

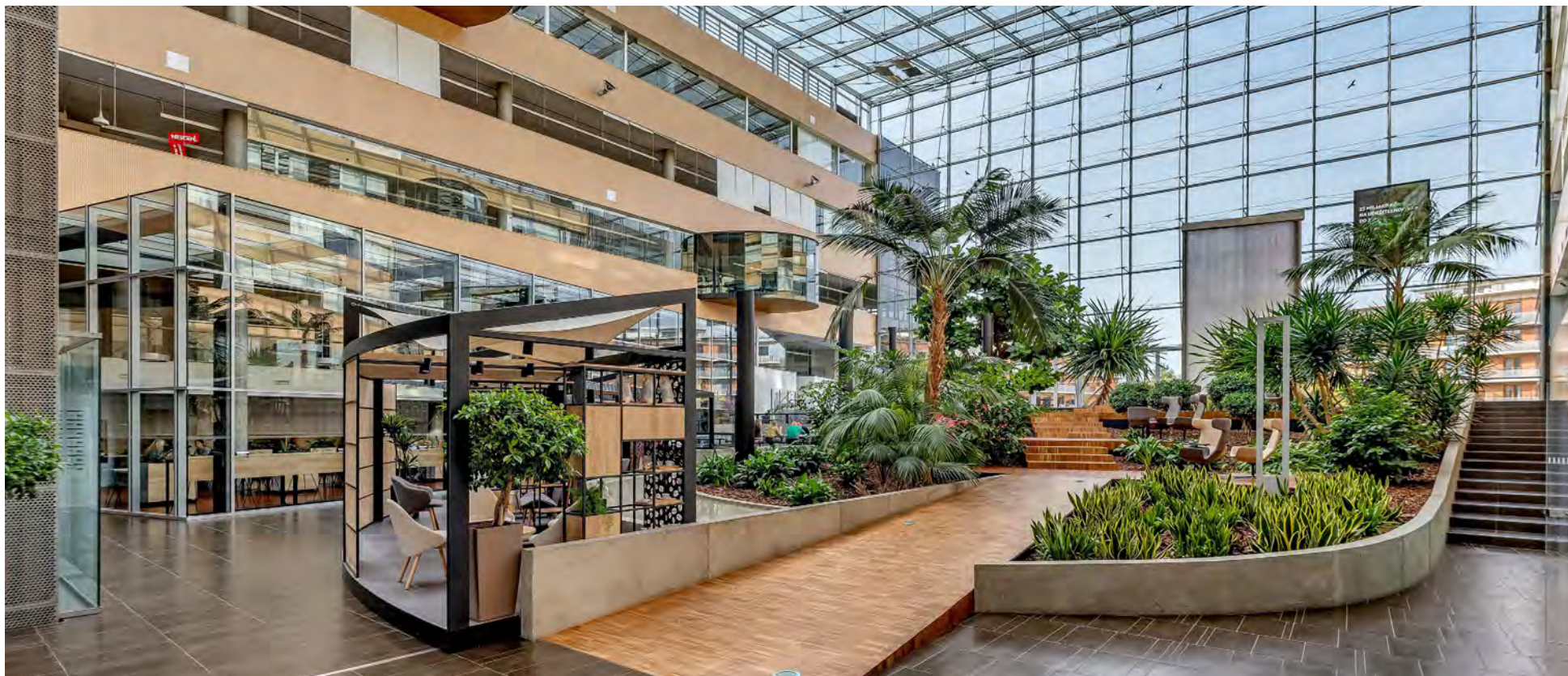


Mezi Vodami

Mezi Vodami 31, 143 00 Prague 4

MEZIVODAMI-OFFICES.CZ/EN





Offices Just a Step from Nature

- Modern office building
- Atrium with greenery as a dominant feature of the whole space
- In sight of the Vltava River and Chuchelský Grove
- Flexible spatial layouts
- Excellent accessibility by public transport, by car, and by bicycle



