



City West C1 & C2

C1 Náměstí Junkových 2, 155 00 Prague 5

C2 Laurinova 4, 155 00 Prague 13

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Buildings City West C1&C2

- A modern office building complex in Stodůlky
- A quiet location with great accessibility on Metro Line B – Stodůlky Station
- LEED Gold certificate
- Easy parking outdoors and in underground garages
- Diverse outdoor areas including a Japanese garden
- Great civic amenities
- Option of concluding a green lease beyond the standard contract



High Functionality and Energy Efficiency

- **28,000 m² of leasable surface area**
- **1,500 working spaces**
- **378 parking spaces**

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The architectonic design of the City West C1 & C2 buildings comes from the architectural studio of AHK Architects. It freely continues in the housing developments and family houses of the neighbourhood, yet it still stands out with its unostentatious design dominated by the motif of a frame. The elegant grey facade with ribbon windows will capture your interest at first glance.

Its timeless design was not the only requisite for the final project. High functionality and energy efficiency were also key. This is also why City West C1 & C2 even became one of the first office buildings in the Czech Republic that were awarded the LEED Gold certificate.

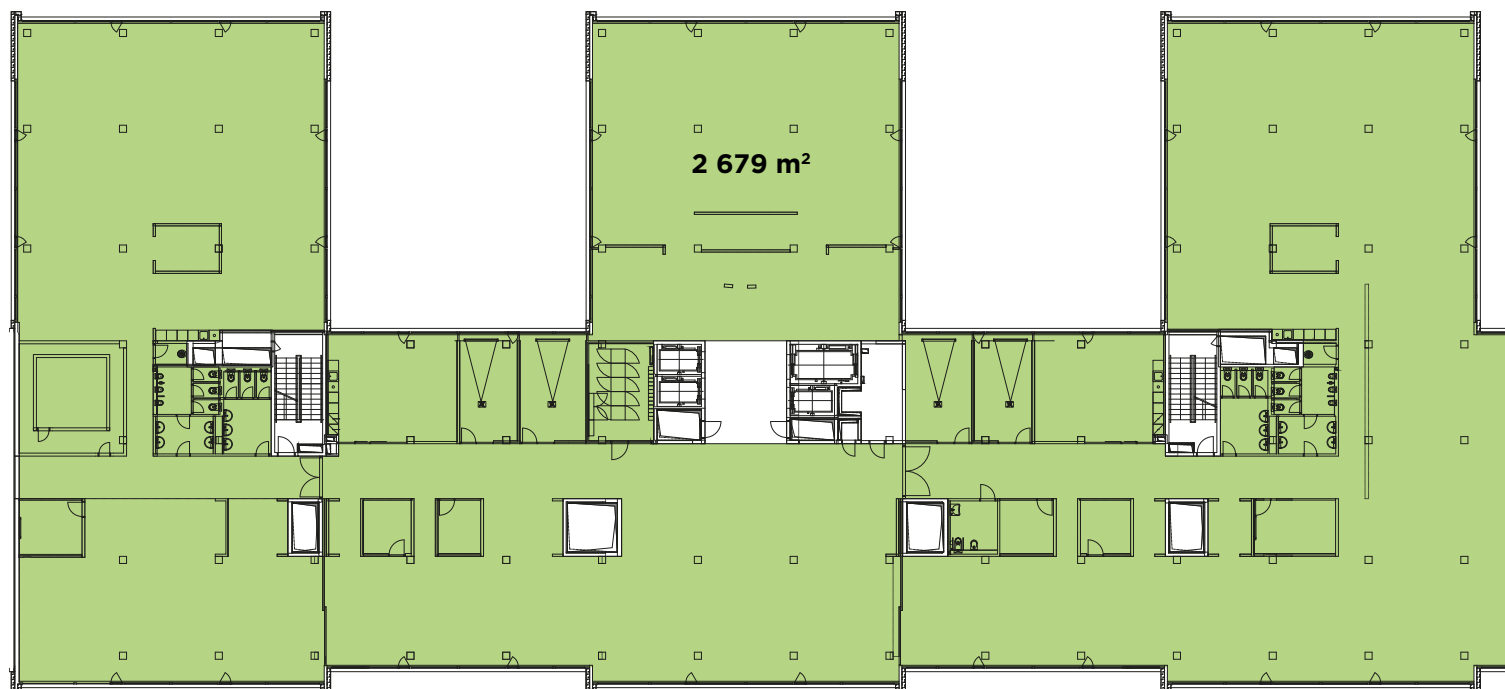


Premises for Rent Overview

Building	Storey	Leasable surface area (m ²)	Terrace (m ²)	Available	Rent (EUR/m ²)
C1	3 rd above-ground storey	2 679	-	immediately	from 14.50
C2	1 st above-ground storey	440	245	immediately	from 14.50
C2	1 st above-ground storey	1 398	245	immediately	from 14.50
C2	2 nd above-ground storey	2 593	-	immediately	from 14.50
C2	4 th above-ground storey	1 870	176	immediately	from 14.50

