

BLOX

Blox

Evropská 2758/11, 160 00 Prague 6

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ČMÚ



Timeless Offices for Your Growing Business

- Lucrative residential and commercial location
- Full civic amenities
- 15 minutes to Václav Havel Airport
- In direct proximity to Metro Line A - Dejvická Station
- Bus and tram stops by the building
- Direct connection to the inner Prague Ring Road
- The project includes a park with an area of 5,000 m², including a playground
- University campus within walking distance
- City centre accessible by both car and public transport in 7 minutes



Office Building Complex

- 22,300 m² of leasable space
- 225 parking spaces
- Directly on Metro Line A - Dejvická Station

The office space allows for variable layouts to perfectly meet the needs of its tenants. The Prague studio of DaM Architects, which designed BLOX, also kept these tenants in mind.

Premium materials and top-notch technologies were used for the building's construction, thanks to which Blox meets international standards on quality and office space efficiency while incurring minimal operational costs.



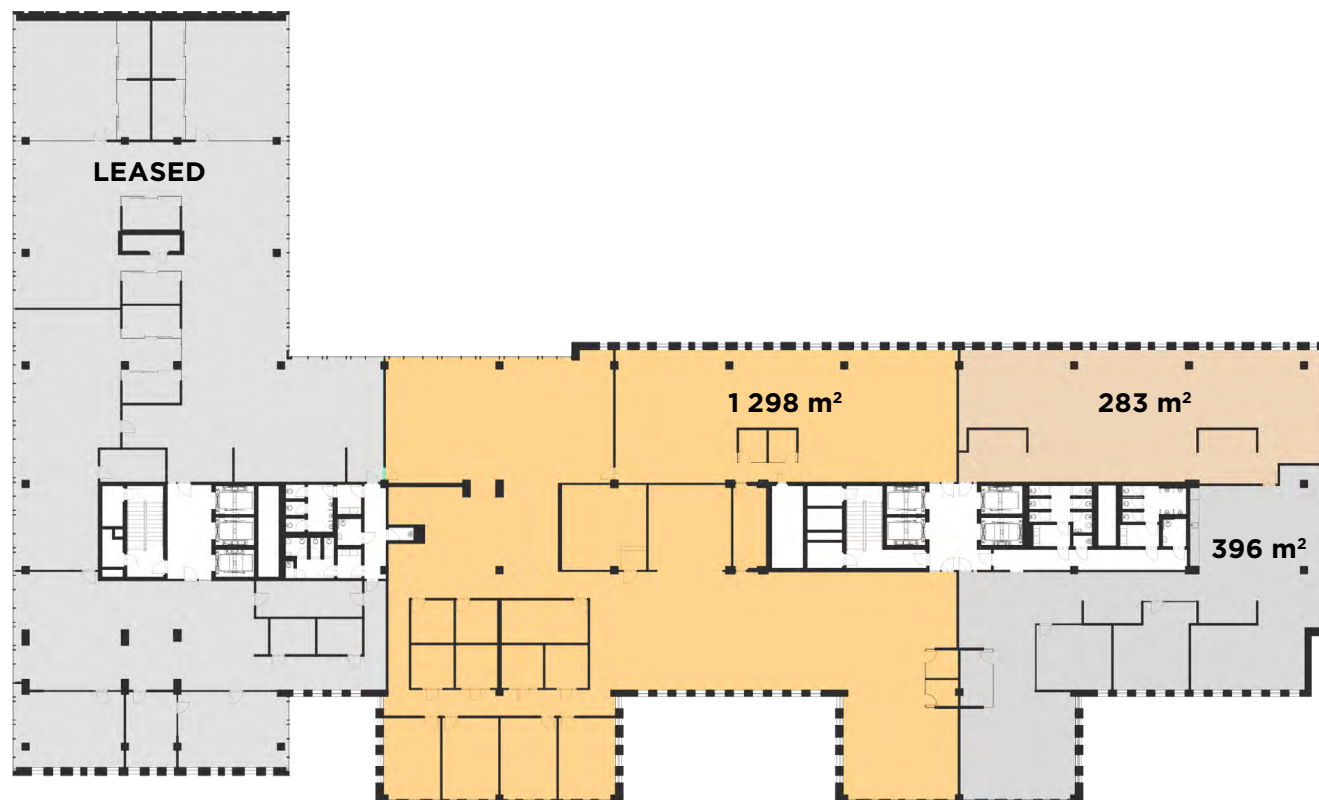
Offices that Can Adapt to Your Needs

Blox offers a total of eight storeys with a total surface area of 22,300 m² of Class A office space and 1.35 metre-modules (with units ranging from 200 m² to the entire storey with an area of 2,700 m²). This layout ensures the effective division of space according to the needs of the tenant.

