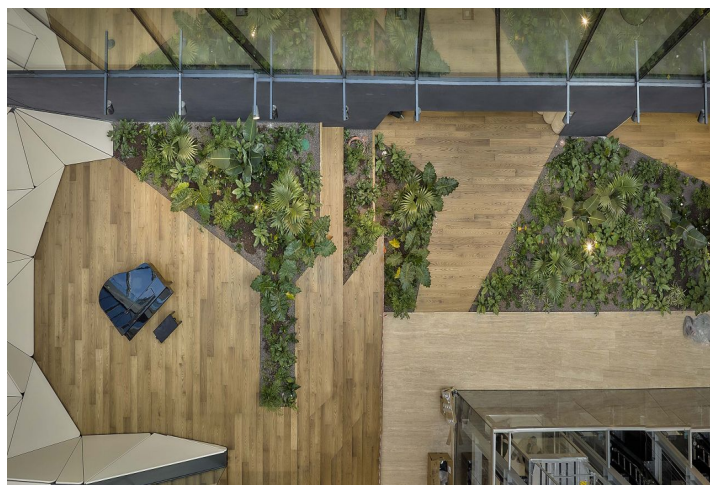
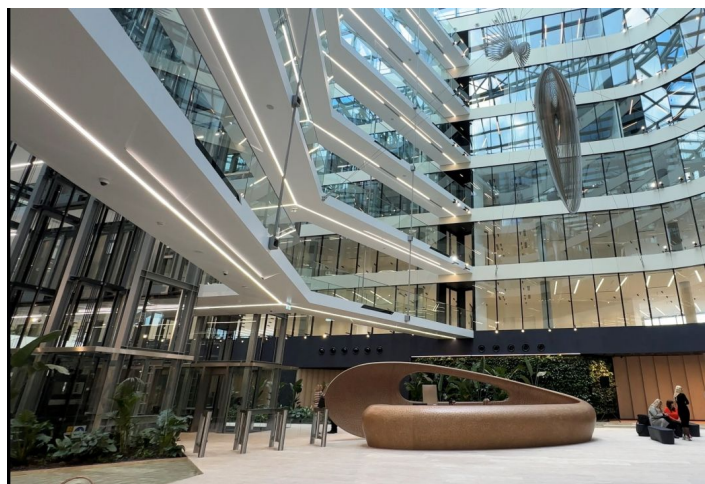
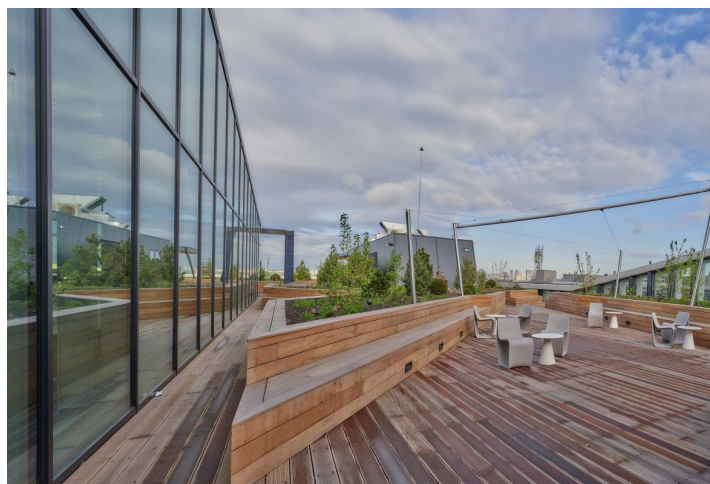




