

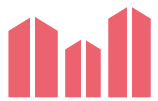
SMÍCHOV GATE



Introduction

Smíchov Gate provides 11,150 sq m of prime office space and 1,450 sq m of sought after retail space in the Anděl business district of Prague - one of the strongest and most established office and shopping locations in the city. The building fulfills the highest technical requirements and is easily accessible by public transport. Smíchov Gate has 130 parking spaces available.

The asset is occupied by a diverse mix of international companies such as Hochtief, Klepierre and BNP Paribas, and is managed by REDSIDE investment fund.



13,275 sq m



WAULT 2.41 years



88.1 % leased

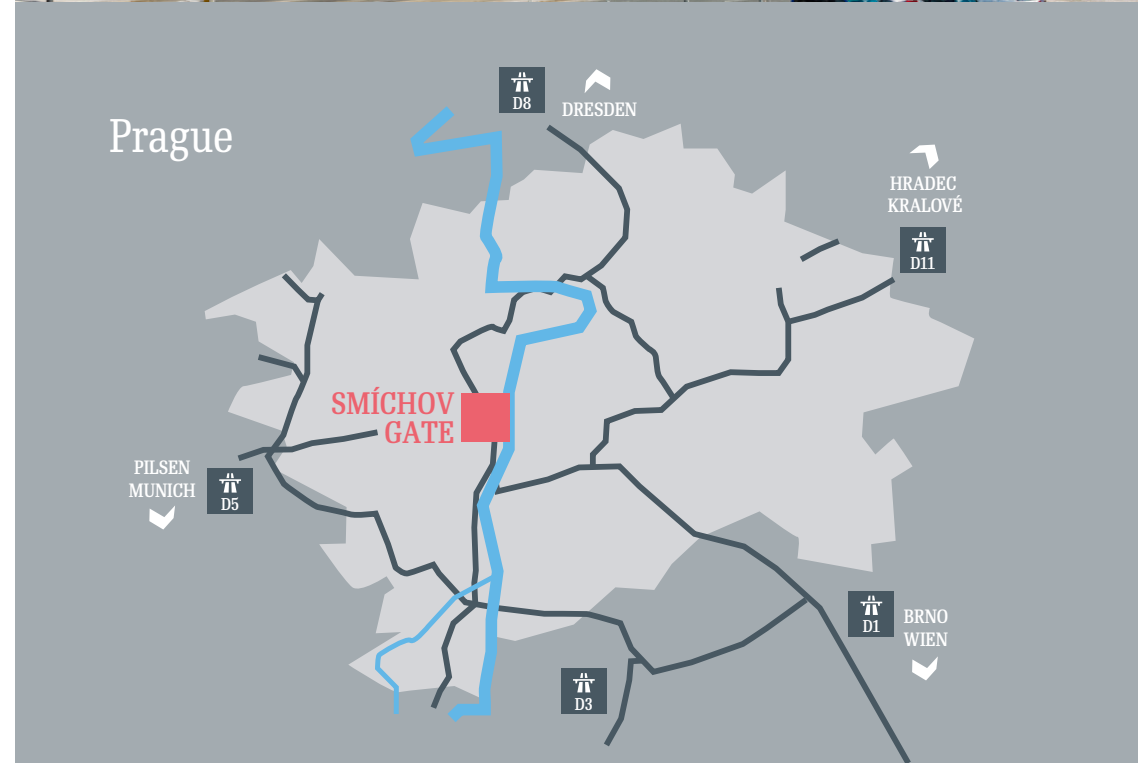


Location

Smíchov Gate is located in the heart of the Anděl business district which is home to top domestic and international companies such as Google, Skype, Seznam.cz, MAFRA, Loreal and ING.

The business district is built around a large transportation hub with public transport links for buses, trams and the underground, as well as access routes for cars. One of the most visited shopping centers in Prague – Nový Smíchov - is located next to the building.

