



🏠 150 m<sup>2</sup> 📄 Nové sady, Brno, Staré Brno, Brno-město, South Moravia Region 🏠 18 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	<b>N7383</b>	Price	<b>18 EUR per m2 / month</b>
Address	<b>Nové sady, Brno, Staré Brno, Brno-město, South Moravia Region</b>	Type	<b>Offices</b>
Usable area	<b>150 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Lift	<b>Yes</b>	Date to move in	<b>27. 3. 2025</b>

## About real estate

We offer office spaces for rent in the center of Brno, with excellent accessibility by both public transportation and car. The spaces offer flexible layouts with the option to choose an area up to 1,500 m<sup>2</sup>, and are ready in a high-standard open-space design. The space can also be further customized according to the tenant's individual requirements.

Prices start at €17.99/m<sup>2</sup>, and the offices are available for immediate occupancy.

The complex offers top-tier services, including a reception and Business Concierge services at the level of a five-star hotel. Tenants can enjoy a modern fitness center, BodyBody, as well as a running track and a spacious green rooftop terrace, which provides a unique space for relaxation and informal meetings. The building also features a luxury restaurant, cafes, and a wide range of business services. Underground parking with electric car charging stations is also available. The entire complex is barrier-free and allows pets.

The complex is excellently connected to the public transportation network, including trams, trains, and buses. For those who prefer private transportation, more than 500 parking spaces are reserved for residents and visitors. The complex also has excellent access to the highway network—commercial properties practically neighbor the D1 and D2 highways, ensuring quick connections to Prague, Vienna, Bratislava, and Ostrava.

With this unique combination of a prime location, services, and excellent infrastructure, the complex offers maximum comfort and efficiency for all its users, making it an ideal place for business.

For more information, feel free to contact us.