



CITY  
WEST



**CITY WEST C1 and C2**

C1 Náměstí Junkových 2, 155 00 Prague 5  
C2 Laurinova 4, 155 00 Prague 13

[CITYWEST-OFFICES.CZ](http://CITYWEST-OFFICES.CZ)



ČMN



# BUILDINGS

## CITY WEST C1 and C2



- A modern office building complex in **Stodůlky**
- A quiet location with great accessibility on the **Metro Line B**
- A building complex that can boast the **LEED Gold** certificate
- **Easy parking** outdoors and in underground garages
- **Diverse outdoor areas** including a Japanese garden
- Great **civic amenities**
- Option of concluding a **green lease** beyond the standard contract



## A PLACE FOR WORK AND RELAXATION



- **25,639 m<sup>2</sup>** of leasable surface area
- **1,500:** capacity of working spaces
- **378:** number of parking spaces

The architectonic design of the **CITY WEST C1 and C2** buildings comes from the architectural studio of AHK Architects. It freely continues in the housing developments and family houses of the neighbourhood, yet it still stands out with its unostentatious design dominated by the motif of a frame. The elegant grey facade with ribbon windows will capture your interest at first glance.

Its timeless design was not the only requisite for the final project. High functionality and energy efficiency were also key. This is also why **CITY WEST C1 and C2** even became one of the first office buildings in the Czech Republic that was awarded the **LEED Gold certification**.





## A QUIET LOCATION WITH GREAT ACCESSIBILITY

- **1 minute** from the Metro Line B
- **5 minutes** from the bus stop
- **13 minutes** from Václav Havel Airport
- **2 minutes** from Highway D5 and the Prague Ring Road

The Stodůlky quarter in Prague is an exceptional area that combines the hustle and bustle of work, **office life, and surrounding** nature like no other.

Aside from the modern interiors, the CITY WEST C1 and C2 buildings **will thus also offer places to relax**, such as, for instance, terraces with greenery, a Japanese garden, a nearby park with a playground, or an outdoor gym with an area of approximately 1,000 m<sup>2</sup>.

The indisputable advantage of this location is its **excellent accessibility by metro, by car, and by bicycle**. The real estate is located **near Highway D5, the Prague Ring Road, and the airport**. And so, employees that commute to work by car can easily park in the outdoor and underground garages.





# TECHNOLOGIES AND BUILDING EQUIPMENT

- 13 personal lifts (2 of them allow for cargo transport)
- Central ventilation system and air conditioning is ensured by a system of induction units for the C1 building and via a FCU for the C2 building
- The local controls of the air conditioning can be found in each office
- Individual controls of the outer Venetian blinds
- Double floors in the offices and in the technical rooms of lessees
- Data, telephone, TV, and SAT connection
- Intelligent building management system
- Diesel generator in case of power failure (for the fire safety equipment)
- Central reception desk and 24/7 security service
- Possible access to the leased office areas using an ACS
- Electronic fire alarm
- Sprinklers in all areas
- Monitoring of the buildings and their surfaces using CCTV



# PREMISES FOR RENT OVERVIEW

BUILDING	STOREY	LEASED SURFACE AREA (m <sup>2</sup> ) WITHOUT ADD ON	ADD ON	TERRACE (m <sup>2</sup> )	AVAILABLE	RENT (EUR/m <sup>2</sup> )
C1	3 <sup>RD</sup> ABOVE-GROUND STOREY	2,426.99	10.43 %	-	6/2024	14.50
C2	1 <sup>ST</sup> ABOVE-GROUND STOREY	617.7	5.50 %	245.3	IMMEDIATELY	14.50
C2	2 <sup>ND</sup> ABOVE-GROUND STOREY	2,686.4	5.50 %	-	11/2024	14.50
C2	4 <sup>TH</sup> ABOVE-GROUND STOREY	1,727.41	5.50 %	176.5	6/2024	14.50

The prices listed are without VAT.

