



🏠 191 m<sup>2</sup> 📄 Kolbenova, Praha 9 - Vysočany 🏠 11 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7923</b>	Price	<b>11 EUR per m2 / month + services CZK 100/m<sup>2</sup>/month + parking CZK 2,800/month</b>
Address	<b>Kolbenova, Praha 9 - Vysočany</b>	Type	<b>Offices</b>
Usable area	<b>191 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>3rd floor</b>
Lift	<b>Yes</b>	Date to move in	<b>4. 3. 2026</b>

## About real estate

We offer for rent office space with an area of 191 m<sup>2</sup> in the modern five-story Office Centrum Kolbenova administrative building, which offers variable office and commercial space in one of the most progressive parts of Prague 9.

The building is functionally divided into a ground floor reserved for retail units and upper floors with bright offices. Thanks to their flexible layout, these can be easily adapted to the specific requirements of each tenant. A major advantage is the adjacent private car park, which provides convenient parking for both employees and their clients.

The building boasts a strategic location at Kolbenova 5a. A key benefit is its immediate proximity to the Kolbenova metro station (line B) and adjacent tram stops, which provide quick connections to the city center. For companies using car transport, the excellent connection to the Prague Ring Road and subsequently to the D8 and D11 motorways is essential, making the location an ideal starting point for domestic and international business activities.

Office Centrum Kolbenova is the ideal choice for companies looking for a functional working environment with excellent transport infrastructure in a dynamically developing business district.