

The Churchill logo is a stylized, white, 3D geometric shape composed of multiple parallel lines that create a sense of depth and perspective, resembling a modern architectural element or a stylized letter 'C'.

CHURCHILL



CHURCHILL I & II

Italská 67, Prague 2

CHURCHILL-OFFICES.CZ

The ČMN logo consists of a white, stylized, curved line above the letters 'ČMN' in a bold, sans-serif font.

ČMN

ONLY ONE STEP AWAY FROM EVERYTHING YOU NEED



- Excellent location **in the city centre**
- Perfect **transport accessibility**
- **Exceptional** design
- Great emphasis on **economy and sustainability**

AN OFFICE AND RETAIL COMPLEX IN THE CENTRE OF PRAGUE



- **33,000 m²** of leasable area
- **3,000** job positions
- Buildings with the **LEED Gold** certification

The **Churchill I & II** buildings stand on site of the former warehouses of the Czech Railways, within sight of Prague Main Railway Station.

Each of them has its own unique appearance and character, yet they still work great as a whole.

You can admire the top-notch architecture not only from the outside, but also from inside the buildings, as there you can discover one of their greatest attractions – the adjustable arrangement of the interior spaces, which can be easily adapted to the needs of their tenants.

The exceptional design goes hand in hand with the use of economical technologies that significantly save operating costs.



A LOCATION WHERE YOU HAVE EVERYTHING WITHIN REACH

- **5 minutes** from the C metro line station Hlavní nádraží
- **5 minutes** from the tram stop
- **1 minute** from the bus stop

The Churchill I & II buildings are located at the intersection of **Seifertova and Italská** streets in close vicinity of the Prague University of Economics and Business and provide a view of charming Winston Churchill Square.

The location has an extraordinary accessibility by all means of transport – whether by **public transport, commuter train transport, by bicycle via the Žižkov cycle path, or also by car**. And what’s more, thanks to the newly created pedestrian underpass, tenants have the Main Railway Station and the Metro station truly within reach.

But the list of advantages does not end here. In close proximity to the buildings, there is a public shopping passage providing comprehensive services, outdoor relaxation zones with a water feature, and Rieger Gardens, the green heart of Prague found a mere 10-minute walk away.



- | | |
|----------------------|---------------|
| 1. Turnovská pivnice | 5. Napoké |
| 2. The Miners | 6. AlzaBox |
| 3. Rossmann | 7. MatMat |
| 4. Lidl | 8. LaundryBox |



TECHNOLOGY AND BUILDING EQUIPMENT

- Sprinkler fire-extinguishing system
- Cooling beams integrated in the dropped ceilings and on the ceilings
- Convector heating and Fancoil
- Use of rainwater for flushing and watering
- General main key system
- Card access system
- 24-hour security of the building
- Modern measurement and regulation system
- Backup diesel sources
- Office clearance 3 m
- Technical ceilings or dropped ceilings with built-in LED lighting
- Double floors with floor boxes
- Optical connection from several providers
- 404 parking spaces including spaces for visitors
- Bike storage room and facilities for cyclists, including towel service
- Up to 1,400 m² of storerooms