A Modern Office Building

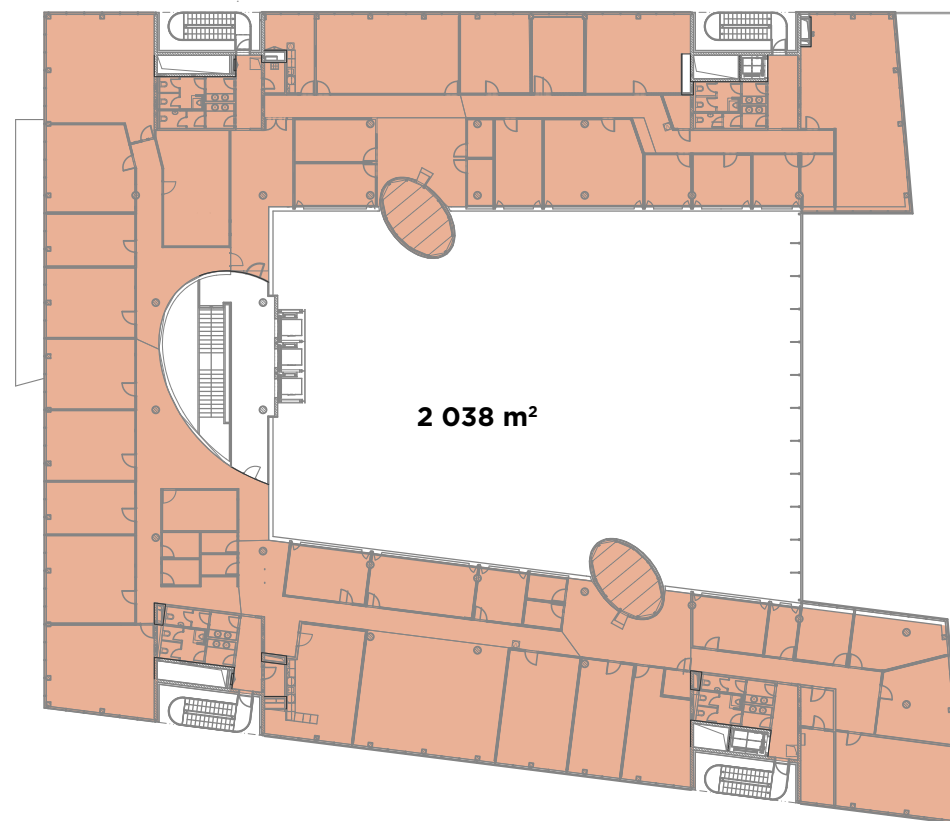
- **8,500 m² of leasable area**
- **145 indoor parking spaces**
- **24 outdoor parking spaces**
- **570 job positions**

This modern office building is located on the outskirts of the office quarter in Prague 4, just a few steps from the Vltava River and the opposite slopes of Chuchelský Grove. The glass U-shaped building with five above-ground and two underground storeys has around 8,500 m² of leasable area. It was built in 2006 on the former industrial site of the Orion Chocolate Factory in Modřany.

The atrium, with its lush greenery and a water feature, dominates the whole space. The Coffee House, built in 2023 in cooperation with the majority tenant Nestlé, is found inside. It can be used for both business meetings and informal gatherings. You can also visit the Nestlé company shop in the lobby. A canteen available to all tenants, a bicycle storage room, or an AlzaBox smart parcel locker also contribute to the work comfort.

