

LIFE BUILDING C



📍 LIFE_building C, Vyskočilova 1410/1 Praha 4, 140 00

LIFE_BUILDING C

Your new headquarters in Prague_

LIFE_building C is located in Brumlovka (former BB Centrum), Prague 4 – one of the major business districts in the city and, due to its prominent visibility, the building captures attention easily. The convenient public transportation system as well as the existing street and highway infrastructure provide excellent access. In 2019, Building C was fully modernised and redeveloped. A new tenant, a new work-life balance concept was created and implemented providing a tailor-made solution to better meet needs.



THE LOCATION

- Part of well-established business district Brumlovka (former BB Centrum) in Prague 4
- Excellent visibility
- Very good access with public and individual traffic

From metro station Budějovická (line C) there are busses No. 118, 121, 205 and 124 as well as a shuttle service to Brumlovka.

- Excellent infrastructure

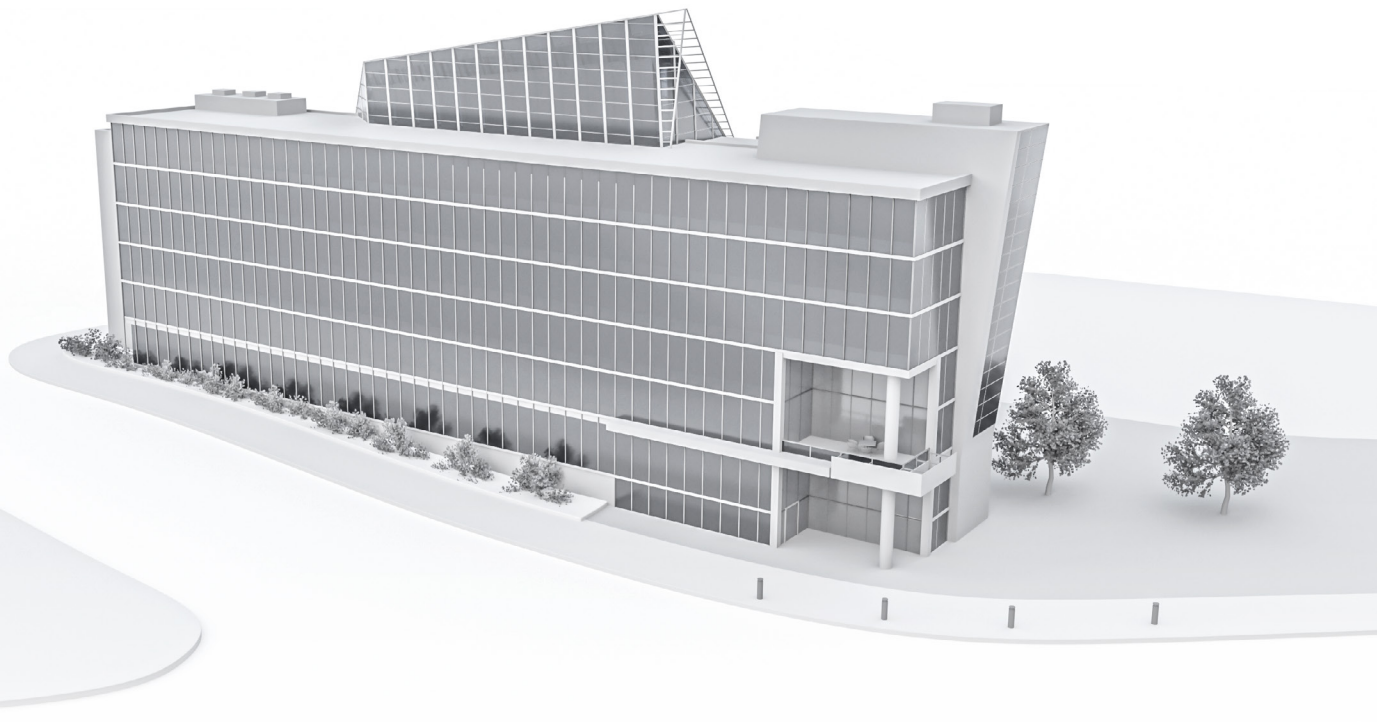
BB Centrum is not only an administrative district; it is also a place for housing, services, shops, restaurants and parks.



