

Workplaces by  
**SKANSKA**

HISTORY  
MEETS FUTURE

Five





## History meets future

The plot originally housed a tram depot, and the historical wall was all that was left. To preserve the legacy of the space, the wall was renovated and a new modern building was built on top. The combination of old and new nicely illustrates history meeting the future.



Foto: Archive DPP



## Established business location

Smichov is historically one of the city's most attractive business locations, thanks to its accessibility and many amenities. Skanska has already developed a project called Riverview across the street, which became the seat of MSD's IT Global Innovation Center. Five is a natural continuation of the development in the area.



## Bridge walk from city center

One would think that in order to get to Five you would need to take the metro or tram to Smíchov. However, you can also walk from the city center! The railway bridge has a pedestrian path, connecting the building with the city center riverbank.

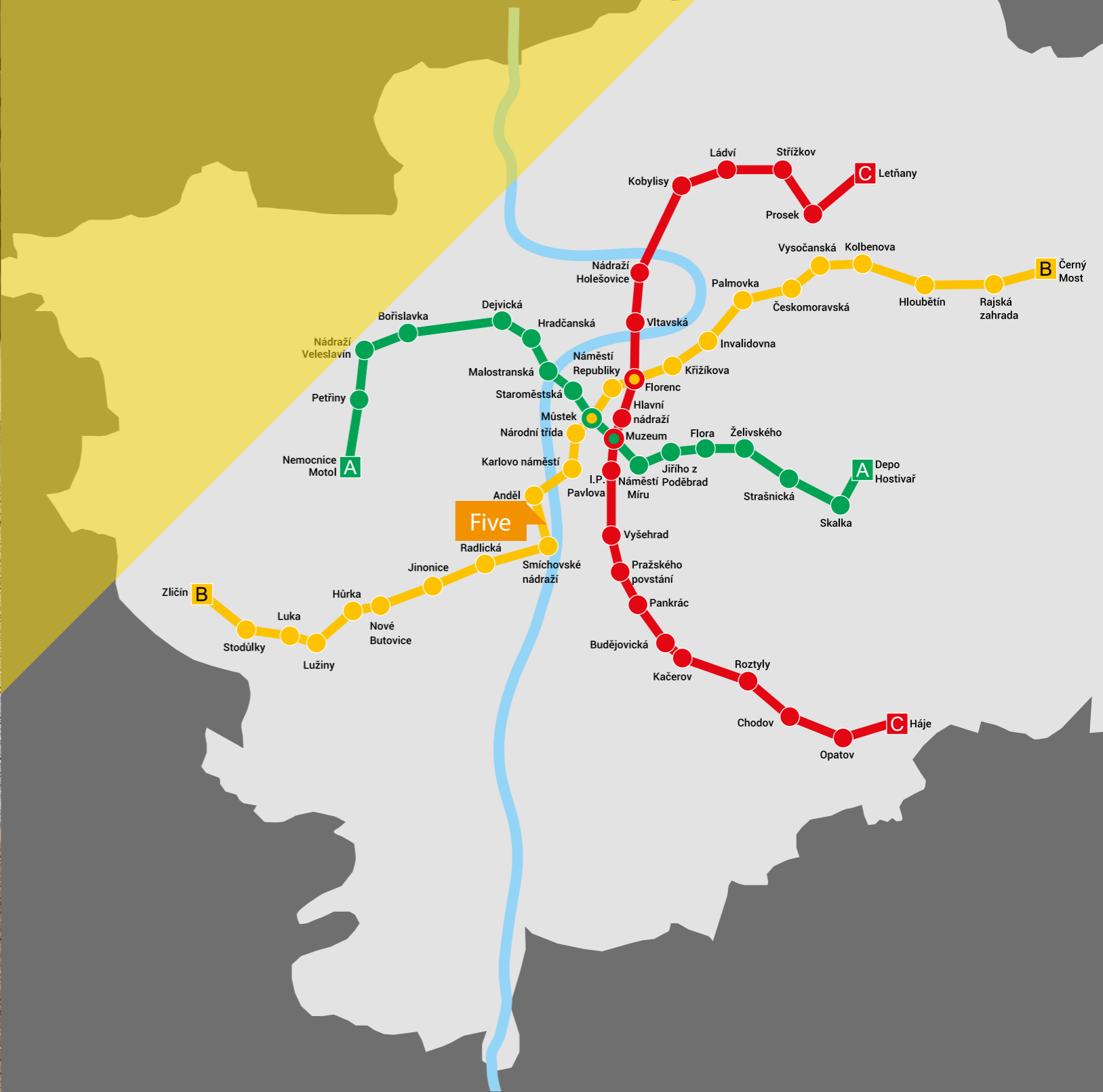


