

Balabenka Office Building

Prague 9, Českomoravská 1a



Balabenka Office Building is a modern administrative building located near the borders of the Prague 8 and Prague 9 districts. Thanks to this location, it offers not only excellent transport accessibility, but also easy access to many services in the immediate vicinity. The architectural firm Bílek Associates is behind the design of this building, which is characterized by a wavy facade and stepped terraces. In combination with the surrounding park, Balabenka creates a calm and pleasant working environment.

This modern office building offers approximately 12,000 sqm of modern office and retail space over seven above-ground floors. Thanks to the flexibility of the individual floors, it is possible to create both classic and open offices. The tiered terraces on the individual floors are an exceptional architectural element that provides tenants with a pleasant place to relax and a unique view of Prague. The wavy facade is not only an elegant element, but also meets many demanding technical requirements, such as thermal insulation, acoustics, sufficient natural lighting and safety.

Currently available office space:

1st floor, offices 748 sqm + terrace 33 sqm (+ 105 sqm add-on factor, 9 parking spaces available, available from 11/2024, can be divided into two units)

4th floor, offices 708 sqm (+ 65 sqm add-on factor, 5 parking spaces available)

5th floor, offices 267 sqm + terrace 64 sqm (+ 47 sqm add-on factor, 4 parking spaces available) - reservation

Rental price:

Offices from 14.50 EUR/sqm/month

Services 110 CZK/sqm/month

Parking 140 EUR/space/month

Kontakty pro zájemce o pronájem prostor:



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Fotopříloha:



3. SPACEPLAN



2NP Balabenka Office Building
Prostory k pronájmu 748m²
Terasa k užívání 33m²
Společné prostory



5NP

3. SPACEPLAN



6NP Balabenka Office Building
Prostor k pronájmu 267m²
Terasa k užívání 64m²
Společné prostory