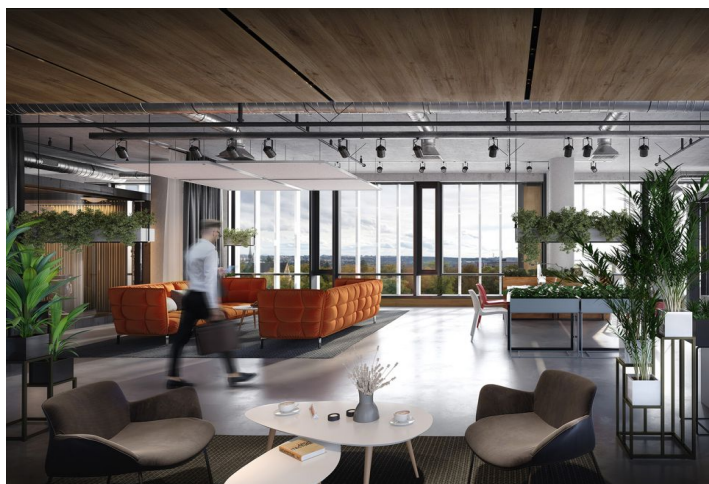




Office building

15 795 m², Prague 10, Strašnice, Vinohradská

€ 16.90 / m² | CZK 418 / m²

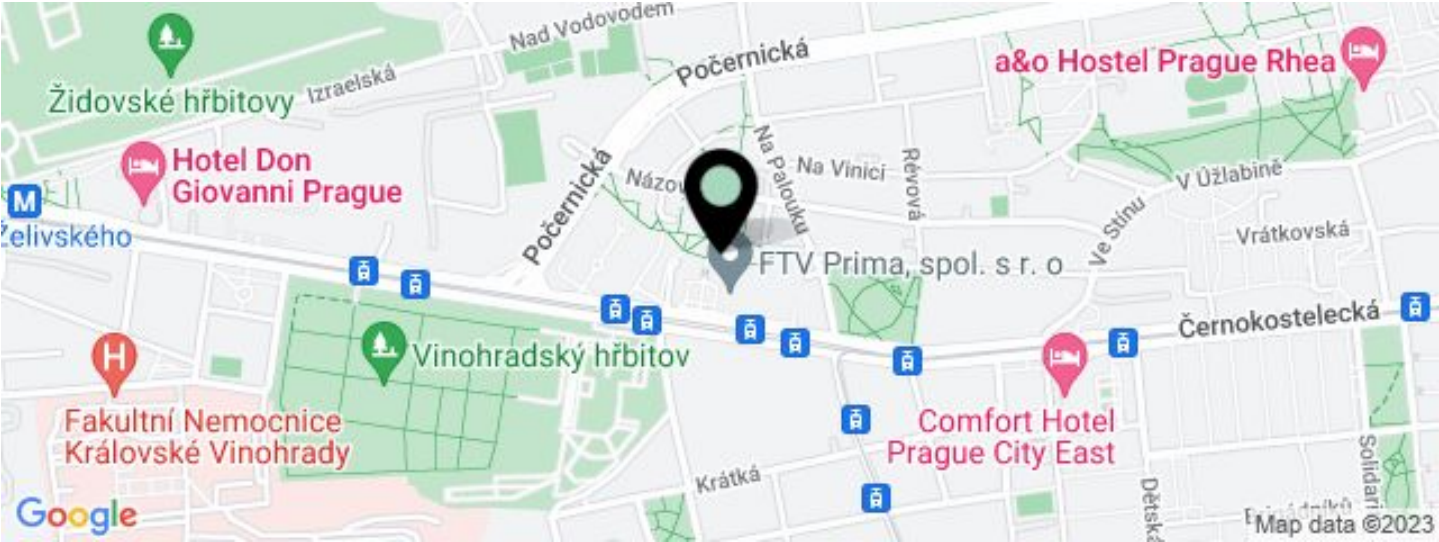




Office building

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15 795 m², Prague 10, Strašnice, Vinohradská



