



Office

Prague 7 - Holešovice, Partyzánská

PRICE PER M ²	PROPERTY	FLOOR	TOTAL AREA	PARKING	PRICE FOR SERVICES (M ²)
14.8 EUR	ID 1160	4/11	2 200 m ²	125 EUR	6 EUR



Exclusive office space with an area of 2200 sqm is part of a modern administrative-residential complex emerging on the banks of the Vltava in Prague's Holešovice in Prague 7. It will offer a unique genius loci of a place that has transformed from an industrial past into a dynamic district full of original businesses and culture.

The complex will consist of seven towers connected by a parking lot with a capacity of 261 places. Three of the towers, which will be used for business purposes, will have a total of 35,644 sqm of office space. The center of the complex will consist of a boulevard lined with shops, bars, cafes, restaurants, schools and wellness, on the waterfront will be a charming park with rest areas, a renovated bike path and a private harbor.

Standards:

- 24/7 reception and security,
- smart access to the building via mobile phone,
- an elevator with energy recovery in each lobby,
- facilities for cyclists, including showers and towel service,
- electronic fire detection system,
- intelligent building management system BMS,
- CO2 sensors monitoring the indoor environment of offices,
- LED lighting controlled by intelligent central system,
- cooling beams and high-efficiency air handling units with humidifiers,
- heating with radiators,
- Double floors with carpet and floorboxes,
- 2.5 kN / m2 floor load capacity (locally the load capacity is increased for archives, server rooms, etc.),
- office ceiling made of mineral cassettes,
- the possibility of measuring the real consumption of individual media,
- maximum daylight supply,
- roof terraces,
- the project aims at LEED and WELL certifications
- parking ratio 1: 133.

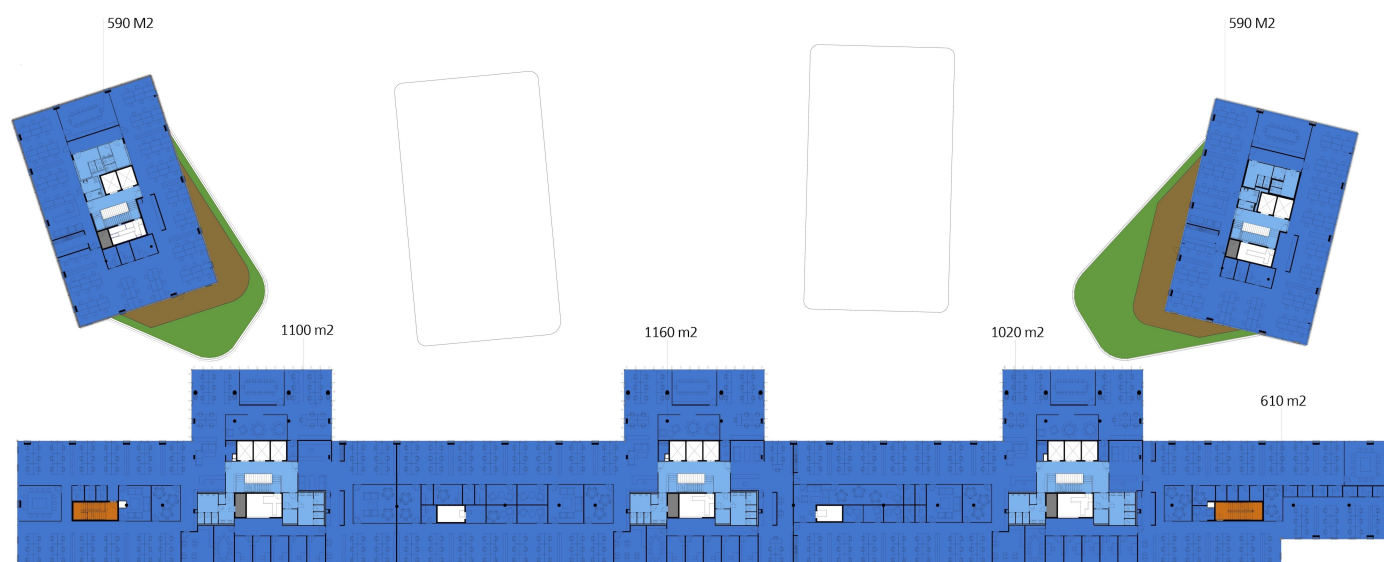
Excellent transport accessibility, the building is located in the immediate vicinity of Prague-Holešovice railway station, metro station and stops of several bus and tram lines Nádraží Holešovice. The Prague ring road is a 2-minute drive away. In addition, the surrounding area has all the civic amenities of a prestigious location in the wider city center.

Planned completion Q4/2023.

For a complete offer of vacant office space for rent in Prague, visit our website www.homeland.cz. Alternatively, we will be happy to prepare an alternative tailor-made offer based on your requirements.



Partyzánská 18/23
170 00 Prague 7 - Holešovice



- PRACOVNÍ PROSTOR / WORKSPACE
- Komunikace / Circulation areas
- Technologické zázemí / technical services
- Tertikální komunikace / vertical penetrations
- ÚNIKOVÉ CESTY / EMERGENCY EXIT
- Ostatní plochy - Terasy / Other areas - Terraces
- Ostatní plochy - zelená střecha / Other areas -



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