562 m2 Artist Studios
2.700	494 m2
2.750	343 m2
2.800	329 m2
2.850	517 m2
2.900	533 m2