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building 2, Office space, 10th floor + terrace	400 - 884 m²	120 CZK monthly per m²	EUR 135 / pp / month	€ 16.90 / m²
Building 2, Office space, 9th floor + terrace	459 - 1 155 m²	120 CZK monthly per m²	EUR 135 / pp / month	€ 16.90 / m²
Building 2, Office space, 8th floor + terrace	534 - 1 292 m²	120 CZK monthly per m²	EUR 135 / pp / month	€ 16.90 / m²
Building 2, Office space, 7th floor	534 - 1 703 m²	120 CZK monthly per m²	EUR 135 / pp / month	€ 16.90 / m²
Building 2, Office space, 6th floor	534 - 1 703 m²	110 CZK monthly per m²	EUR 135 / pp / month	€ 15 - 17 / m²
Building 2, Office space, 5th floor	534 - 1 703 m²	120 CZK monthly per m²	EUR 135 / pp / month	€ 16.90 / m²
Building 2, Office space, 4th floor	534 - 1 703 m²	120 CZK monthly per m²	EUR 135 / pp / month	€ 16.90 / m²
Building 2, Office space, 2nd floor	364 - 1 703 m²	120 CZK monthly per m²	EUR 135 / pp / month	€ 16.90 / m²
Building 2, Office space, 3rd floor	364 - 1 703 m²	120 CZK monthly per m²	EUR 135 / pp / month	€ 16.90 / m²
Building 2, Office space, 1st floor + terrace	402 - 2 244 m²	120 CZK monthly per m²	EUR 135 / pp / month	€ 16.90 / m²
Building 2, Retail space, ground floor	214 - 393 m²	120 CZK monthly per m²	EUR 135 / pp / month	Ask for price
Building 1, Retail space, ground floor	181 m²	100 CZK monthly per m²	EUR 135 / pp / month	Ask for price



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Service price	120 CZK monthly per m ²
Total building area	95 000 m ²
Tenant consumption	—
Parking	135 EUR
Parking service charges	—
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