## Unique atmosphere

The atmosphere and the genius loci of the Smíchov district is unique thanks to the proximity of the river. The neighborhood is an inspiring place where new developments fit in with the industrial character of older buildings.

## Easy accessibility

Five is located within walking distance to the Anděl metro station and the Na Knížecí bus stop, allowing for an easy commute from both the city center and suburbs. Furthermore, the location offers direct access to the motorway to Plzeň as well as connections to the Prague ring road and the airport.





Airport   
R6 Karlovy Vary   
R7 Chomutov

Center   
Hlavní nádraží

Hotel Ibis   
Plzeňská   
Kobe fusion restaurant   
Hotel Mövenpick   
R5/D5 Plzeň

Shopping centre and Palace Cinemas – Nový Smíchov

CineStar   
Hotel Angelo   
Anděl   
Hombre Del Mundo   
Colosseum

5 min.

Bus station Praha – Na Knížecí

3 min.

Five

Hotel Angelo   
Barceló Praha Five

Potrefená husa   
Brewery Bar   
Hotel Angelis   
Dog's Bollocks

5 min.

Podskalská celnice   
U Kroka

Train station Praha – Smíchov

Smíchovské nádraží

5 min.

Wine & Food Market

Factory Pro

D1 – Brno   
City ring road

Jiráskův most

Karlovo náměstí

Resslova

V Botanice

Žitná

Ječná

Palackého náměstí

Palackého most

Zborovská

Hořejší nábr.

