



CITY WEST C1 & C2

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

CITYWEST-OFFICES.CZ



BUILDINGS

CITY WEST C1 & 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



- **27,900 m²** of leasable surface area
- **1,500:** capacity of working spaces
- **378:** number of parking spaces

The architectonic design of the **City West C1 & 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 & 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 & 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 m².

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 ²)	TERRACE (m ²)	AVAILABLE	RENT (EUR/m ²)
C1	3. NP	2,680.13	-	IMMEDIATELY	14.50
C2	1. NP	672.54	245.38	IMMEDIATELY	14.50
C2	1. NP	1,354.18	245.38	1/2026	14.50
C2	2. NP	2,885.24	-	11/2024	14.50
C2	4. NP	1,806.49	175.84	IMMEDIATELY	14.50

The amounts listed are without VAT.



PREMISES FOR RENT

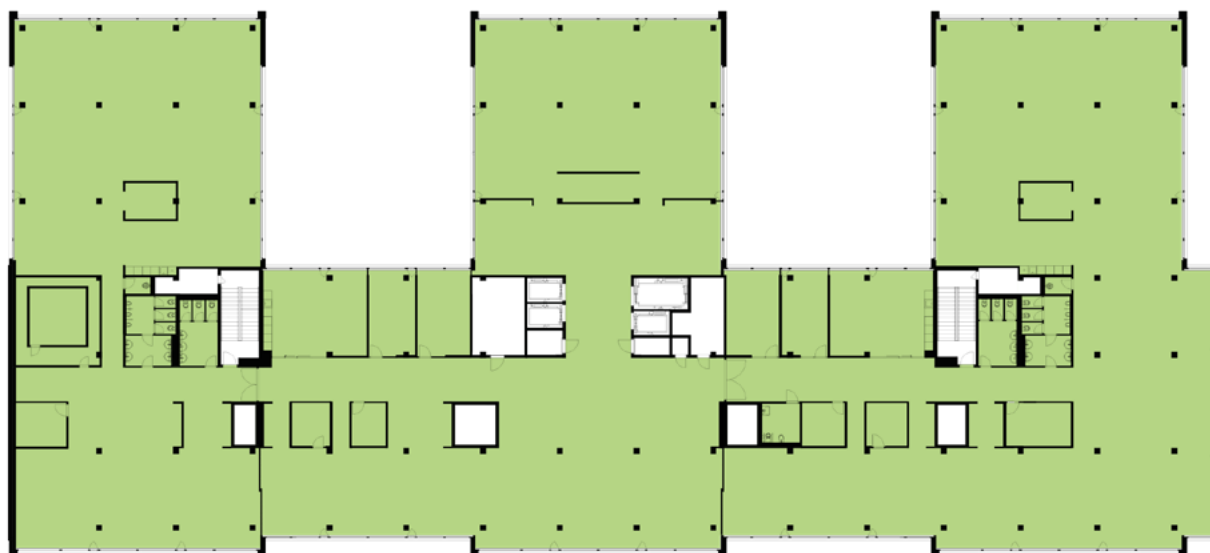
CITY WEST C1 /

3RD ABOVE-GROUND STOREY

VACANT UNITS	LEASED SURFACE AREA (m ²)	RENT (EUR/m ²)	AVAILABLE	DIVISIBILITY	BUILDING SERVICES (CZK/m ²)	PARKING (EUR/1 PLACE)	PARKING RATIO
OFFICES	2,680.13	14.50	IMMEDIATELY	YES	150*	100	1:75

The amounts listed are without VAT.

* Services include utilities directly consumed by tenants.



