



45 m<sup>2</sup> Bělehradská, Praha 4 - Nusle on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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COMMERCIAL LEASE SPECIALIST

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Order number	<b>N7359</b>	Price	<b>on request</b>
Address	<b>Bělehradská, Praha 4 - Nusle</b>	Type	<b>Offices</b>
Usable area	<b>45 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>

## About real estate

We offer for rent modern spaces of 45 sqm intended for shops and services, which will be available not only as part of the reconstruction of the historic brewery but also on the ground floors of residential buildings in close proximity to the pedestrian zone and the brewery square. The commercial arcade, running through the historic building, will newly connect Křesomyslova Street with the peaceful square, free from traffic noise. A supermarket, a restaurant with a microbrewery offering peaceful outdoor seating, and a significant number of retail units offering a wide range of services are planned here.

The attractive commercial arcade, passing through the historic building, will newly connect Křesomyslova Street with the tranquil square protected from traffic noise. The entire complex will feature a total of 3,400 m<sup>2</sup> of premium commercial space.

The complex represents an area with an exceptionally rich history and an important, monument-protected ensemble of industrial architecture. This complex was, in the 19th century, the largest industrial brewery in Central Europe, which adds a unique atmosphere and genius loci to the entire project.

The revitalization of this exceptional site brings new energy to the entire area and creates an attractive environment for business with high foot traffic, thanks to the combination of commercial, residential, and public spaces.