Oliva

Smíchov beach

Park Inn Prague

Tunnel Mřázovka – City Circuit

Ostrovského

Na Knížecí

Vltavská

Svornosti

Radlická

Erpet golf center

Swimming pool

Vyšehrad Castle

Císařská louka island

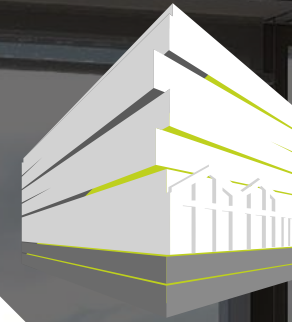
Strakonická

## Breathtaking views

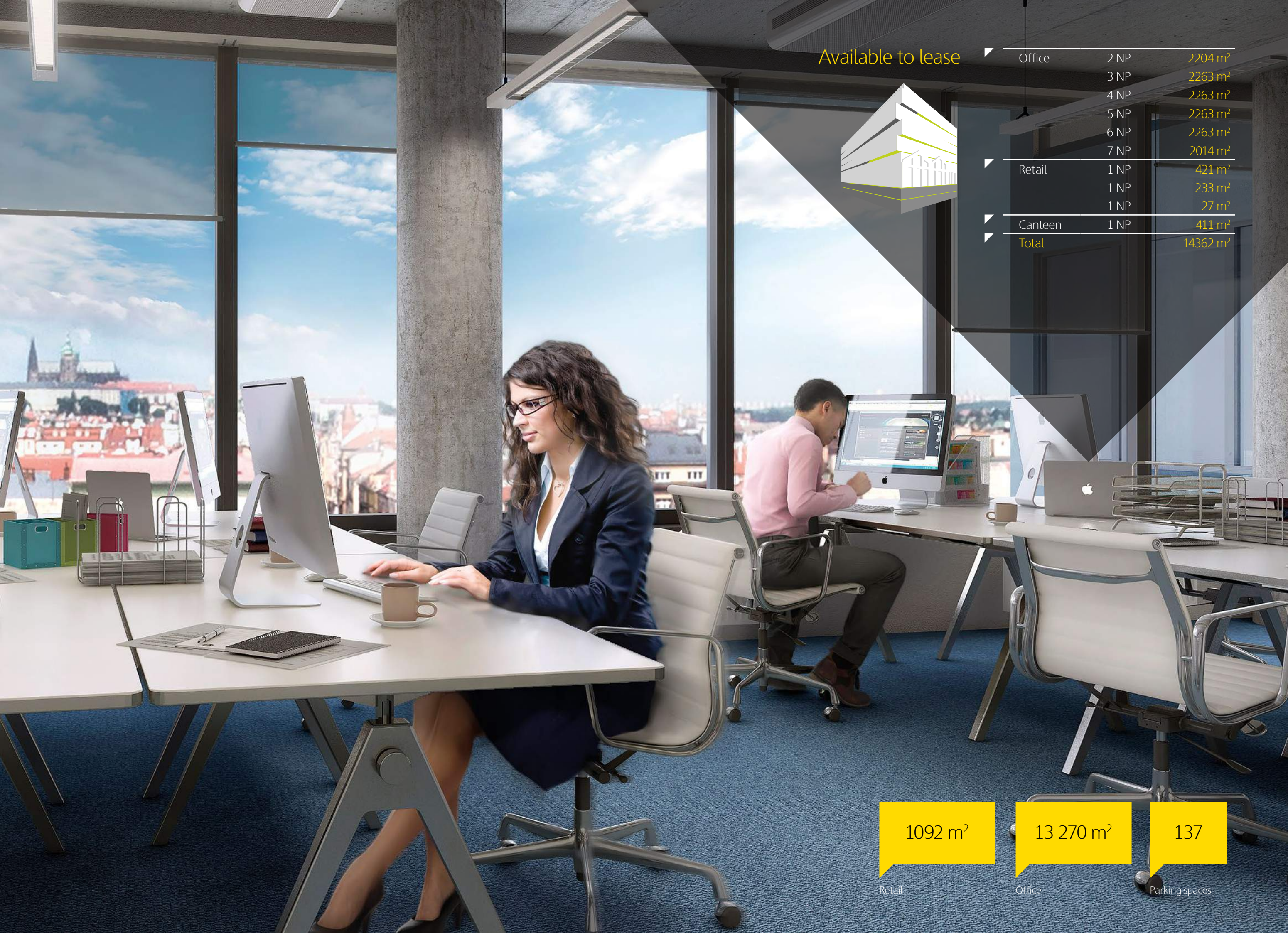
When you look out the window or step out onto one of the balconies, you can enjoy stunning views of the river, the Vyšehrad fortress and Prague Castle.



Available to lease



Office	2 NP	2204 m <sup>2</sup>
	3 NP	2263 m <sup>2</sup>
	4 NP	2263 m <sup>2</sup>
	5 NP	2263 m <sup>2</sup>
	6 NP	2263 m <sup>2</sup>
	7 NP	2014 m <sup>2</sup>
	Retail	1 NP
1 NP		233 m <sup>2</sup>
1 NP		27 m <sup>2</sup>
Canteen	1 NP	411 m <sup>2</sup>
<b>Total</b>		<b>14362 m<sup>2</sup></b>



