



The Astrid Offices project from UBM announces: completed!

(Prague, 13 May 2021) UBM Development Czechia has successfully completed the Astrid Offices building in Prague 7 - Holešovice and had the construction inspected and approved. The companies that have chosen it for their headquarters will be operating here from July. And that includes UBM's employees, who will be moving here from their offices in Libeň. Now more than 50% of the space in Astrid Offices has been leased.

The compact office building [Astrid Offices](#) went up on Dělnická Street in Prague 7 on the site of the former Astrid cosmetics factory. It provides 4,300 m² of office and retail space. *"In spite of the uncertain situation on the market, all kinds of restrictions and the government directives, we managed to keep to the specified construction schedule and the building will be ready according to plan. We offer office spaces in the 'hot shell' standard, which saves the tenants a considerable amount of money for the completion work before moving in. We are currently prepared to accommodate all kinds of wishes, as far as the appearance and interior division of the offices is concerned. The building has a reinforced concrete skeleton with columns every eight metres, so the leeway in this respect is almost unlimited,"* stated the Managing Director of UBM Development Czechia Josef Wiedermann, who is responsible for acquisitions, sales and marketing in the company.

Modern working facilities

The Astrid Offices building, with five storeys and two underground levels, came from the drawing board of the international studio Bogle Architects and is characterised by quality modern architecture and an elegant design. With its atmosphere, the main entry with a spacious foyer reflects the airy and well-lit leasable spaces, into which daylight naturally permeates thanks to the high headroom of the ceilings of up to three metres and the large windows. The use of exterior vertical slats and horizontal blinds on the building façade ensure the easy regulation of the shielding. *"The office building also includes coworking spaces, which we have not only in the interior and in the green atrium connected to the reception, but also on the green rooftop terrace with a view of the quiet inner courtyard. The trend of flexibly-designed and variously-shared space will be getting stronger as a result of the pandemic; the customs of firms and their employees are changing,"* explained Wiedermann. Thanks to new lifestyle trends and the increasing popularity of riding to work on a bike, a bike room with fully-equipped facilities, including bike washers, showers and relaxation zones, became part of the building. Even though Astrid Offices can be considered to be a smaller project with a limited number of future tenants, the service standards include a reception, security and an abundance of parking spots. With regard to the building facilities and equipment, the tenants can count, for example, on an optical data connection, backup energy source, modern cooling system, economical heat pumps, CO₂ detection and a security and camera system.

A green oasis in the heart of Holešovice

Another characteristic feature of the project is the greenery in the form of a large number of organic elements and accessories, which include green areas in the common spaces, a grassy roof and mature trees in the inner courtyard. *"Just like in all our projects, here too we pay attention to sustainability and an environmentally-friendly approach. The words green and smart are not just marketing slogans for us,*

but we truly implement them in the projects, starting from the design, through the construction to the operation and administration of the buildings. With Astrid Offices, we are aiming at LEED Gold certification. That is a confirmation of energy efficiency and a healthy internal environment for the tenants,” added Josef Wiedermann.

The Prague-Holešovice city district has long been a popular office and residential locality, because it offers complete civic amenities and excellent accessibility. The connection to the Astrid Offices project is provided by bus and tram lines and the adjacent Vltavská metro station on the C line. Thanks to the network of Prague cycling paths, the neighbourhood is also popular with those who love travelling through the city on a bike. There are several cafés, restaurants and grocery shops in the neighbourhood, while the music clubs and DOX Centre of Modern Art will ensure cultural experiences. The Stromovka wooded park, Letná Gardens and Vltava River embankment are perfect for pleasant walks.

Note for editors:

About UBM Development AG:

UBM Development AG, headquartered in Vienna, is one of Austria’s most renowned development companies. It has been operating on the real estate market since 1873. Its shares are traded on the Prime Market Vienna Stock Exchange in the segment with the greatest transparency requirements. With more than 145 years of history, UBM is the only company that covers the entire development process on its own: UBM’s comprehensive spectrum of services includes market analyses, project preparation, planning and project management, financing, leasing and facility management. With its subsidiaries, UBM has created an effective network in Central Europe. UBM Development’s current strategy is to concentrate on prime residential and office real estate in European cities such as Vienna, Prague, Berlin and Munich. The company also operates in other real estate segments, constructs retail administration spaces and is number one among the hotel developers in Europe.

About UBM Development Czechia s. r. o.:

UBM has been operating on the Czech market since 1993. In almost 30 years, it has realised several dozen projects throughout the entire Czech Republic. The construction of large urban units, such as the multifunctional Anděl City complex in Prague 5 - Smíchov, which includes flats, offices, shops, restaurants, a multiplex cinema, two hotels and a large piazzetta will fully-grown trees on a combined area of 25,000 m², rank among the most important. With this project, UBM contributed significantly to the revitalisation of Smíchov, which has become a sought-after urban centre. Other important references in the capital city include the Darex office building on Wenceslaus Square, the Rezidence Zvonařka complex, the luxury La Palais hotel and the Dock 01 office building, which UBM built in cooperation with Crestyl. Outside of Prague, UBM’s references include the Velký Špalíček shopping centre in Brno and Apartmány Medvědíň recreational apartment complex in Špindlerův Mlýn. Currently, UBM is building the Arcus City residential complex in Prague 5 - Stodůlky and completing the Neugraf complex of flats in Prague 5 - Smíchov in cooperation with Crestyl. In the office segment, it has opened the Astrid Offices building in Prague 7 and in the hotel segment it is reconstructing the original Sugar Palace in the centre of Prague, on Senovážné náměstí, which, following its reconstruction, will be the five-star lifestyle hotel Andaz Prague, operated by the international Hyatt chain of luxury hotels.

UBM Development Czechia implements development projects in the Czech Republic and, thanks to its team of architects, construction engineers and designers, provides project services and construction management in the segments of residential development, commercial office buildings and hotels in the Czech Republic, Germany, the Netherlands and Austria.