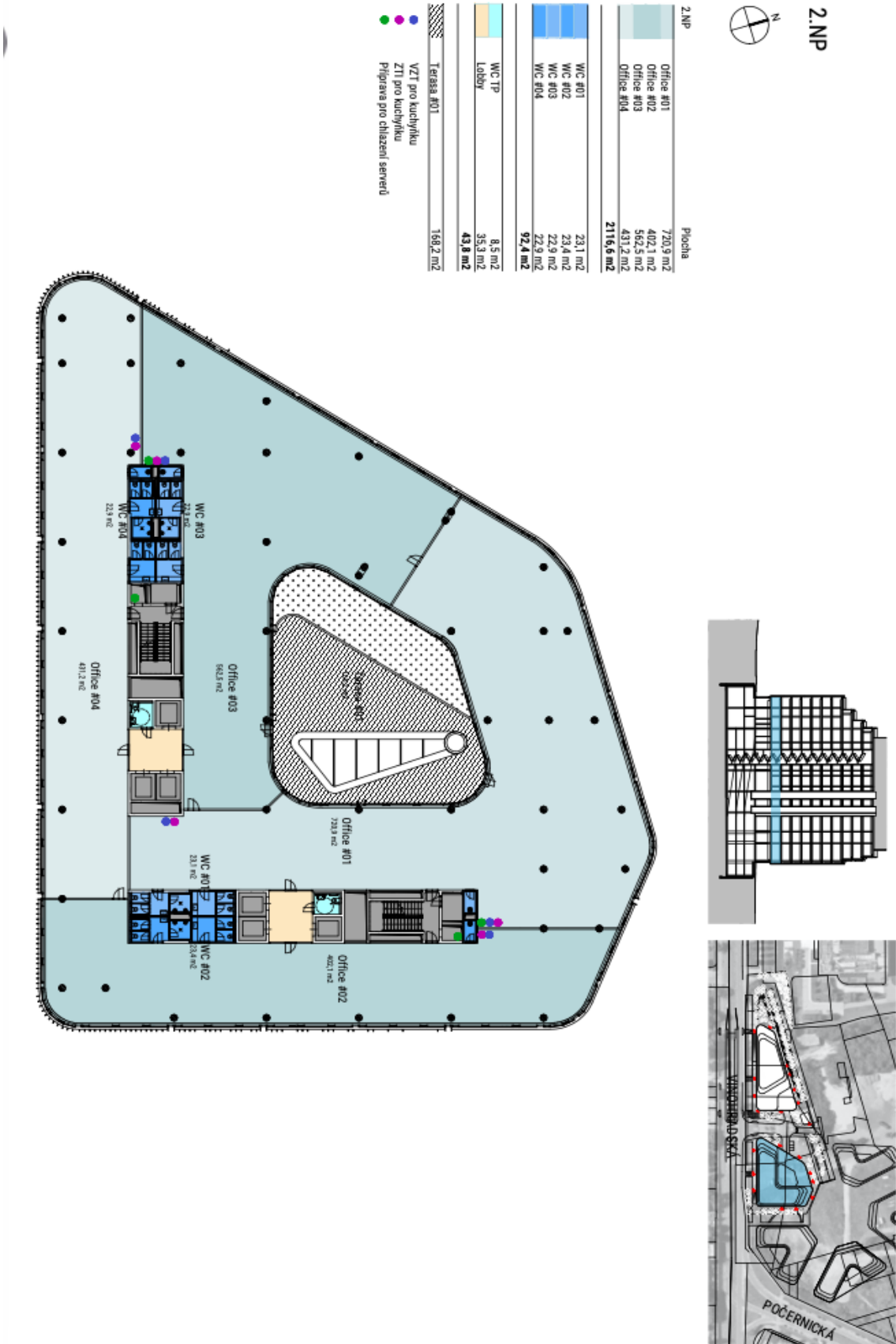
Rental and service charges listed without VAT. Lessee pays no commission.



