



743 m² Vyskočilova, Praha 4 17 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Filip Sloupenský

COMMERCIAL LEASE SPECIALIST

filip.sloupensky@luxent.cz

+420 771 229 229

Order number	N7078	Price	17 EUR per m2 / month + services
Address	Vyskočilova, Praha 4	Type	Offices
Usable area	743 m²	Parking	Yes
Energy performance of the building	G - Extremely uneconomical	Floor	5th floor
Device	Partly	Lift	Yes
Date to move in	26. 8. 2024		

About real estate

We offer for lease prime office space of 743 sqm on the 6th floor of the Beta office building, located in the central part of Brumlovka in Prague 4, on Vyskočilova street. The open plan offices are available immediately. The Beta building, with 9 above-ground and 3 underground floors and a total leasable area of 19,500 sqm, boasts the latest materials and technologies as well as a flexible interior layout. This layout allows for the creation of both open plan and split level offices.

The building has a spacious atrium which provides excellent light conditions in the offices. Tenant security is a priority: separate areas for tenants and the public, turnstiles, access cards, CCTV and permanent security. Natural materials such as wood, stone and glass predominate in the interiors. Tenants can use the roof terrace with relaxation areas, another terrace serves the users of the top floor.

The building is BREEAM certified at the Very Good level, which is the world's leading method of assessing the sustainability of buildings. On the ground floor of the building there are retail units with a variety of refreshment options: the Costa Coffee café, Ugo freshbar, the Indian restaurant Dhaba Beas and the modern Vietnamese Dian, all with outdoor gardens facing Náměstí Brumlovka, where markets and various cultural and social events are regularly held.

There is excellent transport accessibility: a bus stop is in close proximity (one stop to the metro station of line C Budějovická, two stops to Kačerov), and there is a direct connection to the Prague ring road and the D1 motorway. Brumlovka offers a wide range of shops and services, such as an Albert supermarket, drugstores, health facilities, fitness and wellness facilities, restaurants, dry cleaning, parks for relaxation and a free shuttle service from the metro station Budějovická. The design of the building comes from the renowned architectural studio Aulík Fišer architekti.