City West C1

3rd above-ground storey

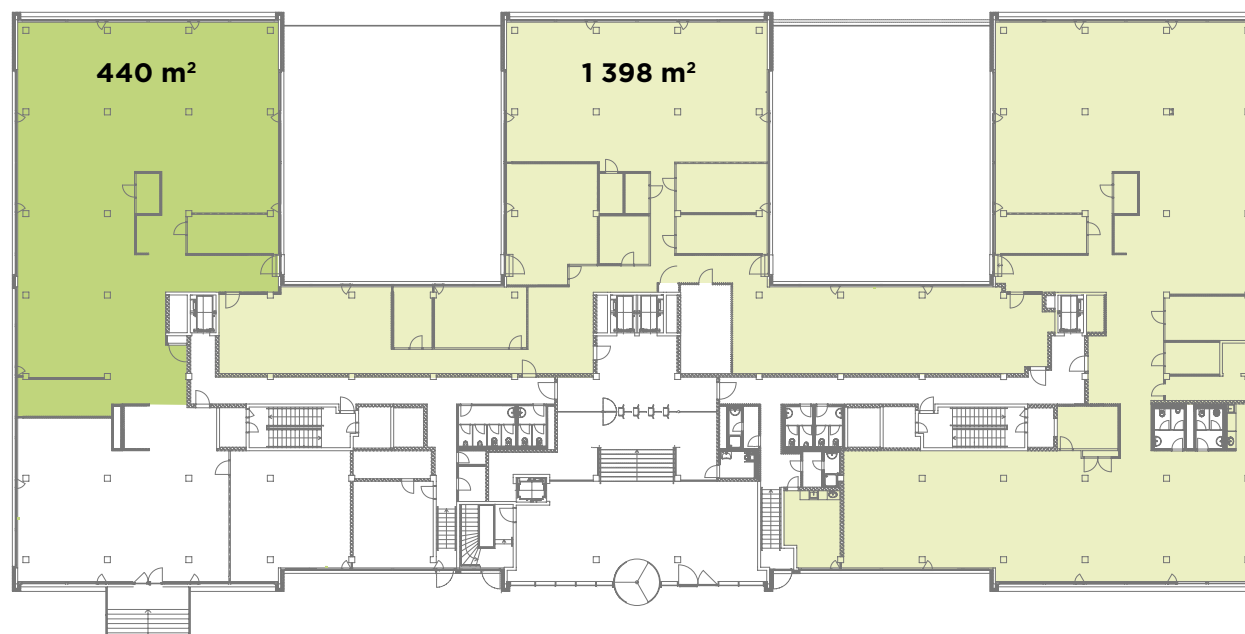


Vacant units	Leasable surface area (m²)	Rent (EUR/m²)	Available	Divisibility	Building services (CZK/m²)	Parking (EUR/1 space)
Offices	2 679	from 14.50	immediately	yes	150	110 (parking ratio 1:60)

The prices listed are without VAT.

City West C2

1st above-ground storey



Vacant units	Leasable surface area (m²)	Rent (EUR/m²)	Terrace (m²)	Available	Divisibility (from 300 m²)	Building services (CZK/m²)	Parking (EUR/1 space)
Offices	440	from 14.50	245	immediately	yes	150	110 (parking ratio 1:60)
Offices	1 398	from 14.50	245	immediately	yes	150	110 (parking ratio 1:60)

The prices listed are without VAT.

City West C2

2nd above-ground storey

Example of division of premises



Vacant units	Leasable surface area (m²)	Rent (EUR/m²)	Available	Divisibility (from 150 m²)	Building services (CZK/m²)	Parking (EUR/1 space)
Offices	2 593	from 14.50	immediately	yes	150	110 (parking ratio 1:60)

The prices listed are without VAT.

