

Press Release

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Skanska commences construction on Riverview office building

Skanska Property Czech Republic started construction on the Riverview office building in Smíchov, Prague 5 at the end of May. Once completed, it will offer 7,000 sqm of modern, energy-efficient office space. The building, designed by the Tengbom architecture studio, was designed with the goal of achieving minimum LEED® Gold certification. Riverview is the first project by Skanska Property Czech Republic in this part of Prague. It should be completed in November 2014 and should be welcoming new tenants by December. Skanska, a.s. is the building's general supplier.

"Prague 5, specifically Smíchov, is an exceptionally attractive location with a low vacancy rate in office buildings. The Riverview project is to rise near the Anděl administration centre in a location with great transportation accessibility and beautiful views of the Vltava and Vyšehrad. On this plot, purchased back in 2008, we are building an energy-efficient office building that will offer high quality and considerable savings compared to other office buildings in this location," says Marie Passburg, Skanska Property Czech Republic President.

The seven-storey energy-efficient Riverview building is being built in Prague's Smíchov district, between Svornosti, U železničního mostu and Hořejší nábřeží streets. It is situated on the edge of the Anděl business district, in a green part of this otherwise busy area. Owing to its proximity to a city arterial route, it is very easily accessible by car. The nearest metro station is just a five-minute walk from the building, while the Anděl shopping centre is a ten-minute walk. There are bike paths near the property.

The Riverview building will provide 7,000 sqm of office space, 145 sqm of storage area and 90 parking places in an underground car park. The building is made up of two independent architectural wings. The rectangular, seven-storey section will face Svornosti Street, while the wedge-shaped, six-storey wing will feature a curved southern facade to ease the architectural weight of the building. There will be balconies at the point where both wings of the building meet, and the ground floor between the wings will feature an open atrium.

"Owing to its size, Riverview offers the feeling of having a unique identity. Each floor will offer approximately 1,080 sqm of space. Individual floors can easily be divided, which will allow for more tenants per floor. Having two tenants on each floor with one in each wing of the building is an ideal option," explains Alexandra Tomášková, the Riverview property leasing manager. She adds: "On the ground floor, we are planning a brasserie, similar to the one that is thriving in City Green Court property in Pankrác. The other two ground floor units can be used as showrooms or additional offices."

The Riverview property will be dominated by terraces and balconies that will ensure a pleasant work environment with relaxation opportunities for its tenants. Up to two-thirds of the facade will be glass-walled, which will let plenty of daylight into the interior areas.

Skanska Property Czech Republic wants to secure minimum of LEED® Gold certification for this project. "The building is designed to meet the certification requirements. The numerous measures include a light facade and green roof that prevent the building from overheating, exterior blinds and an efficient and energy-saving heating, ventilation and air conditioning system. Just as we did at City Green Court, we plan on having bicycle racks and cloakrooms with showers for cyclists. Thanks to these comfortable and energy-efficient measures, potential tenants will have lower energy costs compared to regular office buildings," adds Alexandra Tomášková.

Skanska Property Czech Republic, s.r.o. (www.skanska.cz/property) has been active on the Czech market since 1997 and has developed a number of office and commercial buildings in Prague. The company recently completed the City Green Court office project in Prague's Pankrác district. The project was the first in the Czech Republic to receive LEED® Platinum Core&Shell certification in 2009 system, which is the highest attainable level under the new LEED® standards. The Nordica Ostrava office building was the first in the Czech Republic to receive the EU GreenBuilding certificate for energy savings.

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