



Office building

9 241 m², Prague 9, Vysočany, Kolbenova

€ 15.18 / m² | CZK 380 / m²

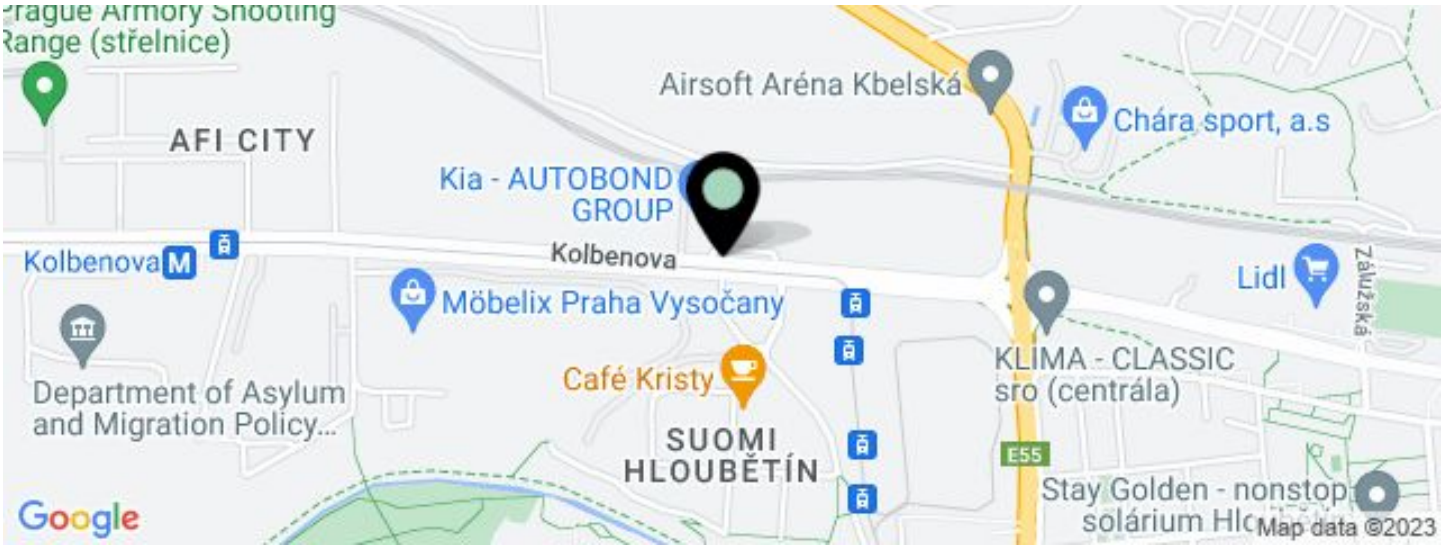




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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space	9 241 m²	116 CZK monthly per m²	CZK 1150 / pp / month	€ 15.18 / m²
Retail space/gastro, ground floor	72 - 3 119 m²	116 CZK monthly per m²	CZK 1500 - 2 300 / pp / month	€ 12.79 / m²
Retail space, lower ground floor	103 - 3 227 m²	116 CZK monthly per m²	CZK 1500 - 2 300 / pp / month	€ 12.79 / m²
Office space, 2nd floor	315 - 4 622 m²	116 CZK monthly per m²	CZK 1500 - 2 300 / pp / month	€ 15.18 / m²
Office space, 1st floor	178 - 4 619 m²	116 CZK monthly per m²	CZK 1500 - 2 300 / pp / month	€ 15.18 / m²

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Service price	116 CZK monthly per m ²
Total building area	28 426 m ²
Tenant consumption	—
Parking	1 500 - 2 300 CZK
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	32620

This former factory hall for a world-famous company offers fully refurbished office space for lease in the historical industrial center 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

Completion Phase 1 in Q3 2025. Completion Phase 2 in Q4 2025.