City West C2

4th above-ground storey



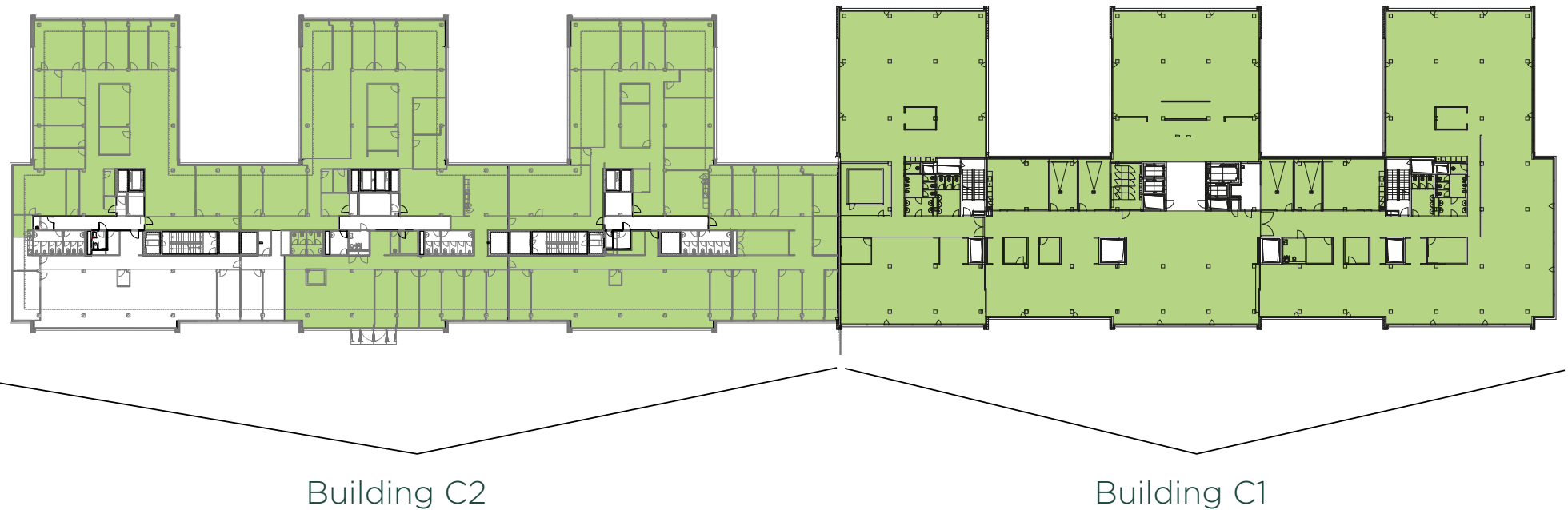
Vacant units	Leasable surface area (m ²)	Rent (EUR/m ²)	Terrace (m ²)	Available	Divisibility (from 800 m ²)	Building services (CZK/m ²)	Parking (EUR/1 space)
Offices	1 870	from 14.50	176	immediately	yes	150	110 (parking ratio 1:60)

The prices listed are without VAT.

City West C1 + C2

Option of joining storeys

By joining the adjacent premises of the 3rd above-ground storey of building C1 and the 2nd above-ground storey of building C2, we can create a unique space with a surface area of up to 5,270 m² on one storey.





A Quiet Location with Great Accessibility

- **1 minute from Stodůlky Metro Line B station**
- **5 minutes from the bus stop**
- **13 minutes from Václav Havel Airport**
- **2 minutes from Highway D5 and the Prague Ring Road**

The Stodůlky quarter in Prague is exceptional that it combines the hustle and bustle of work, office life, and surrounding nature. Aside from the modern interiors, the City West C1 & C2 buildings thus also offer places to relax, such as, for instance, terraces, the Japanese garden, the nearby park, or an outdoor gym.

The indisputable advantage of this location is its excellent accessibility by metro, by car, and by bicycle. The buildings are located near Highway D5, the Prague Ring Road, and the airport. And so, employees that commute to work by car can easily park in the outdoor and underground garages.



Technologies and Building Equipment

- 13 personal lifts (2 of them allow for cargo transport)
- Central ventilation system and air conditioning is ensured by a system of induction units for the C1 building and via a FCU for the C2 building
- Local controls of the air conditioning can be found in each office premises
- Individual controls of the outer Venetian blinds
- Double floors in the offices and in the technical rooms of tenants
- Data, telephone, TV, and SAT connection
- Intelligent building management system
- Diesel generator in case of power failure (for the fire safety equipment)
- Central reception desk and 24/7 security service
- Option of ACS access to the leased office areas
- Electronic fire alarm
- Sprinklers in all areas
- Monitoring of the buildings and their surfaces using CCTV



A Responsible Approach to Sustainability

The City West C1 & C2 buildings are a shining example of what responsible sustainability can look like. This begins with the realisation itself, which meets the strict requirements of the LEED Gold certificate. It continues through the selection of innovative technologies and the assessment of contractors according to their approach to sustainability.

And it even reaches the offer of a so-called green lease, which each tenant can conclude beyond standard lease agreements.

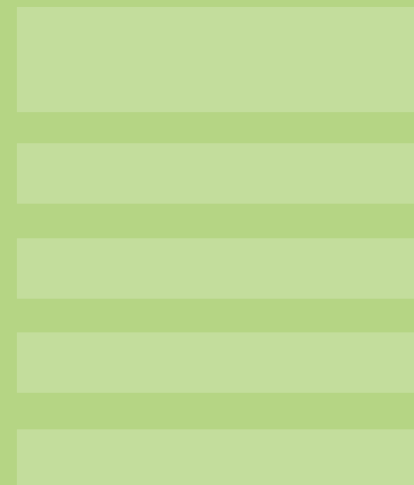




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verze: 26/02/26