Office building

10 872 m², Prague 4, Chodov, Tomíčková

€ 18.50 - 19.50 / m² | CZK 457 - 482 / m²

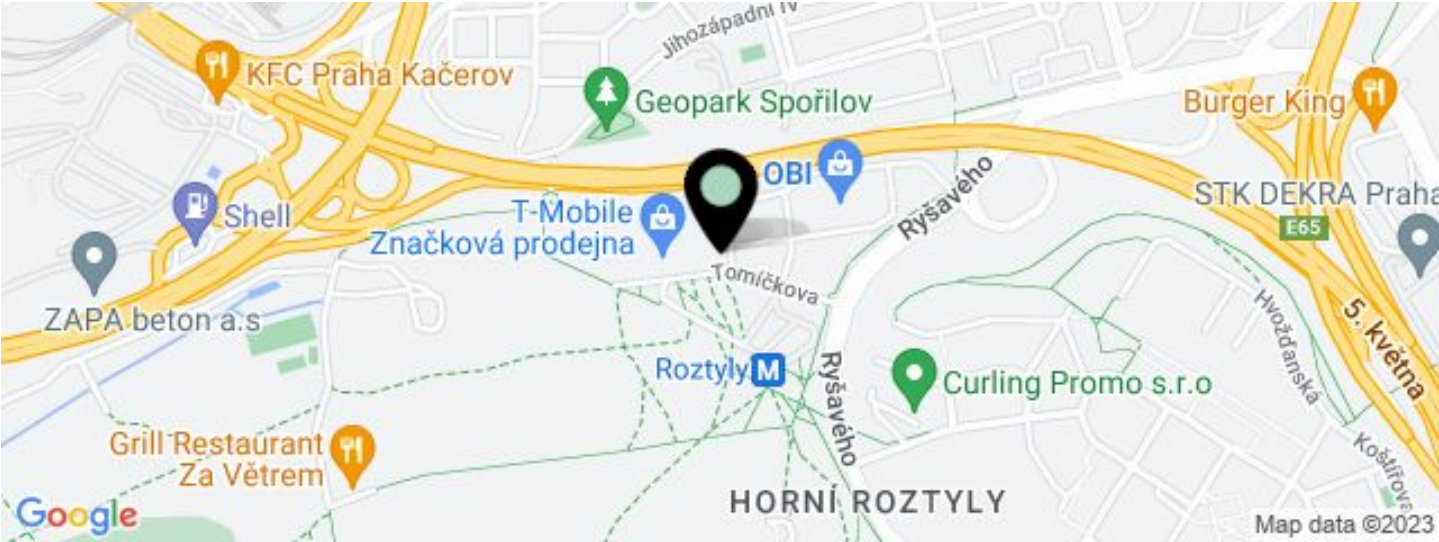




Office building

€ 18.50 - 19.50 / m² | CZK 457 - 482 / m²

10 872 m², Prague 4, Chodov, Tomíčková



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd floor	500 - 3 697 m²	176 CZK monthly per m²	EUR 125 / pp / month	€ 18.50 - 19.50 / m²
Office space, 2nd floor	500 - 3 697 m²	176 CZK monthly per m²	EUR 125 / pp / month	€ 18.50 - 19.50 / m²
Office space, 1st floor	500 - 3 478 m²	176 CZK monthly per m²	EUR 125 / pp / month	€ 18.50 - 19.50 / m²
Retail space	110 m²	100 CZK monthly per m²	EUR 125 / pp / month	Ask for price



Office building

10 872 m², Prague 4, Chodov, Tomíčková

€ 18.50 - 19.50 / m² | CZK 457 - 482 / m²

Service price	176 CZK monthly per m²
Total building area	23 000 m²
Tenant consumption	Consumption included in the service charges
Parking	125 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	41156

Modern and efficient office space for lease in a new complex with a unique style designed by Afarch-Aulík Fišer architects available from Q4 2023. The building's unique feature will be a generous atrium with relaxation zones and water features and a residential rooftop terrace with greenery for tenants to enjoy. The building is planning for BREEAM Excellent certification.

