

BLOX



**BLOX**

Evropská 2758/11, Prague 6

[BLOX-OFFICES.CZ](http://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 m<sup>2</sup>** 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



- **22,300 m<sup>2</sup>** of office space
- **225** parking spaces
- **1 minute** from the Metro line A station Dejvická

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.

Blox offers a total of **8 storeys with a total surface area of 22,300 m<sup>2</sup> of Class A office space** with 1.35 metre-modules (with units ranging from 200 m<sup>2</sup> to the entire storey with an area of 2,700 m<sup>2</sup>). 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.

- **1 minute** from the Metro line A station Dejvická
- **1 minute** 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



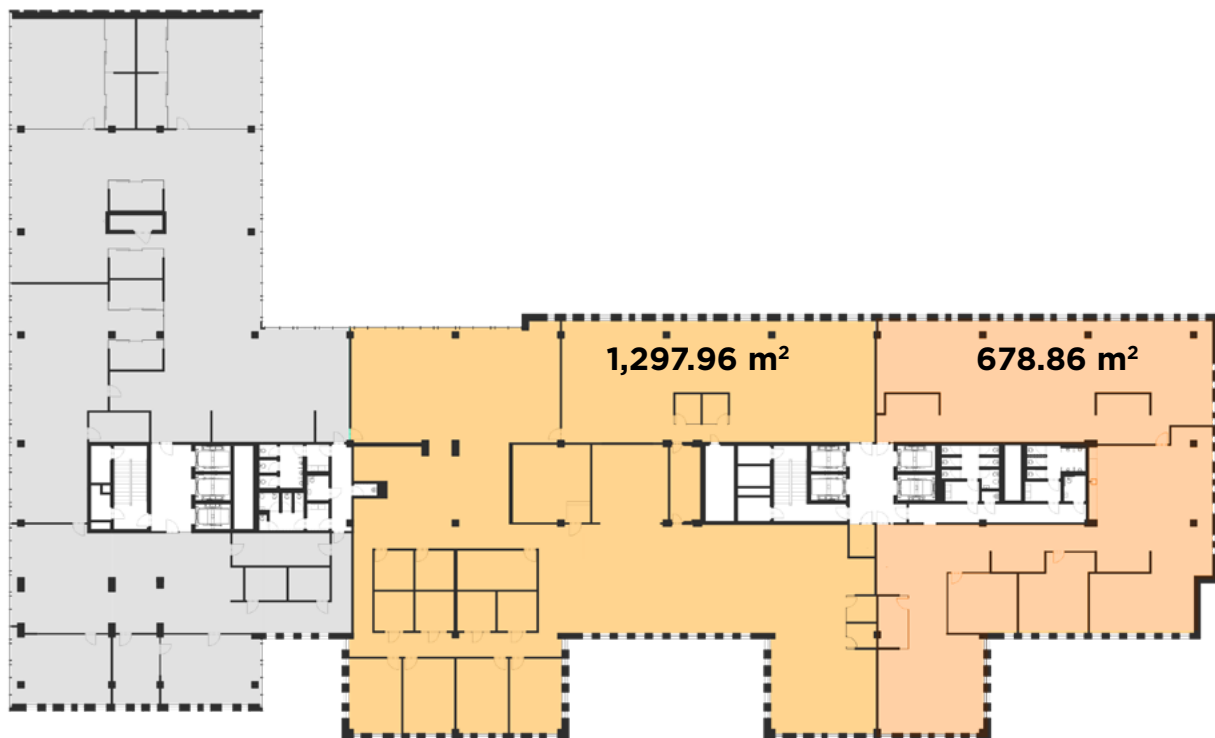


# PREMISES FOR RENT

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

VACANT UNITS	LEASED SURFACE AREA (m <sup>2</sup> )	CAN BE CONNECTED	RENT (EUR/m <sup>2</sup> )	AVAILABLE	PARKING (EUR/1 PLACE)	BUILDING SERVICES (CZK/m <sup>2</sup> )
OFFICES	678.86	YES	FROM 18.90	10/2024	145	130
OFFICES	1,297.96	(TOTAL 1,976.82 m <sup>2</sup> )	FROM 18.90	IMMEDIATE	145	130

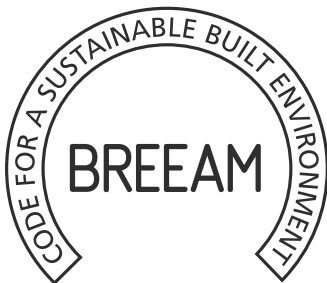
The amount listed are without VAT.





# 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

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## REGISTERED ADDRESS

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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

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