



## Rent of an office space in the Port7 project, Prague 7 - Holešovice



300 m<sup>2</sup> | Partyzánská, Praha 7 - Holešovice | 402 CZK per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Anna-Mariia Liubun**  
ASSISTANT

annamariia.liubun@luxent.cz  
+420 770 189 189

|                 |  |                                    |   |
|-----------------|--|------------------------------------|---|
| Order number    | <b>P7-1</b>                              | Price                              | <b>402 CZK per m2 / month + services.</b> |
| Address         | <b>Partyzánská, Praha 7 - Holešovice</b> | Type                               | <b>Offices</b>                            |
| Usable area     | <b>300 m<sup>2</sup></b>                 | Parking                            | <b>Yes</b>                                |
| Low energy      | <b>Yes</b>                               | Energy performance of the building | <b>B - Very economical</b>                |
| Floor           | <b>3rd floor</b>                         | Device                             | <b>No</b>                                 |
| Lift            | <b>Yes</b>                               | Year of construction               | <b>2023</b>                               |
| Date to move in | <b>1. 4. 2023</b>                        |                                    |   |

## About real estate

We offer for rent office space from 300 sqm in the Port7 project in Prague 7 in Holešovice, close to the Vltava river.

The multifunctional project will consist of three office buildings, with a total leasable area of 35,850 m<sup>2</sup>. The buildings are connected by an underground car park with a capacity of 261 spaces. The office complex will feature spacious private terraces with views across Prague and floating meeting rooms. Double floors, chilled beams, humidification units, LED lighting and radiator heating have been used throughout the complex.

The Port7 project is developing its own mobile app to ensure maximum convenience and plenty of options for users. The project will have a food hall, high-end restaurant, wine shop, barber shop, self-service Minute Shop and a two-storey fitness centre.

The project will create a new park, a link on the route from Holešovice station, a landscaped cycle path, a complex with shops, restaurants, a kindergarten and accommodation.

The project is scheduled for completion in Q1/2023.

The Holešovice area is a popular and developing district of Prague. All civic amenities will be available both in the building and in the surrounding area - shops, services, schools, restaurants, doctors. Great transport accessibility to the center of the metropolis about 10 minutes. Public transport in the immediate vicinity.

| The order | Floor     | Usable area          | Parking | Price   |
|-----------|-----------|----------------------|---------|---------|
| P7-1      | 3rd floor | 300 m <sup>2</sup>   | Yes     | 402 CZK |
| P7-2      | 4th floor | 400 m <sup>2</sup>   | Yes     | 402 CZK |
| P7-3      | 3rd floor | 1 262 m <sup>2</sup> | Yes     | 415 CZK |