The size of a typical floor will be 3,700 sq. m, office units will be divisible from 300 sq. m. Up to 330 parking spaces and 100 parking spaces in the underground garage will be available to tenants. Charging station for electric vehicles, a bike room with changing rooms and sanitary facilities. The Nové Roztyly nature park will be within walking distance, an ideal spot for rest and relaxation that includes a wide range of sports facilities—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

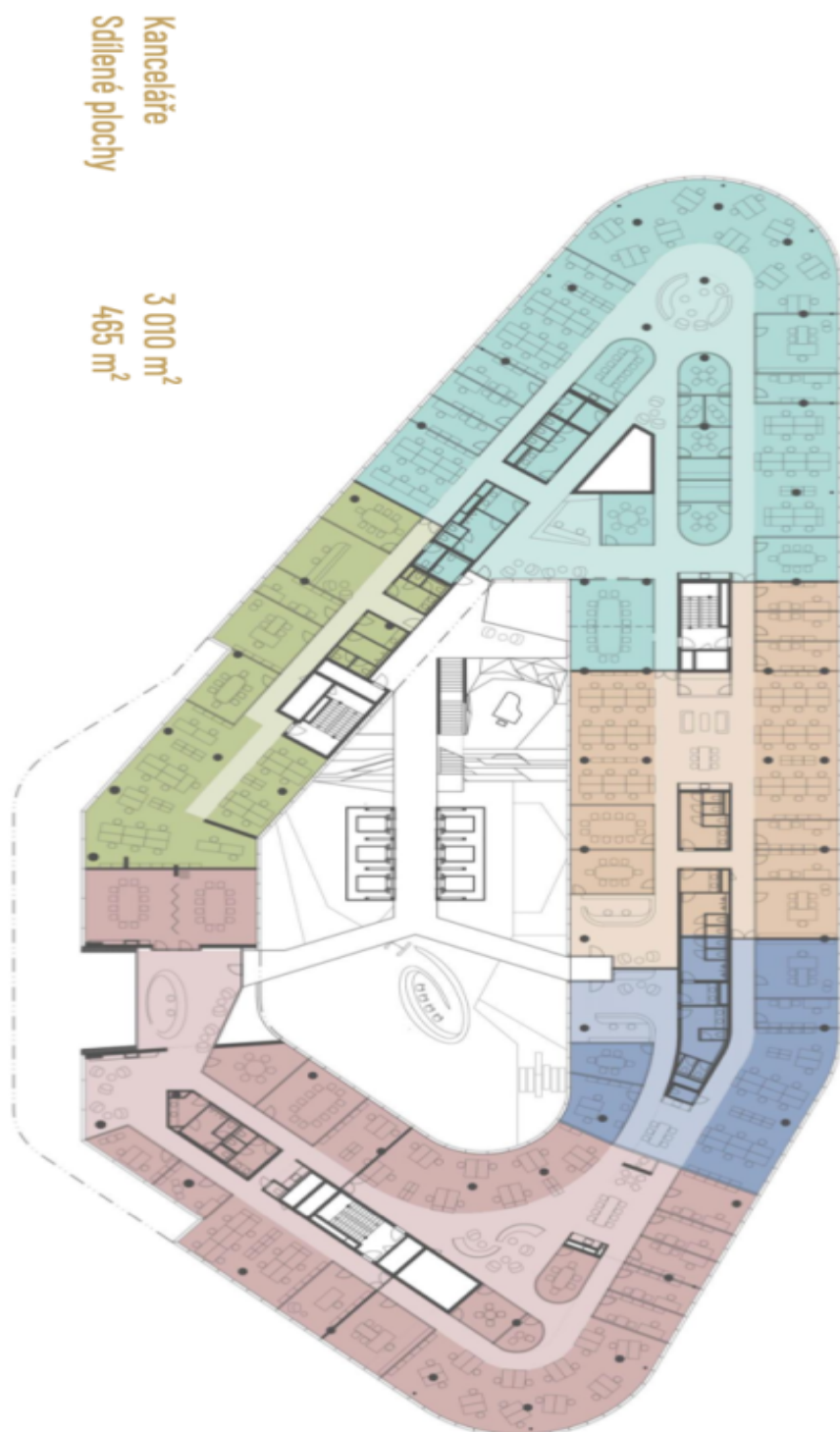
Rental and service charges listed without VAT. Lessee pays no commission.