Office building

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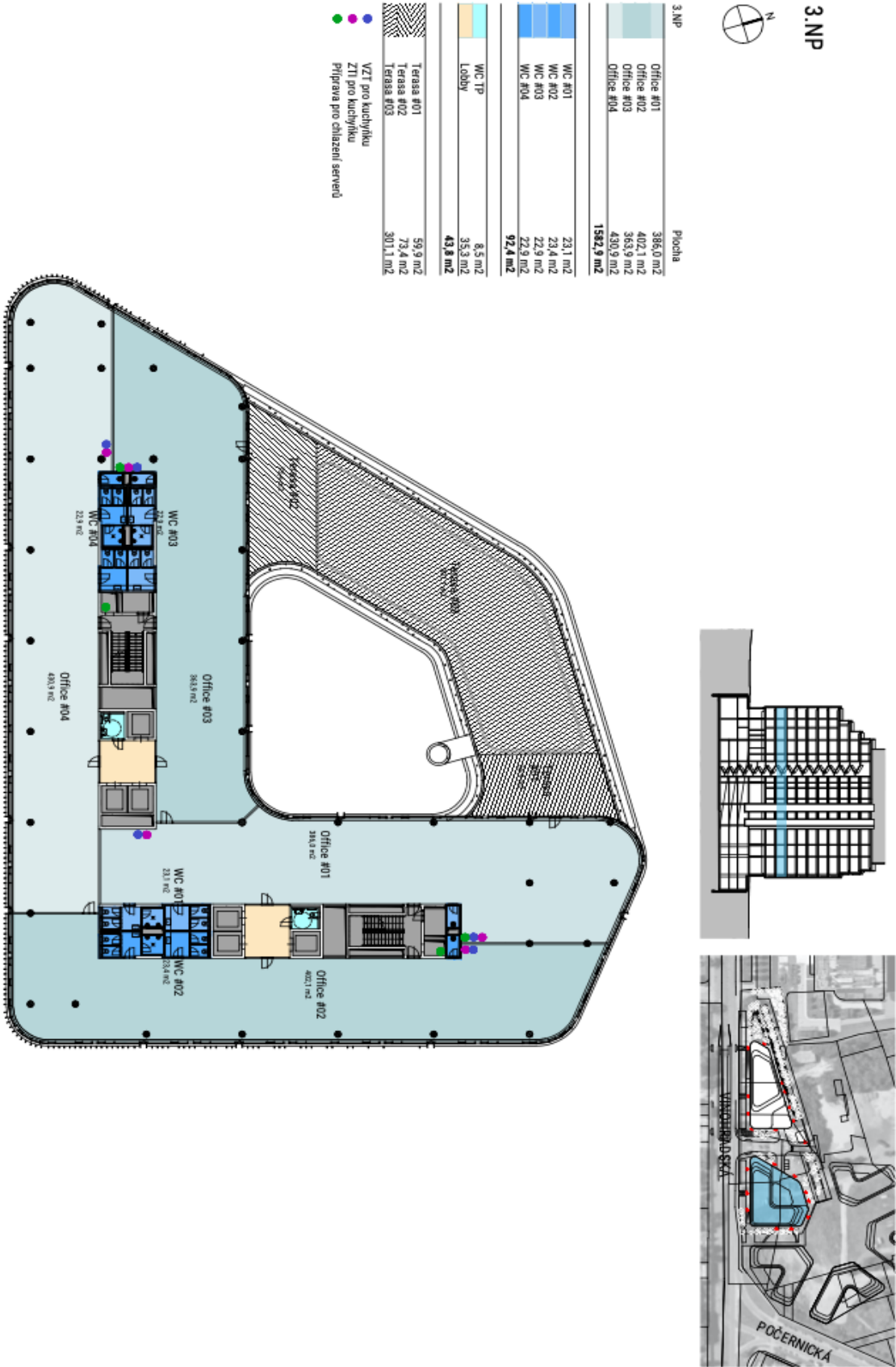




Office building

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Office building

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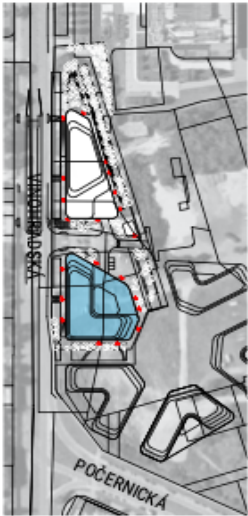
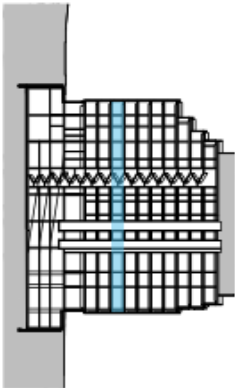
4.NP

