

# Masaryčka

Prague 1 Nové Město, Na Florenci 2139/2



The **Masaryčka** project is a revitalization of the area about Masaryk railway station based on the design of the prestigious architectural studio Zaha Hadid Architects. The whole project tries to respect the history of the place and the existing buildings as much as possible, while at the same time creating an extraordinary architectural work that will become an integral part of the modern form of the city of Prague. The project is seeking certification at the highest LEED Platinum level. Masaryčka offers 22,200 sqm of premium office space and 4,700 sqm of retail space. In addition, tenants can look forward to rooftop community terraces with panoramic views with a total area of 1,500 sqm.

The Masaryčka project will be implemented in several stages with expected completion in Q2/2023 and will offer up to 26,900 sqm of new office space, shops, restaurants, and cafes.

## Currently available commercial and office space:

### BUILDING A

2nd floor, offices 65 sqm (available within 7 months from the final space plan)

### BUILDING B

1st floor, commercial space 131 sqm (40 EUR/sqm, available immediately)

2nd floor, commercial space 132 sqm (40 EUR/sqm, available immediately)

3rd floor, offices 401 sqm (available within 7 months from the final space plan)

4th floor, offices 318 sqm (available within 7 months from the final space plan)

4th floor, offices 1,027 sqm (available within 7 months from the final space plan)

### Hybernska Hotel

Part of the revitalization of the area around Masaryk station will also be the construction of Hotel Hybernská, where the hotel services will be operated by the well-known international chain Motel One. The lower part of the hotel building offers retail units accessible both from Hybernská Street and from the inner atrium, which will connect the canopy and platform of Masaryk Station with the intersection U

Bulhara.

**Currently available commercial premises:**

1st floor, commercial premises 396 sqm (rent from 25 EUR/sqm, available approx. Q2/2024)

1st floor / 2nd floor, commercial space 253 sqm (rent from 25 EUR/sqm, available approx. Q2/2024)

2nd floor, commercial space 139 sqm (rent from 30 EUR/sqm, available from Q2/2024)

**Rental price:**

Offices from 33 EUR/sqm/month

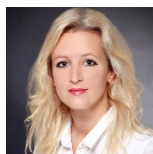
Commercial premises from 25 EUR/sqm/month

Services (estimate) 95 CZK/sqm/month + tenant's electricity

Add-on factor from 6%

Parking 200 EUR/space/month

**Kontakty pro zájemce o pronájem prostor:**



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**Fotopříloha:**