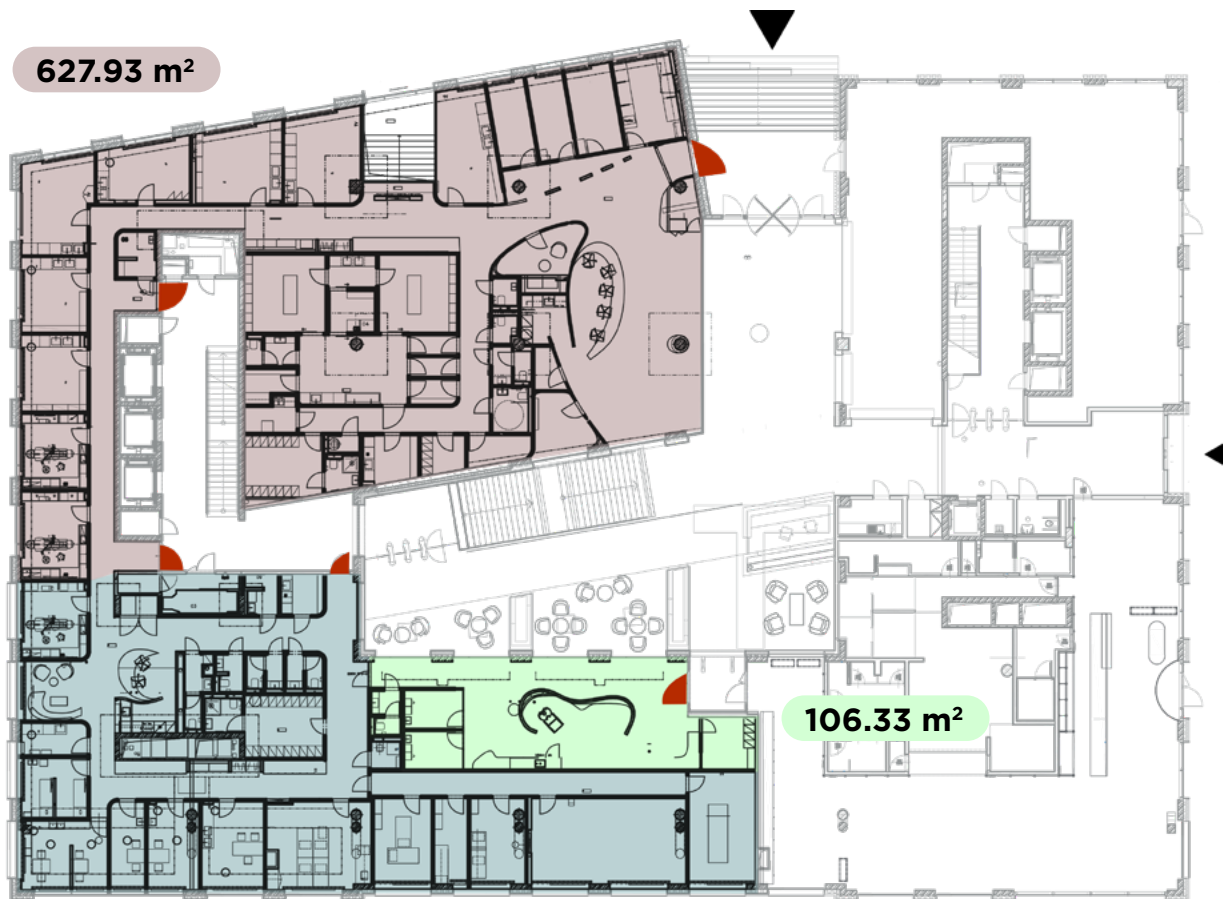


PREMISES TO LEASE

CLINIC / HAIRDRESSER'S

VACANT UNITS	LEASED SURFACE AREA (m ²)	RENT (EUR/m ²)	AVAILABLE	DIVISIBILITY	BUILDING SERVICES (CZK/m ²)	PARKING (EUR/1 PLACE)	PARKING RATIO
CLINIC/ HAIRDRESSER'S/ OFFICES	1,153.97	24.50	10/2024	YES (UP TO 3 UNITS)	130	180	1:140

The amounts listed are without VAT.



419.71 m²

627.93 m²

106.33 m²

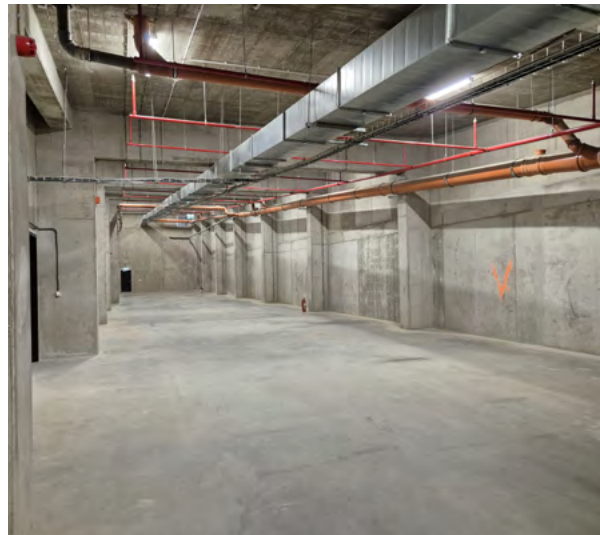
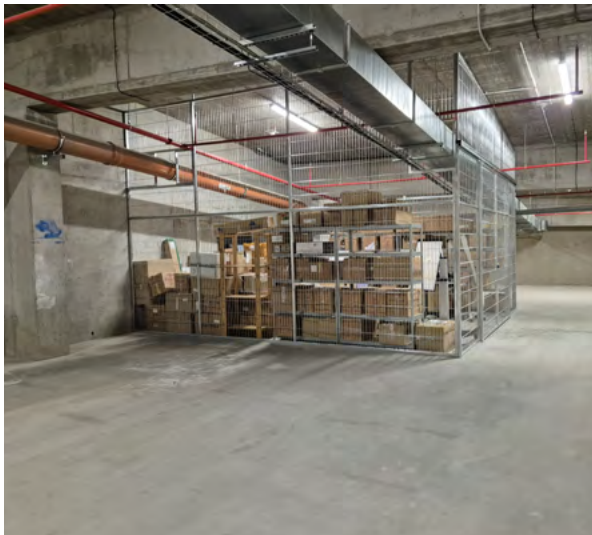


PREMISES TO LEASE

STOREROOMS

VACANT UNITS	LEASED SURFACE AREA (m ²)	RENT (EUR/m ²)	AVAILABLE	DIVISIBILITY
STOREROOMS	30-500	8-10	IMMEDIATE	YES

The amounts listed are without VAT.





SUSTAINABILITY AS A WAY TO SAVINGS

- Use of rainwater for flushing and watering
- Modern beehives situated on the roof of the building
- A unique insect hotel

The building complex boasts the **LEED Gold** certificate. This is an internationally recognized standard in the field of design and construction of environmentally friendly and sustainable buildings. Thanks to this certificate and energy efficiency certificates in the B category, the Churchill I & II buildings belong **among the most economical office buildings in Prague.**



For these reasons, too, we approach the selection of innovative technologies, as well as the suppliers themselves, in a very responsible manner. We evaluate them on how they approach sustainability and responsible management.

Beyond the framework of standard lease agreements, we also offer the option of a so-called **green lease** to our future and current tenants.





CONTACT

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The company is registered in the Company Register administered by the Municipal Court in Prague, Section B, Insert 24261.

OFFICE

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