Office building

10 872 m², Prague 4, Chodov, Tomíčková

€ 18.50 - 19.50 / m² | CZK 457 - 482 / m²



Kanceláře
Sdílené plochy

3 010 m²
465 m²

KANCELÁŘE 2. NP



Office building

10 872 m², Prague 4, Chodov, Tomíčková

€ 18.50 - 19.50 / m² | CZK 457 - 482 / m²



KANCELÁŘE 3.-6. NP



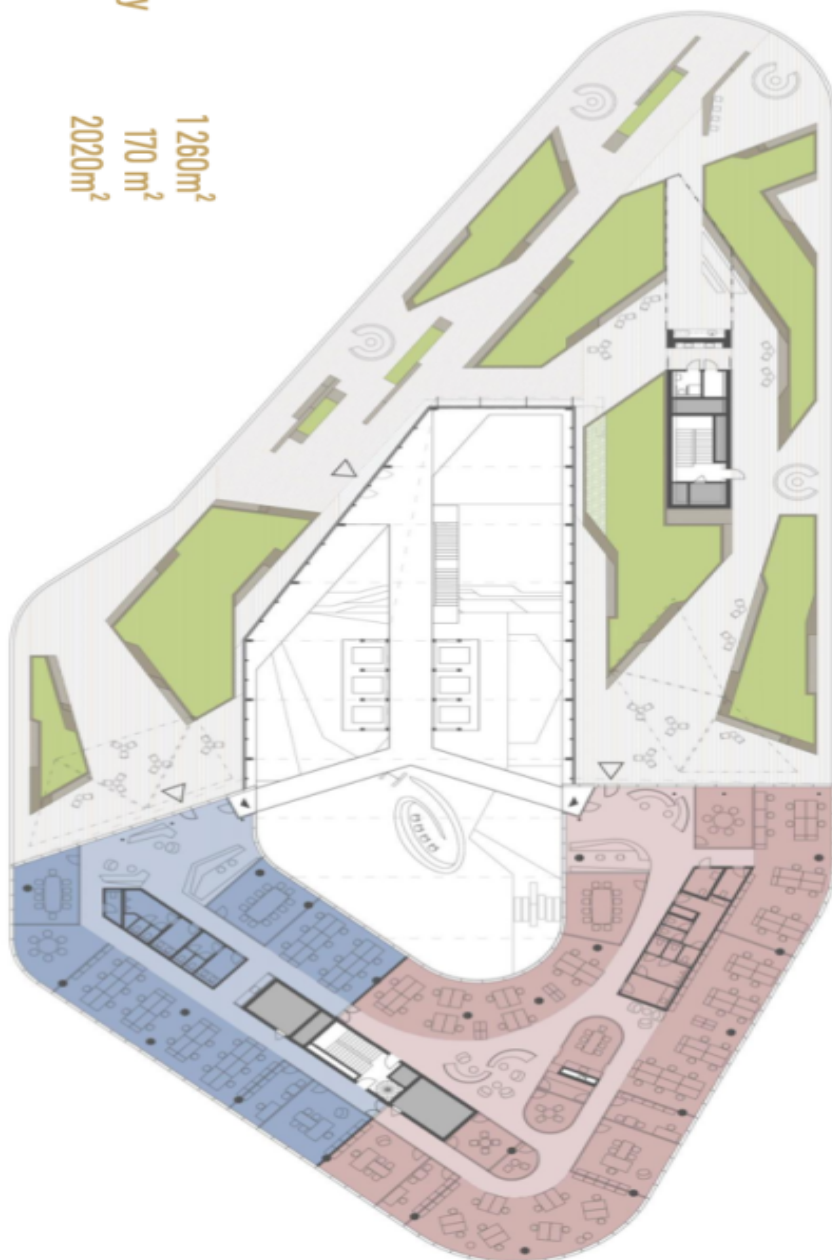
Office building

10 872 m², Prague 4, Chodov, Tomíčková

€ 18.50 - 19.50 / m² | CZK 457 - 482 / m²

Kanceláře
Sdílené plochy
Terasa

1 260 m²
170 m²
2020 m²



KANCELÁŘE 7. NP