



OFFICE TO LET

EXPLORA BUSINESS CENTER – JUPITER

Bucharova 2641/14, Praha 5, 158 00

WHETHER YOU ARE A START-UP, SMALL BUSINESS OR LARGE CORPORATION,
EXPLORA OFFERS A PROMISING ENVIRONMENT FOR THE GROWTH AND
PRODUCTIVITY.

659 TO 7,297 SQ M

i·O

Accommodation

Floor/Unit	Building Type	Size	Rent	Service charge	Availability
2nd	Office	2,870 m ²	€16 /m ²	149 Kč /m ²	Available
5th	Office	659 m ²	€16 /m ²	149 Kč /m ²	Available
6th	Office	2,870 m ²	€16 /m ²	149 Kč /m ²	Available
7th	Office	898 m ²	€16 /m ²	149 Kč /m ²	Available

Summary

Availability	Available Immediately
Property Size	21,100 sq m
Number of Floors	9 Floors above ground, 3 Floors below ground
Available Space	7,297sq m
Typical Floor Plate	2,830 sq m
Rent	€16 per sq m (per month)
Parking Ratio	55
Parking Rent	€90 per space / month
Service charge	€149 per sq m (per month) Excluding direct consumption
Add-on Factor	6%
Landlord	Trigea nemovitostní fond, SICAV, a.s.
Completion Date	2008
Property Grade	A

Key Points

- New key point...

Description

The first phase of the Explora project is called Jupiter and offers its users more than 21,000 sqm of office space and almost 2 650 sqm of retail, restaurants, service areas and showroom. The eight-storey building Explora Jupiter provides modern and very representative office spaces, equipped with the latest technologies, according to the highest current international standards. The office space is possible to modify according clients´needs, open plan, fully partitioned offices or to reuse the current fit out. This building was awarded as the best office building in 2010 and last year received LEED Gold certification.

Location

Explora Business Centre is situated in the location of Nové Butovice in Prague 5, which is considered as one of the most dynamic and developing districts of Prague. Location of Nové Butovice is known as a well established administrative and residential area. The main advantage is the excellent accessibility by car, especially the direct connection to the D5 motorway to Germany via Pilsen, Prague´s ring road and the international airport Vaclav Havel Prague.

Another advantage is the direct accessibility by several bus lines and metro line B (Nové Butovice), which exits directly to the building. Shopping centre Galerie Nové Butovice, which is situated within the walking distance from this building, provides all the necessary services for its users and also offers ample number of parking spaces which can be used by the employees as added value.

Amenities

- ATM
- Bank
- Café
- Canteen
- Car wash
- Chemist's shop
- Fitness / Sport facility
- Flower shop
- Grocery
- News stand
- Pharmacy
- Restaurant
- Shared meeting room

Milan Kilik

+420770316166 | +420722074846
milan.kilik@iopartners.com

Amenities & Specifications

- Build Status: New Build - Existing
- Build Date: 2008
- Direct Entrance: No
- Air conditioning: Yes
- Central heating: Yes
- Mechanical ventilation: Yes
- Ceiling: Suspended Ceiling
- Lighting: Yes
- Full Access Raised floors: Yes
- Fibre optic: Yes
- Computer/Network cabling: Yes
- Power cabling: Yes
- Back-up generator: Yes
- Sprinklers: Yes
- Smoke detectors: Yes
- Openable windows: Yes
- Sun shading: Yes
- Access control system: Yes
- CCTV: Yes