Mezi Vodami

5th above-ground storey

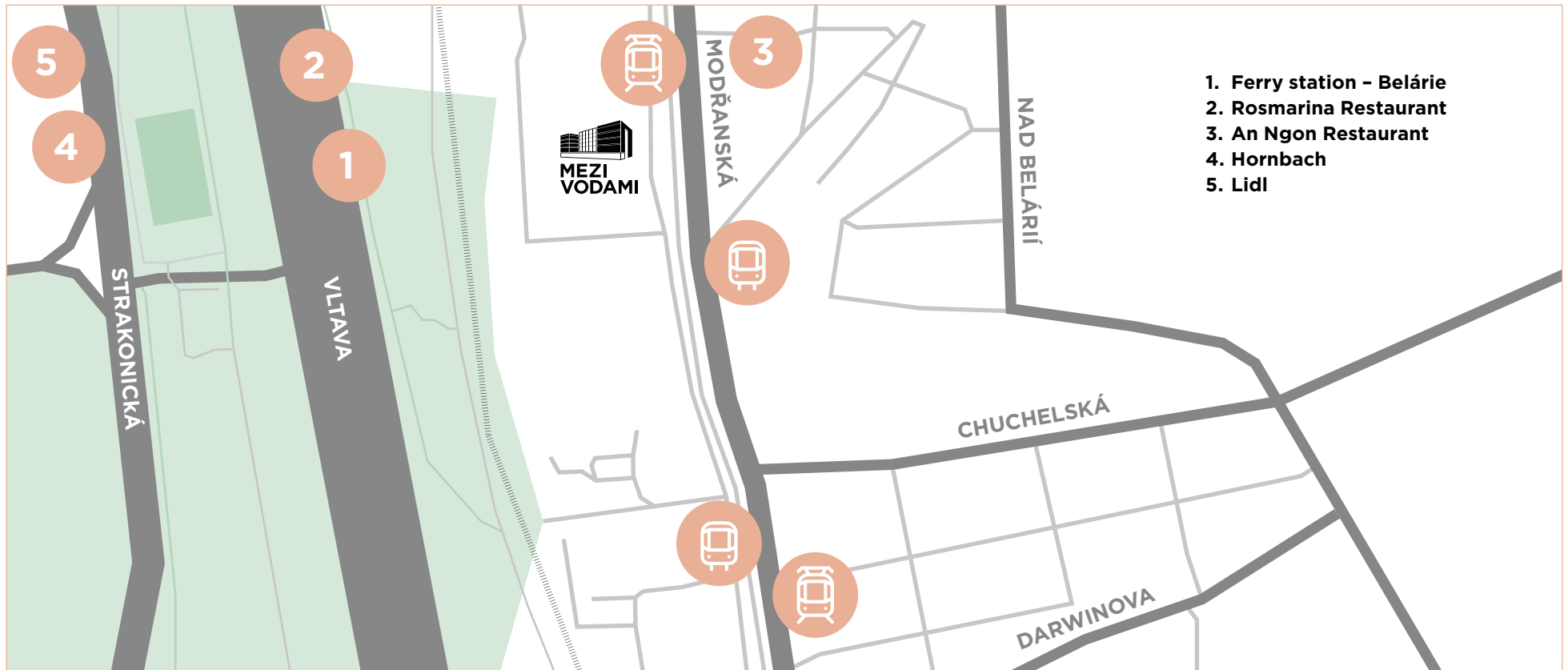


Vacant units	Leasable area (m²)	Rent (EUR/m²)	Available	Divisibility (beginning from 500 m²)	Building services (CZK/m²)	Parking (EUR/1 space)
Offices	2 038	15	4/2026	ano	132	100 (parking ratio 1:70)

The prices listed are without VAT.



Mezi Vodami 5th above-ground storey



A Quiet Quarter in the Middle of the City

- 2 minutes from the tram stop
- 4 minutes by car from the Prague Ring Road
- 450 m from a cycle path
- within 2 km from the Braník and Modřany Railway Stations

