



# Office

Prague 4 - Chodov, V Parku

PRICE PER M <sup>2</sup>	PROPERTY	FLOOR	TOTAL AREA	PARKING	PRICE FOR SERVICES (M <sup>2</sup> )
15.75 EUR	ID 1362	4/4	2 800 m <sup>2</sup>	110 EUR	4 EUR



Above-standard office space with an area of 2800 sqm, which is part of a unique administrative complex in Prague's Chodov in Prague 4, close to the shopping center and the Chodov metro station. Flexible office layout options with the possibility of renting an area from 500 sqm to 10,000 sqm.

The complex is characterized by a number of greenery and water features in the form of lakes and fountains, which surround the sunny promenade with many restaurants, bars and outdoor activities. In addition to bars and restaurants, you will also find groceries, a pharmacy, a fitness center and a BBQ, and there are also regular seasonal markets and sports tournaments. A total of 116,000 sqm of work space in 12 buildings surrounds over 27,000 sqm of green space, and there is also a number of underground parking spaces.

Standards:

- flexible office space
- raised floors and soffits and ceiling height 3 m,
- openable windows,
- property management on site,
- security and security camera system,
- modern air conditioning system,
- fire safety system in the form of sprinklers,
- telephone boxes,
- BREEAM certification,
- parking ratio 1:70,
- typical floor area 2000 sqm,
- available areas 500 - 10,000 sqm,
- parking price 110/ps/month + services 295-606 CZK/ps/month.

Excellent transport accessibility, the complex is located 2 minutes walk from the metro station Chodov with a bus stop of the same name. In addition, it has a direct connection to the D1 motorway. The surrounding area has all civic amenities and the Westfield Chodov shopping center, which boasts the title of the largest shopping center in the Czech Republic, and the proximity of the famous Kunratický les forest park.

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



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