

Basic rental conditions - OOB

1. Spaces and rent

Non-residential spaces: The landlord offers the tenant office space located on the 5th and 6th floors of the Olšanská Office Building with a net leasable area of 20-500 m².

2. Specification and standards

Office spaces are ready to move. Offices (without furniture) are newly painted (white), carpets are new or cleaned.

■ Floor covering (carpet) ■ Heating ■ HVAC ■ Openable windows ■ Fully equipped toilets on each floor ■ Kitchenette on each floor ■ Bicycle shed (1st floor) ■ Elevators.

3. Standards of OOB

■ 12/7 reception service (day) in the lobby ■ 12/7 security (night) ■ Camera system ■ Access by magnetic cards / chips ■ Professional facility management services ■ Dining room (Mon-Fri) ■ Regular office cleaning included.

4. Rent

270,--CZK / m² and month – individual offices
1.000,--CZK / 1 parking spot and month (parking lot is located approximately 500 m away from building)

VAT will be added to the fees in form of monthly payments.

5. Services and common fees

Along with the lease, the landlord is obliged to provide the tenant with the following services and activities related to the use of the spaces (services): water supply (water and sewage), electricity supply and central (district) heating.

Together with the lease, the landlord is obliged to further provide the tenant with the following services and activities related to the use of the building as a whole, including common areas (Common Services): cleaning of rented offices, cleaning of common areas, windows, facade, common area lighting, common area electricity, garbage collection, building security, central reception, maintenance of common areas and their repairs, maintenance of common outdoor areas, greenery and administration of the building.

The tenant is obliged to pay to the landlord, together with the rent, a monthly advance payment for the service fee and common fees. The amount of the deposit for the service and common fee is CZK 130,--/ 1m² and month.

VAT will be added to the fees in form of monthly payments.

6. Indexation of rent

The rent will be indexed annually according to the consumer price index issued by the Statistical Office (ČSU) for the first time on 1.1.2022.

7. Handover of space + Commencement of lease

Offices are ready to be moved in.

8. Rental period and Rental guarantee

The lease agreement will be concluded for 3 or more years (with the option to extend the Agreement). Indefinite period (6 months notice period) by agreement.

The bank guarantee (Security) in the amount of the 2-month Rent and services and VAT will be paid within 10 days after signing the Lease Agreement.

9. Company logo

The company logo or company name can be placed on the building's information system. The tenant can also place the logo in the entrance area to his rented spaces.

This offer will be the basis for the processing of the lease agreement and the conditions stated in it are valid from 1. 1. 2021 to 30. 6. 2021

Building owner: SUDOP Real a.s. / Správa budovy: PragueInvest s.r.o.

OOB, Olšanská Office Building

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