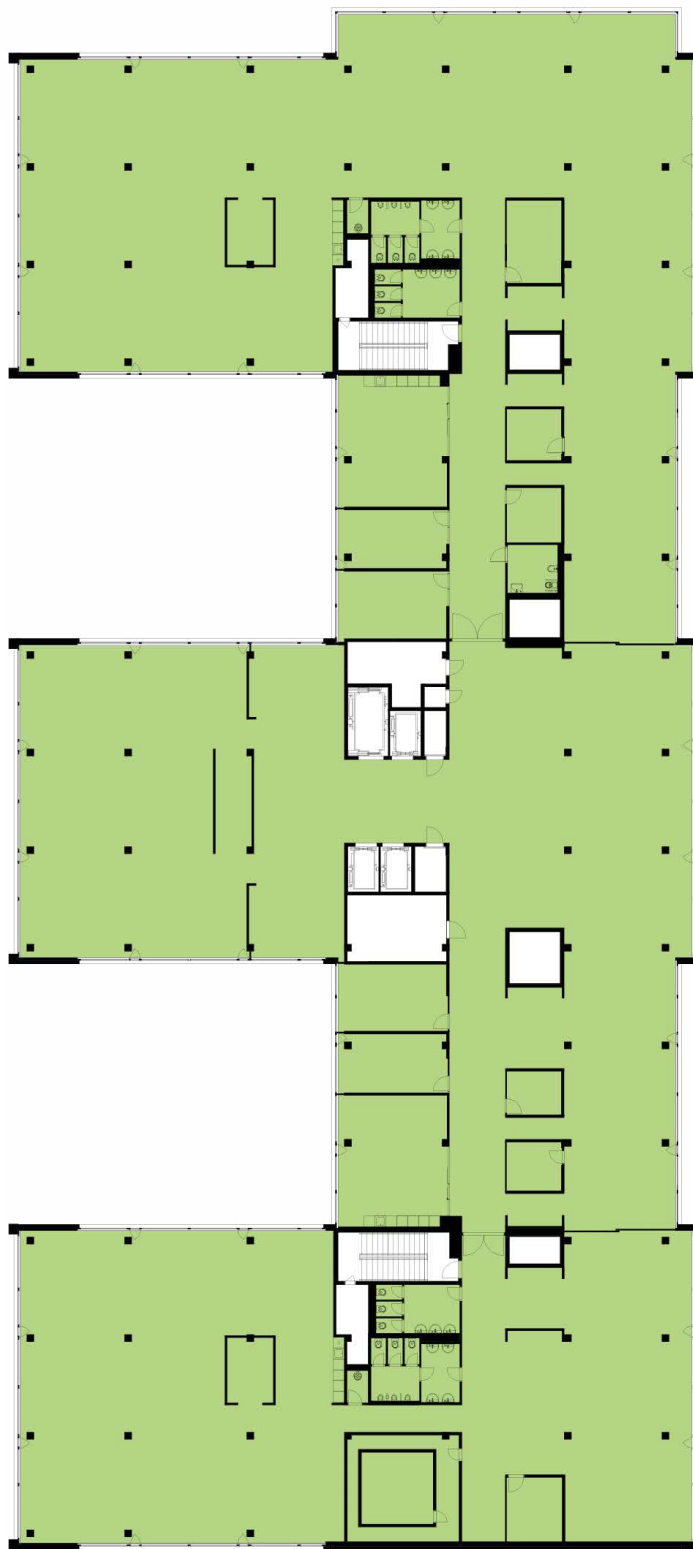




# PREMISES FOR RENT

## CITYWEST C1 / 3<sup>rd</sup> ABOVE-GROUND STOREY

VACANT UNITS	OFFICES	LEASED SURFACE AREA (m <sup>2</sup> ) WITHOUT ADD ON	2,426.99	ADD ON	10.43 %	TERRACE (m <sup>2</sup> )	-	DIVISIBILITY	YES	AVAILABLE	6/2024	RENT (EUR/m <sup>2</sup> )	14.50	PARKING (EUR/1 PLACE)	100	BUILDING SERVICES (CZK/m <sup>2</sup> )	150
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# PREMISES FOR RENT

## CITYWEST C2 / 1<sup>st</sup> ABOVE-GROUND STOREY

VACANT UNITS	OFFICES/RETAIL	BUILDING SERVICES (CZK/m <sup>2</sup> )	150
LEASED SURFACE AREA (m <sup>2</sup> ) WITHOUT ADD ON	617.7	PARKING (EUR/1 PLACE)	100
ADD ON	5.50 %	RENT (EUR/m <sup>2</sup> )	14.50
TERRACE (m <sup>2</sup> )	245.3	AVAILABLE	IMMEDIATELY
DIVISIBILITY	NO		



# PREMISES FOR RENT

## CITYWEST C2 / 2<sup>nd</sup> ABOVE-GROUND STOREY

VACANT UNITS	LEASED SURFACE AREA (m <sup>2</sup> ) WITHOUT ADD ON	ADD ON	TERRACE (m <sup>2</sup> )	DIVISIBILITY	AVAILABLE	RENT (EUR/m <sup>2</sup> )	PARKING (EUR/1 PLACE)	BUILDING SERVICES (CZK/m <sup>2</sup> )
OFFICES	2,686.4	5.50 %	-	YES	11/2024	14.50	100	150