1092 m<sup>2</sup>

Retail

13 270 m<sup>2</sup>

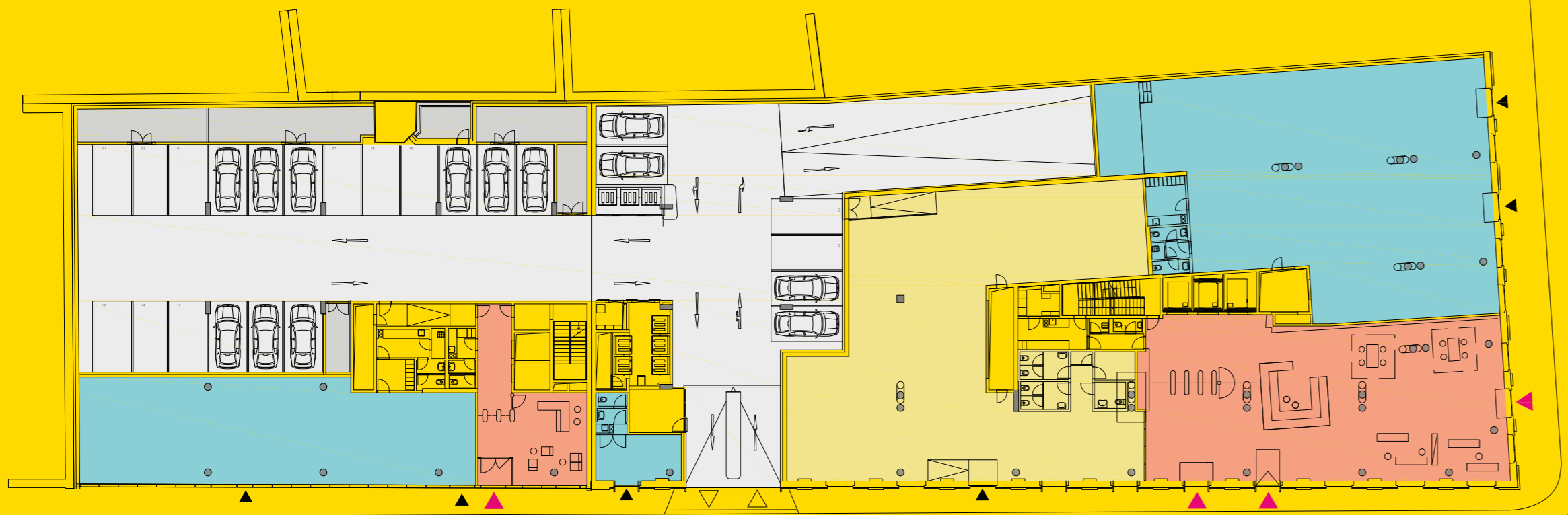
Office

137

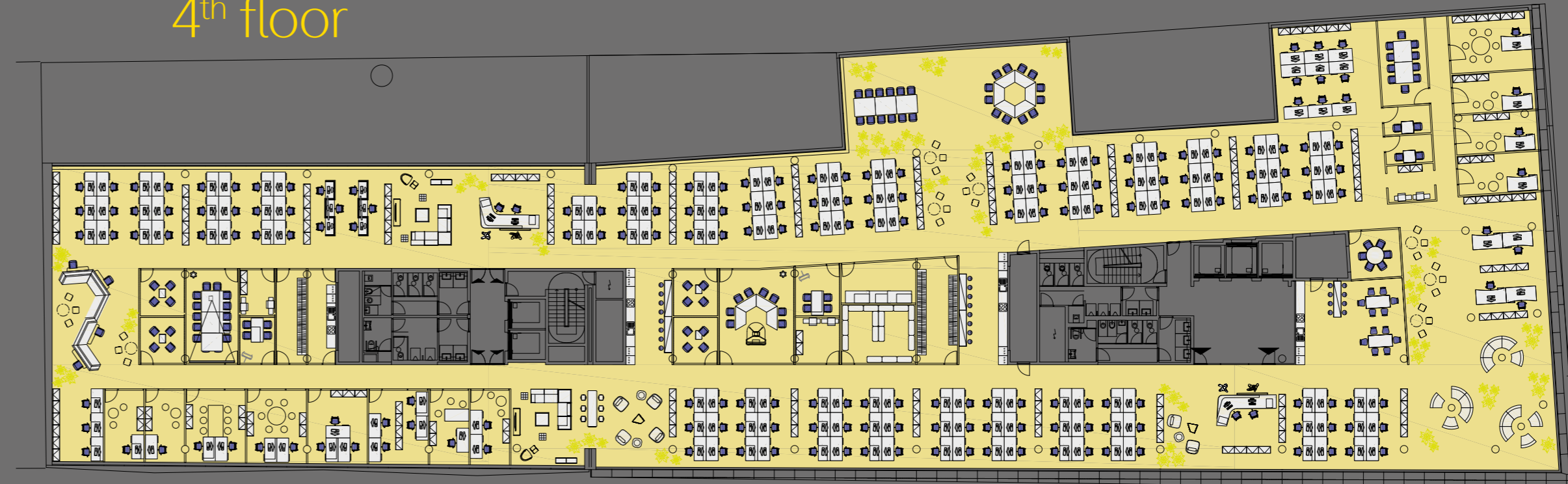
Parking spaces

# Flexible and efficient office space

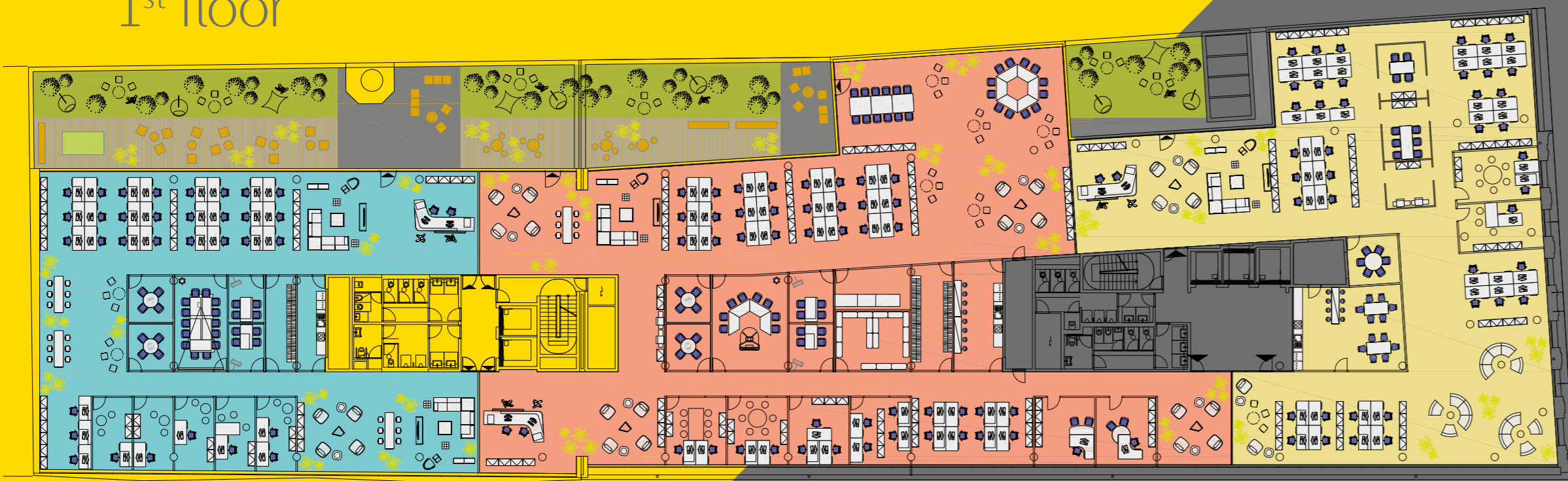
### Ground floor



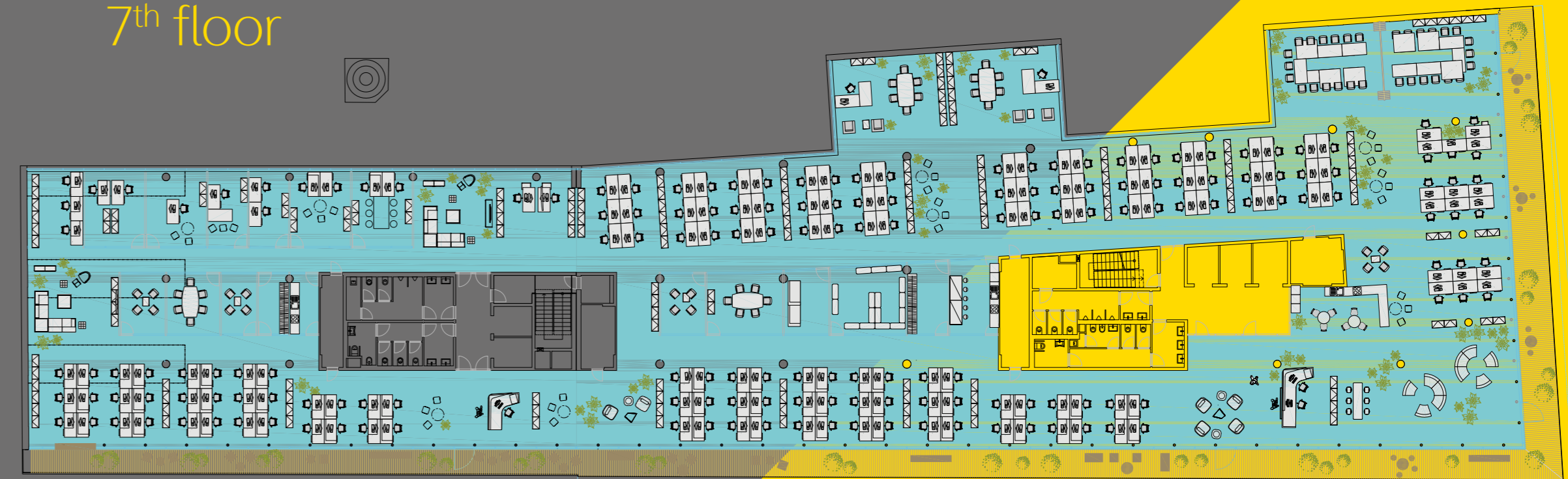
### 4th floor



### 1st floor



### 7th floor







## Playful design and Innovative features

Skanska focuses on the latest trends and innovations. Five keeps up with the newest trends, solutions and technologies. We understand that new generations need more than just a desk. Five is an inspiring and cool workplace where your employees will look forward to coming every day.

## Focus on sustainability

Sustainability is about addressing the needs of the future. We have focused on sustainability for years, and we are continuously trying to improve and reduce the environmental footprints of our projects. Five has been pre-certified LEED Platinum, the highest possible level, and we are looking intensely into the energy efficiency of the building.

