

## Balabenka Point

Prague 9 Libeň, Lihovarská 12



**The Balabenka Point** administrative building is a multifunctional complex that offers a total of 12,000 sqm of rentable office, commercial and storage space. The project was acquired in 2004 and at the same time began its development, which includes 6 buildings. The goal of the developers was to create a space that will offer not only office space, but also residential and commercial space for rent and sale.

### Specifications of the premises

Central ventilation and air-conditioning of administrative and commercial premises

Central reception and 24/7 security service

Access controlled by magnetic card

A camera system monitoring the building and its surroundings

Storages in the underground floor - freight elevator

50 underground parking spaces - Building C

50 outdoor parking spaces in the project

Cafe / Restaurant

Private school for children aged 1.5-6 years

Clear height of office spaces min. 3.1 m

### Currently available office space:

#### Building A

Full

#### Building B - LOKO Libeň

4th floor, offices 315 sqm

5. - 9. NP, apartments

**Building C**

Full

**Building D**

Full

**Rental price:**

Office building A: 320 CZK/sqm/month

Commercial premises 320 CZK/sqm/month

Office building B (LOKO Libeň): 13.80 EUR/sqm/month

Services 60 CZK/sqm/month

Parking 2,500 CZK/space/mont

**Kontakty pro zájemce o pronájem prostor:**



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Fotopříloha:



náma POHledí 12

úsporitelství	plocha [m <sup>2</sup> ]
schodiště	11,5
chodba	3,20
kancelář	85,60
prostorové	3,70
več. jídelny	2,33
več. míst.	2,47
vestavěná prádelna	102,80