PREMISES FOR RENT

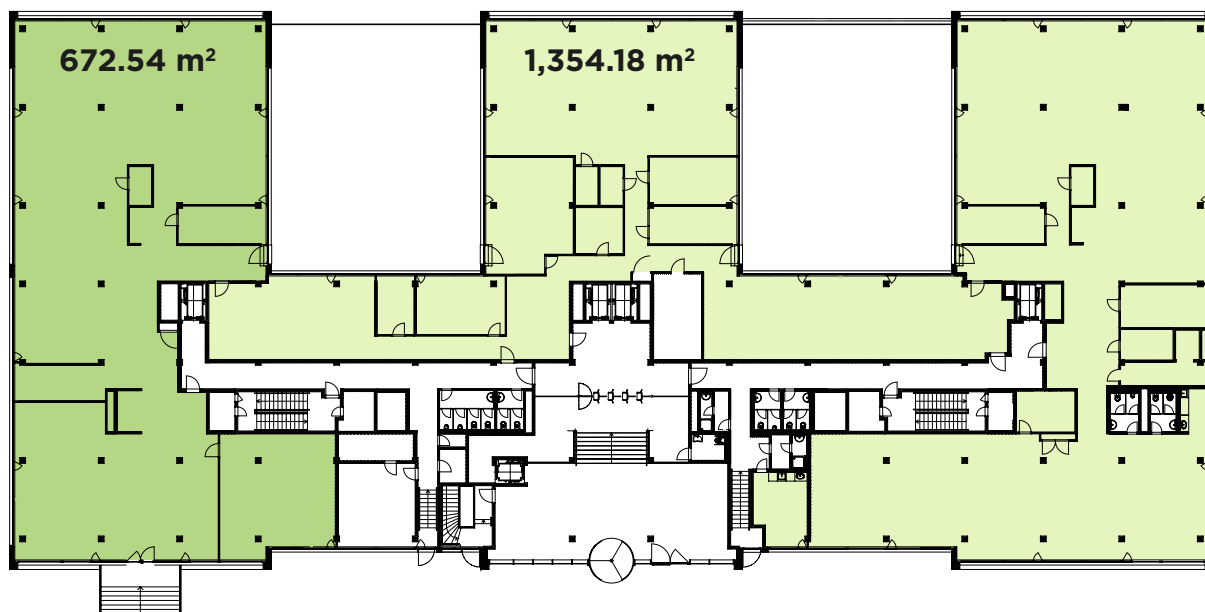
CITY WEST C2 /

1ST ABOVE-GROUND STOREY

VACANT UNITS	LEASED SURFACE AREA (m ²)	RENT (EUR/m ²)	TERRACE (m ²)	AVAILABLE	DIVISIBILITY	BUILDING SERVICES (CZK/m ²)	PARKING (EUR/ 1 PLACE)	PARKING RATIO
OFFICES /RETAIL	672.54 m ²	14.50	245.38	IMMEDIATE	YES (from 300 m ²)	150*	100	1:75
OFFICES	1,354.18 m ²	14.50	245.38	1/2026	YES (from 300 m ²)	150*	100	1:75

The amounts listed are without VAT.

* Services include utilities directly consumed by tenants.



PREMISES FOR RENT

CITY WEST C2 / 2ND ABOVE-GROUND STOREY

VACANT UNITS	LEASED SURFACE AREA (m ²)	RENT (EUR/m ²)	AVAILABLE	DIVISIBILITY	BUILDING SERVICES (CZK/m ²)	PARKING (EUR/ 1 PLACE)	PARKING RATIO
OFFICES	2,885.24	14.50	11/2024	YES (from 150 m ²)	150*	100	1:75

The amounts listed are without VAT.

* Services include utilities directly consumed by tenants.



PREMISES FOR RENT

CITY WEST C2 /

4TH ABOVE-GROUND STOREY

VACANT UNITS	LEASED SURFACE AREA (m ²)	RENT (EUR/m ²)	TERRACE (m ²)	AVAILABLE	DIVISIBILITY	BUILDING SERVICES (CZK/m ²)	PARKING (EUR/ 1 PLACE)	PARKING RATIO
OFFICES	1,806.49	14.50	175.84	IMMEDIATE	YES (from 800 m ²)	150*	100	1:75

The amounts listed are without VAT.