Thus, the space can be divided into individual offices, an open space, or a combination of both. The building is equipped with innovative technologies that not only make your work more pleasant but also ensure the safety of everyone found inside of it.

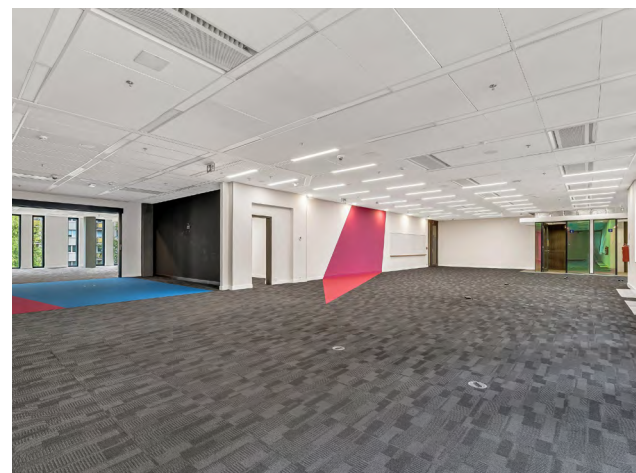
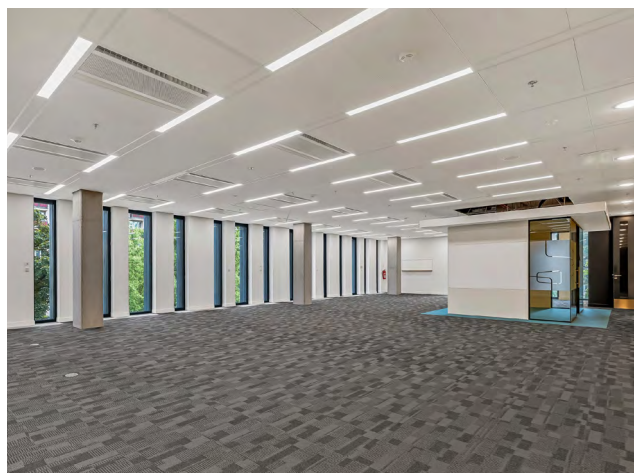
Blox

3rd Above-ground Storey



Vacant units	Leasable area (m²)	Can be joined?	Rent (EUR/m²)	Available	Building services (CZK/m²)	Parking (EUR/1 space)
Offices	283	yes (a total of 679 m² nebo 1 977 m²)	from 18.50	immediately	115	145
Offices	396		from 18.50	immediately	115	145
Offices	1 298		from 18.50	immediately	115	145

The prices listed are without VAT.



Blox 3rd Above-ground Storey



Downtown Dejvice

- Directly on Metro Line A - Dejvická Station
- 1 minute from the tram stop
- 15 minutes from Václav Havel Airport

The Blox building is located directly at the metro station entrance. 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.

This location is exceptional for its excellent traffic accessibility to the city centre, but also because it is surrounded by such popular residential neighbourhoods as Hanspaulka, Střešovice, Ořechovka, and Bubeneč.



Technology and Building Equipment

- 225 parking spaces
- Bicycle storage with showers and dressing rooms
- Eight personal lifts (three for cargo transport, two evacuation lifts)
- Openable windows
- Individually controlled outdoor Venetian blinds
- Central ventilation and air conditioning of all building premises ensured by a system of cooling beams, controlled by regulators
- Floor convectors, double-layered floors
- Data and telephone connection, TV and SAT
- Intelligent building management system
- A diesel generator in case of power failure, ensuring the functioning of the building's main systems
- Access system - turnstiles, selection of storey in lift using access cards
- Central reception desk, 24/7 security services
- Electronic fire alarm system
- Fire intercom, sprinklers in all areas
- CCTV
- Commercial premises, café, and restaurant
- Storage areas on the underground storeys



A Building that Places Sustainability First



Blox was designed so that it would meet the strictest criteria. Sustainability was kept in mind during its construction, which is why such materials and technologies that support sustainability were used. Thanks to this, Blox boasts the highest level of sustainability certification, BREEAM - OUTSTANDING.

The interior offers superb work conditions. Innovative technologies ensure a constant supply of fresh air and individual temper-

ature regulation. The large windows with Venetian blinds ensure sufficient sunlight while also protecting one 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 rental unit.



Leasing
+420 773 777 770
leasing@cm-n.cz

Forum Karlín
Pernerova 51, 186 00 Prague 8

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