



Basic rental conditions AOB

1. Spaces and rent

Non-residential spaces: The landlord offers the tenant office space located on the 3rd and 4th floors of the AOB building with a net leasable area of 15-2000 m².

The leasable area will be increased by a proportional share of the reception and entrance areas to the building and facilities on the ground floor, as well as the use of a shared kitchen, sharing a meeting room, bike storage room, and the use of toilets on the 3rd or 4th floor. Known as: "Building add on", in the amount of 3-10%.

Parking: 1 parking space available on every rented 100m²

2. Rent

CZK 450 / 1m² and month - individual offices + "Building add on", in the amount of 10%.

CZK 400/1 m² and month when renting space larger than 200 m² + "Building add on", in the amount of 3%.

375 CZK / 1m² and a month when renting space larger than 500m² + "Building add on", in the amount of 3%.

CZK 2700/1 underground parking space a month.

VAT will be added to the fees. Payments take place in the form of monthly advances - payments

3. 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 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 at the same time to pay the Common Fees. The amount of the deposit for the Service Fee is CZK 30 / 1m² and month and the amount of the Common Fees is CZK 90 / 1m² and month.

VAT will be added to the fees. Payments take place in the form of monthly advances - payments.



4. 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.

5. Handover of space + Commencement of lease

15.12.2020 - since then payment for Services and Common Fees is required.

1.1.2021 - since then the payment of the Rent is required.

6. 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 (3-6 months notice period) by agreement.

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

7. Specification of non-residential premises + Standards of office premises

See situation plan (without furniture)

Realization: May - November 2020

Double floors with floor boxes (1 box per 10 m²) ■ Floor covering (carpet) ■ SDK partitions, Ceilings, Skylights in corridors ■ Recessed LED lights in offices (60 x 60) ■ Doors, fittings, Skylights in corridors ■ Shared kitchen ■ Meeting room (glass partitions)

Heating ■ HVAC (Cooling, air exchange) ■ Openable windows ■ Outdoor blinds (in some offices) ■ Fully equipped toilets (shared in the hallway) ■ Bicycle storage room, Shower (1st underground floor).

8. AOB standards

Electronic fire alarm ■ 12/7 reception service (day) in the lobby ■ 12/7 security (night) ■ CCTV system, burglar alarm, access to magnetic cards ■ Professional facility management services.

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. The Landlord may place the company logo or company name on the AOB facade - according to the agreement with the Tenant (valid only in the case of rent 500+ m²). The design and size of the logo are subject to the approval of the Landlord.

This offer will be the basis for the processing of the Lease Agreement and the conditions stated in it are valid from 1.9.2020 to 31.12.2020

Building owner: BC Argentinská s.r.o. / Building management: PrageuInvest s.r.o.
AOB, Argentinská Office Building
Argentinská 1621/36, Praha 7

Contact person: Petr Kövešlygety
+420 602 609 126
petr.koveslygety@pragueinvest.eu