## Healthy working environment

It is increasingly important for employers to use the office as a tool to attract and motivate people. Lots of natural light, plenty of fresh air, high quality air-conditioning, low-emitting chemical materials and LED lights will make your employees feel good in the workplace. Five also features a special garden, restaurant, terraces and stunning views – all factors that will help influence your employees' productivity and happiness.



## Technical specification and Green solutions

- Optimized ventilation, heating and cooling to avoid energy losses
- High-efficient air handling units with low air speed to ensure silent distribution of air
- Efficient cooling provided via cooling beams
- 30% more fresh air supply than required by standards
- Developed CO2 monitoring
- Advanced lighting system with daylight control
- LED lights in all areas resulting in significant energy savings
- Lights in corridors, staircases, toilettes and garages controlled by motion sensors
- Possibility to individual metering of media consumption for tenants
- 5 high-tech lifts with efficiency regenerative drives and destination control system
- Low-flow water fixtures with aerators and waterless urinals
- Rain-water collection for irrigation of greenery
- Use of certified wood (FSC) to support environmental sustainability
- Thorough control of chemicals used during construction and harmless in-built materials
- Spacious bike racks and changing rooms
- Exterior greenery on terrace and roof
- Intelligent building control and management systems
- Electronic fire detection system fully supported by sprinklers
- Automatic external shading system

Great visibility  
and exposure



