



743 m<sup>2</sup> Vyskočilova, Praha 4 17 EUR per m<sup>2</sup> / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7078</b>	Price	<b>17 EUR per m<sup>2</sup> / month + services</b>
Address	<b>Vyskočilova, Praha 4</b>	Type	<b>Offices</b>
Usable area	<b>743 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>5th floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>
Date to move in	<b>26. 8. 2024</b>		

## 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.