BUILDING ADDRESS



LIFE_building C, Vyskočilova 1410/1 Praha 4, 140 00



BUILDING_COMPETENCE

▪ 7 floors above ground, 2 underground levels	
▪ Office area	~ 11.160 m ²
▪ Showroom (ground floor) / Storage	~ 1.289 m ²
▪ Retail / Restaurant	~ 855 m ²
▪ Total leasable area	~ 13.304 m ²
▪ Parking	185 PP

Additional Parking Places are reserved for loading unit e-cars

TECHNICAL DESCRIPTION AND SERVICES:

- Modern reception with access via security card control
- 24/7 security services
- 4 high-speed passenger lifts
- 1 supply elevator from ground floor to 4th floor
- 2 interior staircases
- Barrier-free access to the whole building; toilets and parking units for handicapped
- 4-pipe (heating and cooling) low noise fancoil system for individual heating and cooling
- Up-to-date Building Management System (BMS)
- Ventilation with humidifiers and energy recuperation
- Video Control
- High speed internet
- Fire Alarm system with smoke detectors
- Possibility to install high-voltage back-up (e.g. diesel)
- Bike storing facilities and additional showers



BE INSPIRED: THE GROUND FLOOR

**GROUND FLOOR / ENTRANCE AREA MULTIFUNCTIONAL,
OPEN AREA USE IT AS YOU LIKE!**

- Reception for office areas
- Lobby for employees and “friends”
- Chilling area
- Showroom or separate shop on the front façade

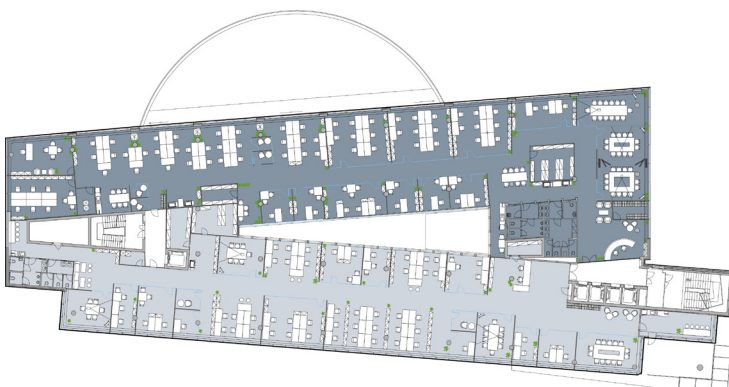


BE INSPIRED: OFFICE AREAS

- Flexible floor configurations – openplan office space with possibility of partitions
- Approx. 2.000m² office area per floor
- Modulation: possible modulation-module width 2,8m
- Floorboxes: 1 box per 10m²
- Occupancy ratio: 10m²/ person
- Up-to-date technical equipment
- Central communication areas and possibility for internal staircase
- Modern light concept including LED-lights based on required specification
- Common area on the roof top
- LIFE_terrace for all office tenants

FLOORPLAN OPTION 01

141 WORKPLACES | 1.920m²



FLOORPLAN OPTION 02

76 WORKPLACES | 973m²

54 WORKPLACES | 878m²



OFFICE AREAS: LIVE THE NEW OFFICE LIFE!

▪ 6 th floor / 7. NP	~	1.002 m ²
▪ 5 th floor / 6. NP	~	1.975 m ²
▪ 4 th floor / 5. NP	~	1.979 m ²
▪ 3 rd floor / 4. NP	~	1.959 m ²
▪ 2 nd floor / 3. NP	~	2.008 m ²
▪ 1 st floor / 2. NP	~	2.237 m ²
▪ Total	~	11.160 m ²

- Common area on the roof top
- LIFE_terrace for all office tenants



THE BENEFITS

- “Brand your own building”
- Implement modern office concepts
- Implement communication areas
- Have your own shop / showroom on the ground floor (front façade)
- Meet your friends and colleagues in the chilling area for a coffee
- Have a healthy snack in the lobby
- Common roof-top area and LIFE_terrace for all office tenants



OWNER

VIG FUND

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CONTACTS

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