

BLOX



BLOX BUILDING

Evropská 2758/11
160 00 Prague 6

BLOX-OFFICES.CZ

ČMN



ADVANTAGES OF DOWNTOWN DEJVICE



- Lucrative residential and **commercial location**
- Full amenities
- **12 minutes** to Václav Havel International Airport
- **Directly on Metro** Line A
- Bus and tram stops **directly by the building**
- **Direct connection** to the inner Prague ring road
- The project includes a **park with an area of 5,000 m²** with a playground
- University campus within walking distance
- **10 minutes to the city centre** accessible by both car and mass transport



OFFICE BUILDING COMPLEX

BLOX



- 22,200 m² of office space
- 225 parking spaces
- 30 meters from Metro Line A

The office space **allows for variable layouts** to perfectly meet the needs of its lessees.

The Prague studio of DaM Architects, which designed BLOX, kept these lessees in mind, too. The **best materials and top-notch technologies** were used for the building's construction, thanks to which it meets international standards on quality and office space efficiency while incurring **minimal operational costs**.





OFFICES, THAT ADAPT TO YOUR NEEDS



Run your business from a place that was practically created for it.
No compromises.

BLOX offers a total of **8 storeys with a total surface area of 22,200 m² of Class A office space** with 1.35 metre-modules (with units ranging from 200 m² to the entire storey with an area of 2,700 m²). This ensures the **effective division of space** according to the needs of the customer.

You can thus **divide the space into individual offices, an open space, or a combination of both.** If you should not know which layout would be ideal for you, our architects and office space interior experts are at your disposal.

The building is **equipped with modern technologies** that not only make your work more pleasant, but also ensure the safety of everyone found inside of it.



DOWNTOWN DEJVICE

A LOCATION THAT LIVES FOR BUSINESS



BLOX is part of the **prestigious office and commercial location known as DOWNTOWN Dejvice** in Prague 6, including the buildings of PPF Gate, Hotel Diplomat, and another office centre, TELEHOUSE.

- **30 meters** from Metro Line A
- **20 meters** from the tram stop
- **12 minutes** from Václav Havel airport

This location is exceptional for its **excellent traffic accessibility** to the city centre, since the BLOX building is situated directly by the entrance to the metro, but also because it is surrounded by popular residential neighbourhoods, such as Hanspaulka, Střešovice, Ořechovka, and Bubeneč.

These are sought-out by the top management of successful national and international companies.



SPECIFICATIONS

GENERAL

- Seven personal lifts, of which three allow for cargo transport and two serve as evacuation lifts in case of fire
- Openable windows
- Central ventilation and air conditioning of all building premises ensured by a system of cooling beams, controlled by regulators
- Floor convectors
- Individually controlled outdoor Venetian blinds
- Doubled floors
- Data and telephone connection, TV and SAT
- Intelligent building management system
- A diesel generator in case of electricity blackouts, ensuring the functioning of the building's main systems
- Access system - turnstiles, selection of floor in lift using access cards

SECURITY

- Central reception desk
- 24/7 security services
- Electronic fire alarm system
- Fire intercom
- Sprinklers in all premises
- CCTV

OTHER

- 225 parking spaces
- Bicycle storage with showers and dressing rooms
- Café and restaurant on the ground floor
- Commercial premises on the ground floor
- Storage areas on the underground floors



PREMISES FOR RENT

3rd ABOVE-GROUND STOREY

VACANT UNITS	OFFICES	LEASED SURFACE AREA (m ²) WITHOUT ADD ON	1,707.3	ADD ON	4.00 %	TERRACE (m ²)	-	DIVISIBILITY	AMO	AVAILABLE	5/2024	RENT (EUR/m ²)	FROM 18,90	PARKING (EUR/1 PLACE)	145	BUILDING SERVICES (CZK/m ²)	150
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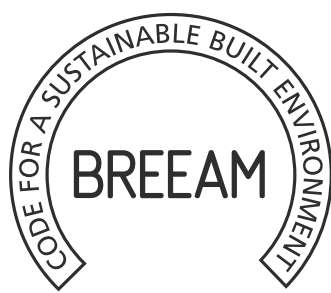


The prices listed are without VAT.



THE BUILDING THAT EMPHASIZES SUSTAINABILITY

BLOX was designed so that it would meet the strictest criteria of its future lessees. The greatest degree of sustainability was kept in mind already during its construction, which is why such materials and technologies that would ensure it were used. Thanks to this, BLOX boasts the highest level of sustainability certification **BREEAM – OUTSTANDING.**



The interior offers superb work conditions. **Modern technologies** ensure a constant supply of fresh air and individual temperature regulation. **The large windows with Venetian blinds** ensure sufficient sunlight while also protecting you from direct sun. The comfort of employees is also increased by the **dressing rooms with showers and a bike storage.**

The building management system guarantees **transparent energy consumption monitoring** for both the entire building and for each separate lease unit.



CONTACT

+420 773 777 770
leasing@cm-n.cz

REGISTERED ADDRESS

Českomoravská Nemovitostní a.s.
Václavské náměstí 62
110 00 Prague 1
Company ID No.: 05142202
VAT ID No: CZ699006350

The company is registered in the Company Register
administered by the Municipal Court in Prague,
Section B, Insert 24261.

OFFICE

Forum Karlín
Pernerova 51
186 00 Prague 8