VZT pro kuchyňku

ZTI pro kuchyňku

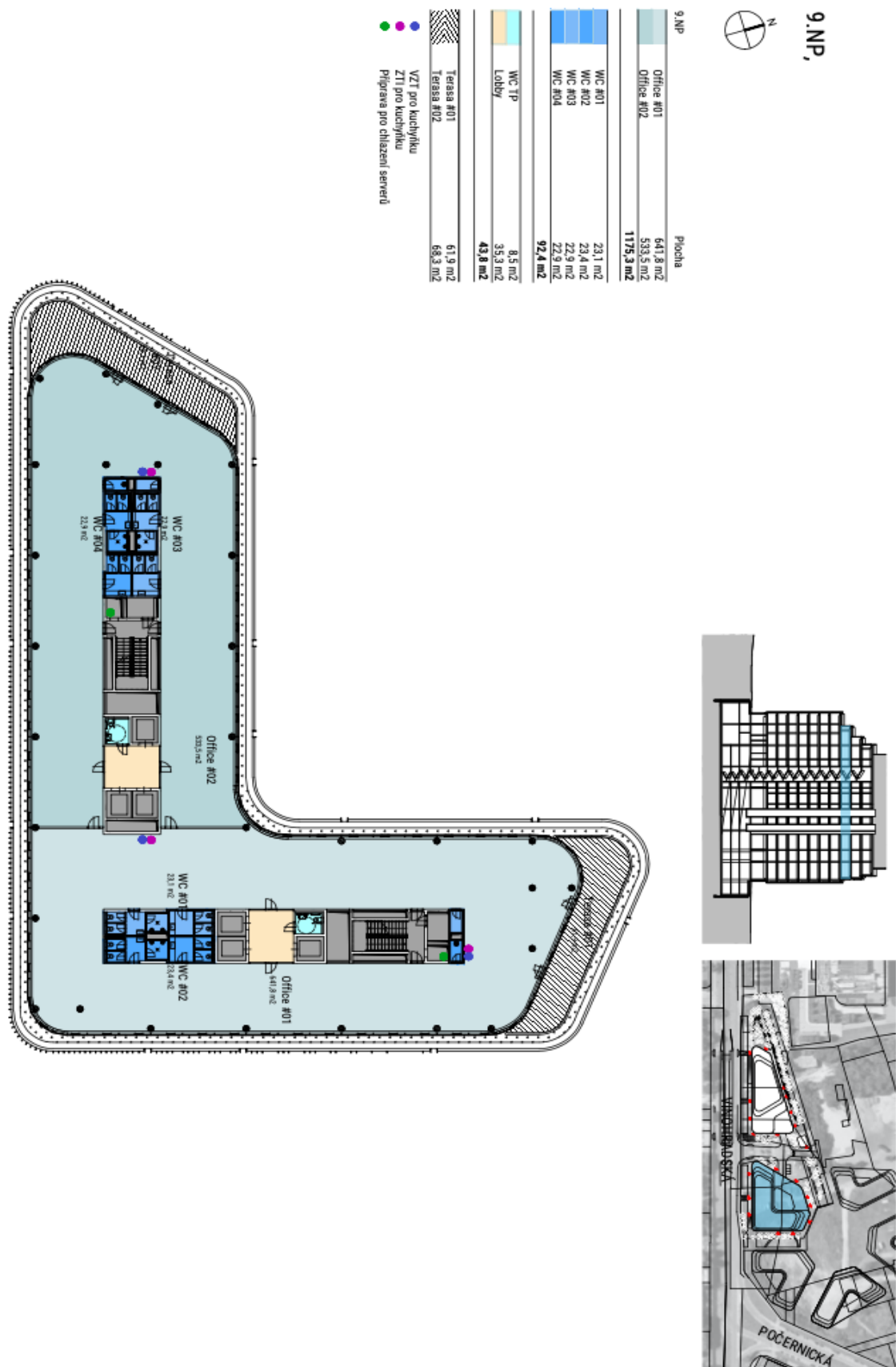
Připrava pro chlazení serverů

	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	33,3 m ²
	43,8 m ²



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15 795 m², Prague 10, Strašnice, Vinohradská

10.NP

10. NP	Plocha
Office #01	610,4 m ²
Office #02	458,7 m ²
	1069,0 m²
WC #01	20,7 m ²
WC #02	21,1 m ²
WC #03	11,4 m ²
WC #04	11,3 m ²
	64,5 m²
WC TP	8,5 m ²
Lobby	35,3 m ²
	43,8 m²
Terasa #01	33,1 m ²
Terasa #02	36,6 m ²
	69,7 m²
VZT pro kuchynku	
ZTI pro kuchynku	
Přístavba pro chazení serverů	