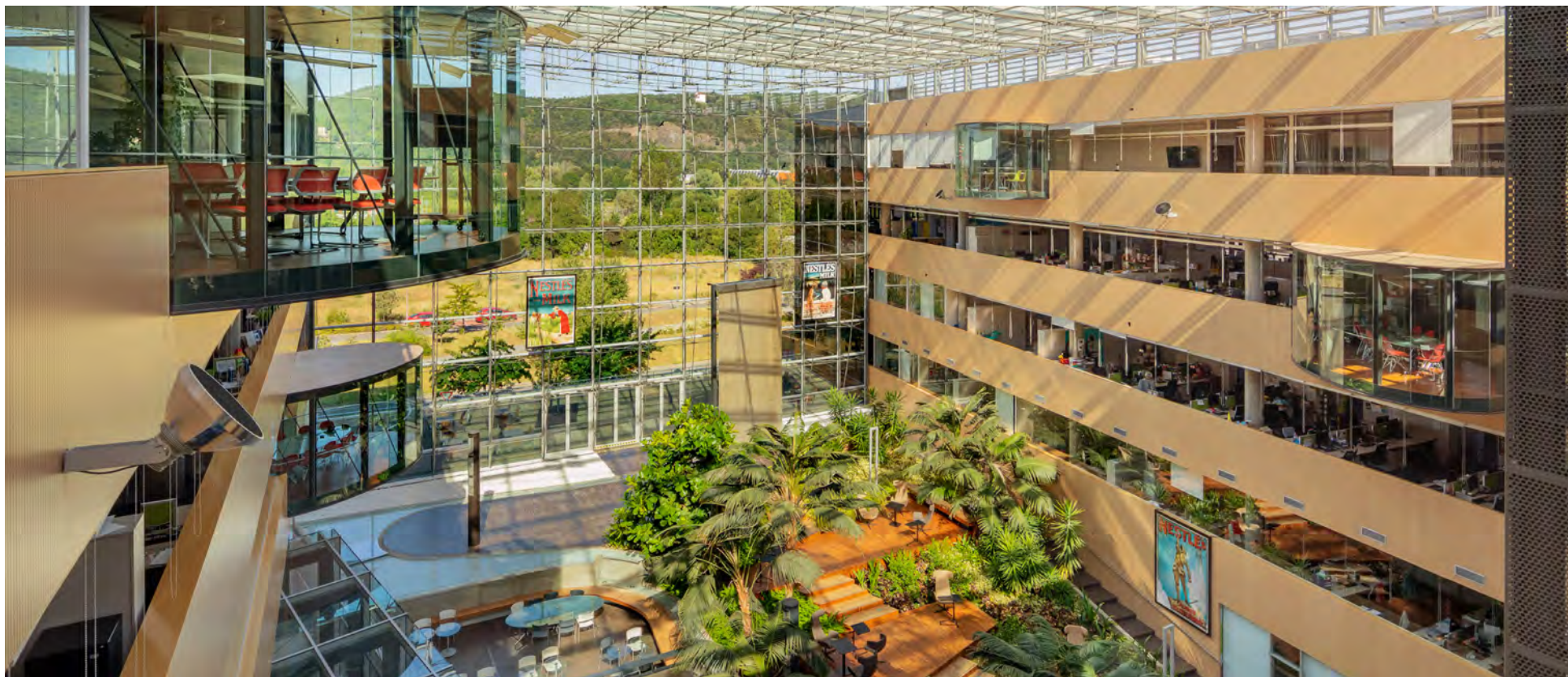
The municipal district of Prague 4 is one of the most sought-out office locations. The Mezi Vodami building is located on its outskirts, and it can thus offer its tenants a quiet environment within easy reach of the Vltava River and the adjacent greenery.

However, it maintains excellent transport accessibility by public transport, by car, and even by bicycle thanks to the adjacent Modřanská Cycle Path. For employees commuting by car, both outdoor and underground garage parking spaces are provided.



Technologies and Building Equipment

- Bicycle storage room with showers and dressing rooms
- 6 lifts (3 personal, 2 for cargo transport, and 1 to garages)
- Openable windows and interior Venetian blinds
- Central ventilation system and air conditioning of the building ensured by fancoils, heating/cooling control.
- Data and telephone connection
- Diesel generator (backup power supply of the main systems in case of power failure)
- Intelligent building management system
- Access system – turnstiles
- Central reception desk
- 24/7 security services
- Electronic fire alarm system
- Fire intercom, sprinklers
- CCTV
- License plate reader – entry/exit from garages
- Warehouses in underground floors



Economy, Innovation and Relaxation

We are constantly modernizing the building to meet even the most demanding requirements. For example, in September 2024, we replaced the gas boilers in the boiler room with more efficient models.

We also care about the well-being of our tenants. The glass atrium with greenery serves as a relaxation zone as well as a convenient meeting place. It also includes a popular café.

Aside from standard lease agreements, we also offer our tenants the option of concluding a green lease.





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

Forum Karlín
Pernerova 51, 186 00 Prague 8

MEZIVODAMI-OFFICES.CZ/EN