Czech Republic

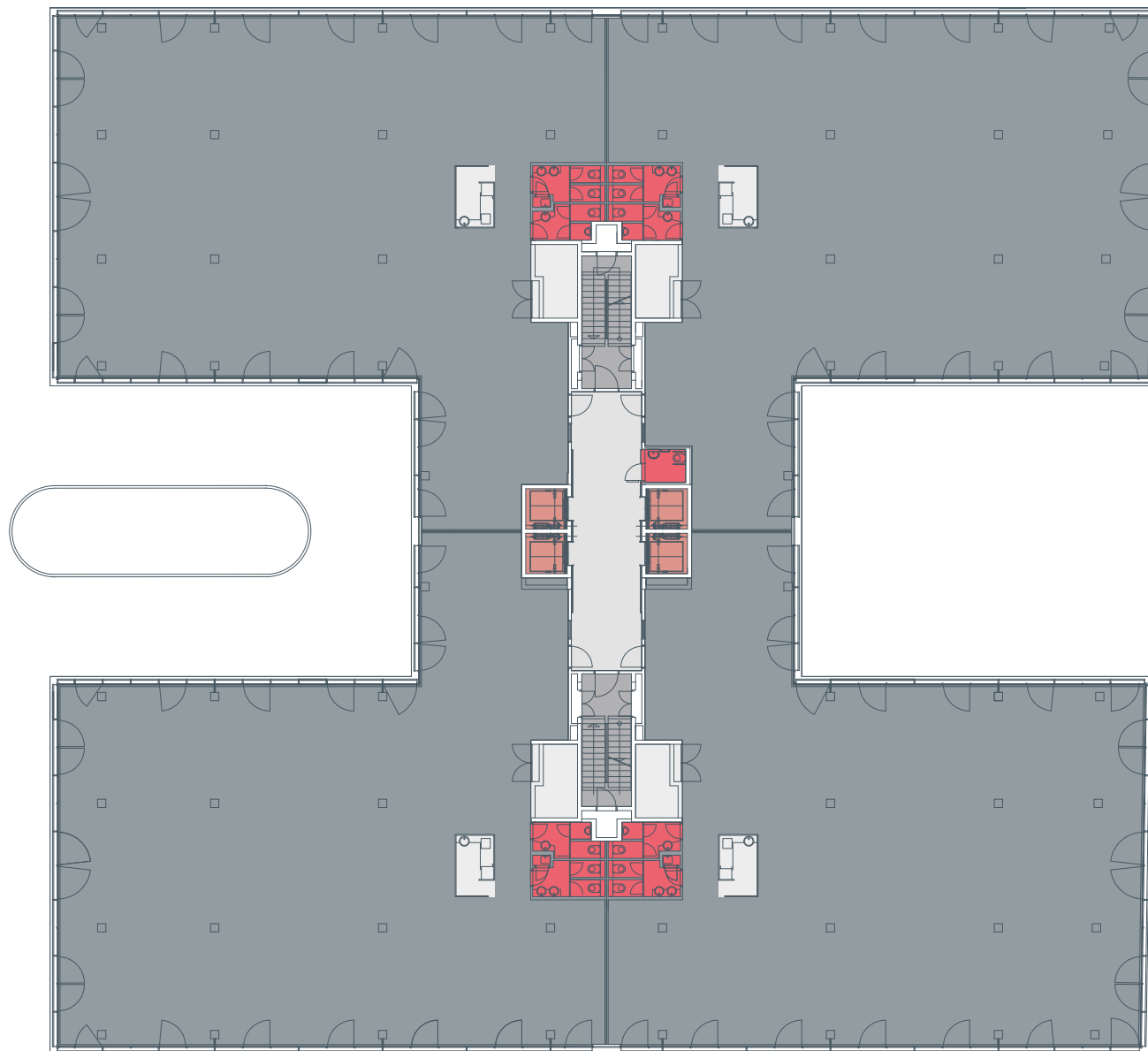


Typical floor plan

5th Floor

The available spaces range from 350 sq m to 1,900 sq m, meet the highest standards, include raised flooring, have floor to ceiling heights of 3 m, and are equipped with 4-pipe fan coil air-conditioning.

- OFFICE AREA
- RESTROOMS
- ELEVATORS
- STAIRS
- VERTICAL COMMUNICATION
COMMON AREA



“Gate to the Smíchov district and Prague city centre”



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