# PREMISES FOR RENT

## CITYWEST C2 / 4<sup>th</sup> ABOVE-GROUND STOREY

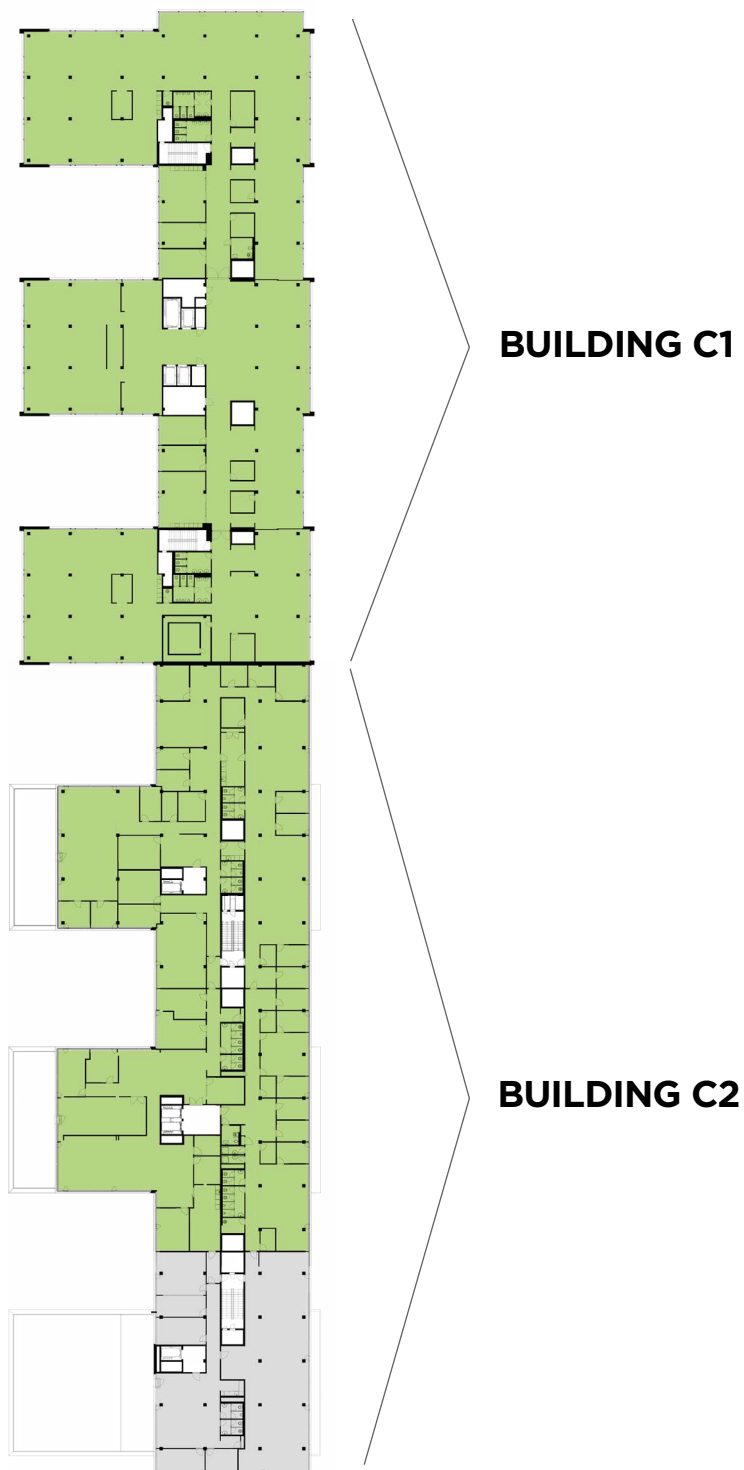
VACANT UNITS	LEASED SURFACE AREA (m <sup>2</sup> ) WITHOUT ADD ON	ADD ON	TERRACE (m <sup>2</sup> )	DIVISIBILITY	AVAILABLE	RENT (EUR/m <sup>2</sup> )	PARKING (EUR/1 PLACE)	BUILDING SERVICES (CZK/m <sup>2</sup> )
OFFICES	1,727.41	5.50 %	176.5	YES	6/2024	14.50	100	150



# CITY WEST C1 + C2

## POSSIBILITY OF MERGING FLOORS

By combining the space of the **3rd floor in building C1** with the **4th floor in building C2**, it is possible to create a unique area totaling up to **4,500 m<sup>2</sup>**.





## A RESPONSIBLE APPROACH TO SUSTAINABILITY

The CITY WEST C1 and C2 buildings are a shining example of what responsible sustainability can look like. This begins with the realisation itself, which **meets the strict requirements for energy efficiency** (the LEED Gold certification). It continues through the selection of innovative technologies and the assessment of contractors according to their approach to sustainability and responsible management. And it even reaches the offer of a so-called **green lease**, which each lessee can conclude beyond the framework of standard lease agreements.



A greater interest in our closest surroundings as well as the entire quarter itself, plus an effort to actively develop them and ensure their prosperity also mark our responsible approach.

It is also thanks to this that our lessees and residents can enjoy **quality services in terms of eating, shopping, and other quotidian needs** in the surroundings, all ensured by the local operators of shops and service providers.



## CONTACT

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### REGISTERED ADDRESS

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The company is registered in the Company  
Register administered by the Municipal  
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### OFFICE

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