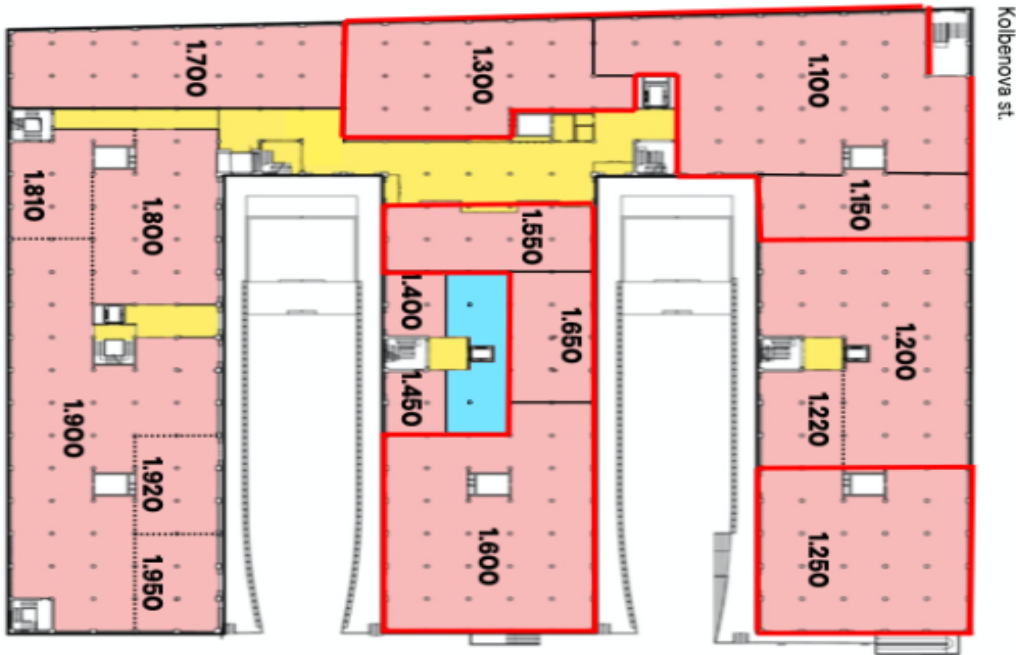
Rental and service charges are listed without VAT. Lessee pays no commission.



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GROUND FLOOR



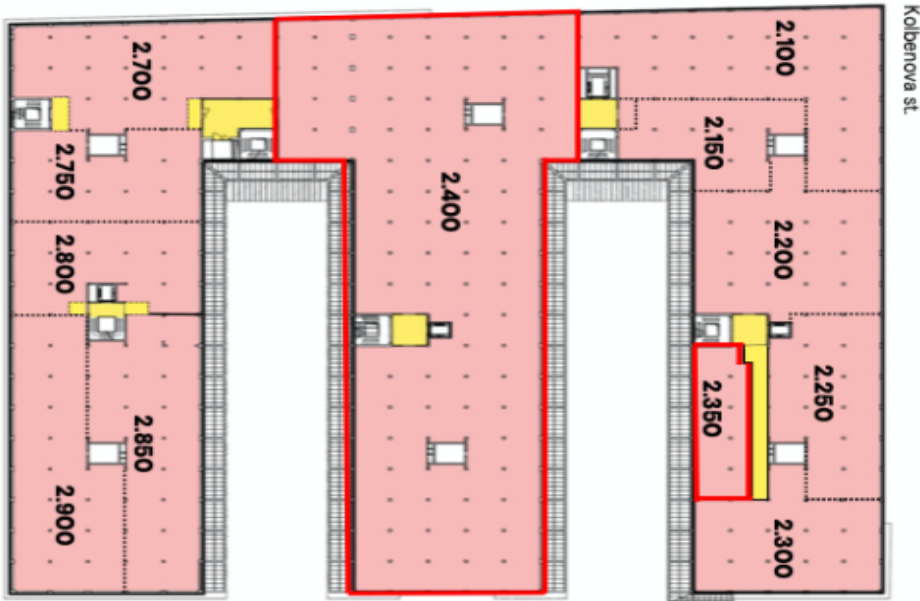
1.100	835 m²
1.150	247 m²
1.200	652 m²
1.220	144 m²
1.250	586 m²
1.300	558 m²
1.400	72 m²
1.450	72 m²
1.550	308 m²
1.600	763 m²
1.650	194 m²
1.700	480 m²
1.800	362 m²
1.810	164 m²
1.900	883 m²
1.920	145 m²
1.950	145 m²



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FIRST FLOOR



2.100	679 m²
2.150	274 m²
2.200	517 m²
2.250	380 m²
2.300	375 m²
2.350	178 m²
2.400	2517 m²
2.700	494 m²
2.750	343 m²
2.800	329 m²
2.850	517 m²
2.900	533 m²