## **Rohan Business Centre** A building with a colonnade

Investor: ČSAD Praha holding, a.s. Architect: Architekti Hrůša & spol., Ateliér Brno, s.r.o.

A new building will be going up in the fast-developing locality of Karlín in Prague 8. CSAD Praha Holding is planning to build an office centre with about 9,200 m2 of leasable space under the name Rohan Business Centre on the site of the former Main Bus Station's parking lot along Rohanské nábřeží. Modern offices will take up 8,500 m2, 780 m2 will be dedicated to services or presentation spaces for the tenants. The project, the investment into which will reach approx. CZK 350 million, is planned to begin in the fall of 2010 and the construction should take about 18 months.

The Rohan Business Centre follows along the lines of the already-completed Amazon Court and River Diamond buildings and smoothly supplements the existing structure along Rohanské nábřeží to the Křižíkova metro station. The new building offers flexible office spaces usable for open space and traditional offices ranging in size from 150-1,300 m<sup>2</sup> on each of its eight storeys. A hundred parking spaces will be constructed on two basement levels. A pleasant spacious terrace will be available for tenants on the upper two floors, which recede from the street. The ground floor, on the other hand, offers area for placing showrooms, retail spaces and services. There are also plans for a restaurant or cafeteria for employees with a capacity of 50-60 seats.

The Rohan Business Centre bears the distinctive mark of the Hrůša & spol. atelier, from which came Brno's Galerie Vaňkovka and Triniti Office Center, among others. Unlike many glass office enclaves, this uses classic materials - plaster and natural stone, and with its overall concept and aesthetic it follows the natural scale and principle of the human perception of space. The architect looked for inspiration in Vienna and in Prague's Vinohrady district. The characteristic element of the construction is the generous, almost 4-metre-deep colonnade, which rises to a height of two storeys and creates a pleasant entryway in the direction from the nearby metro station. The facade is intentionally simple - smooth, segmented into three distinct bays. These give the building plasticity and let the two main entrances stand out, highlighted by a portal from black granite. The slits above both entrances simultaneously allow the lighting of the internal space with a more natural light. The openable windows with low parapets, which cut through the entire circumference of the snow-white façade in regular 1.3 metre modules, also enable natural lighting. The building is designed to be wheelchair-accessible.

The technical facilities correspond to current demands on a category-A building, including sprinklers or individually adjustable heating and air conditioning in the individual modules. An auxiliary energy source will be available to increase the capacity as needed by the future tenants. The building should be energy efficient. According to Eduard Foreit



from Jones Lang LaSalle, which is leasing out the project, service fees will range from CZK 95-115/m2/month. The rent is still at the launch prices, with the goal of achieving a value of EUR 16.50-17 during the course of the construction. That is planned for the fall of 2010. It will not apparently be built speculatively. "We are optimists and trust that the building will find tenants in threequarters of a year." Petr Vráblík, General Director of ČSAD Praha holding, a.s., stated. The project is still currently awaiting the building permit.

ČSAD Praha Holding already has experience with the Hrůša & spol. atelier that is behind the building's architectural concept from previous projects. They cooperated, for example, on the passenger terminal project at the bus station in Prague's Florenc, which was opened this June. Other projects are also on the way. The company owns land in Prague 4 and Prague 7 in addition to Prague 8. "They are predominantly office buildings, still in the preparatory phases," ČSAD Praha holding's Development Division Director Jan Benda elaborated. The land next to the old customs house in Karlín also belongs to CSAD. A block of flats with about 80 luxury flats are to go up here. The project has a valid zoning and planning decision. It is not yet being prepared for construction, though.