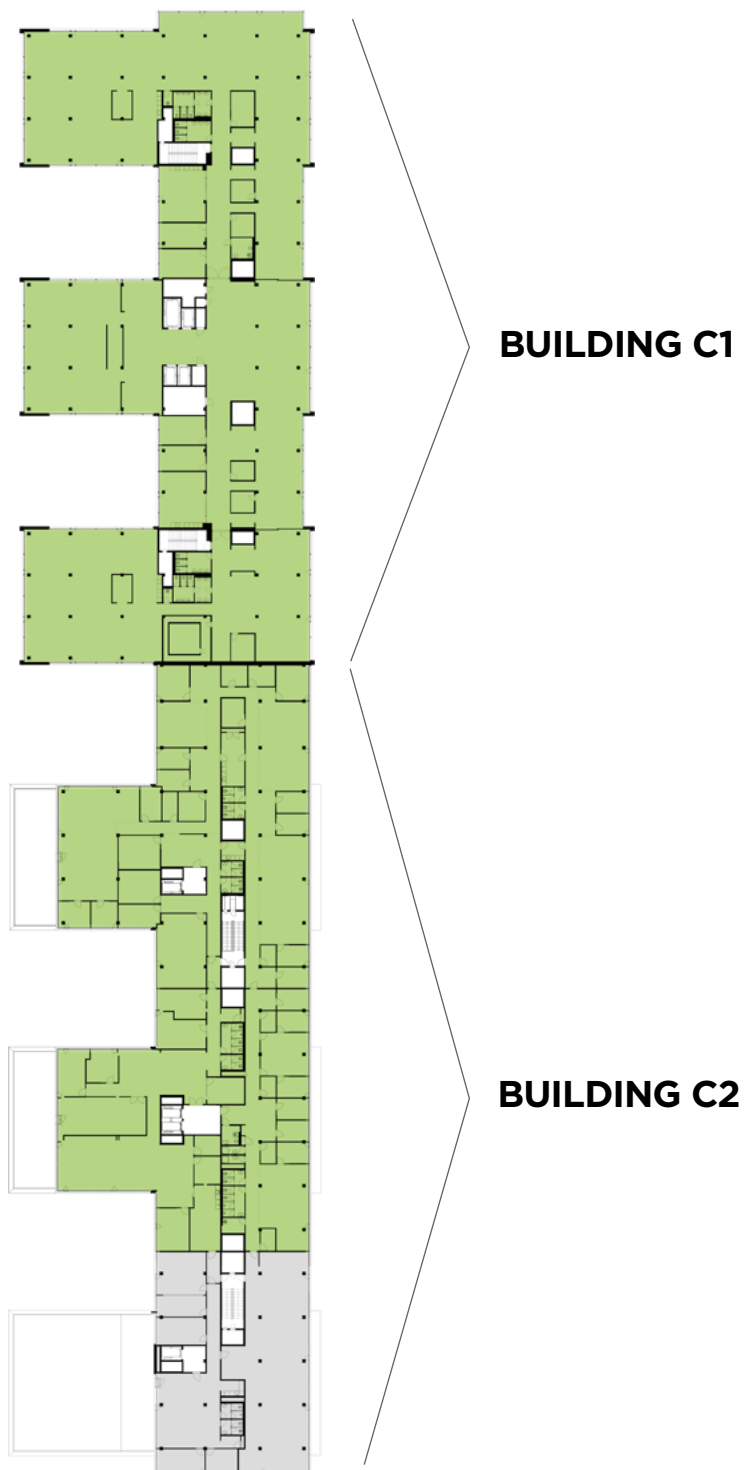
* Services include utilities directly consumed by tenants.



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 m²**.





A RESPONSIBLE APPROACH TO SUSTAINABILITY

The City West C1 & 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 Court in Prague, Section B, Insert 24261.

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