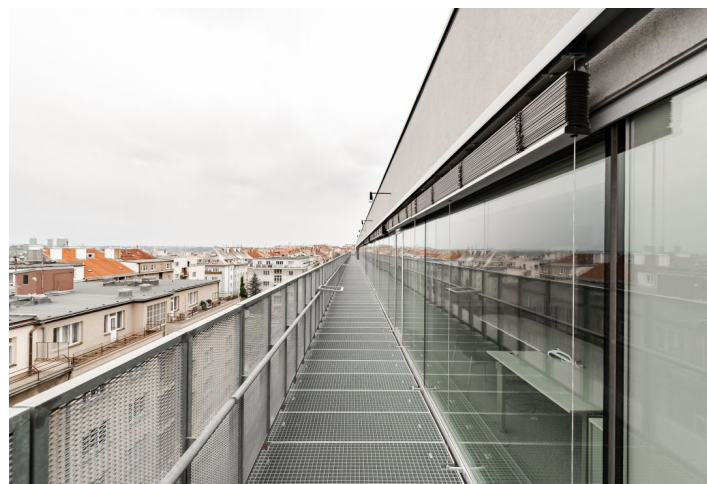
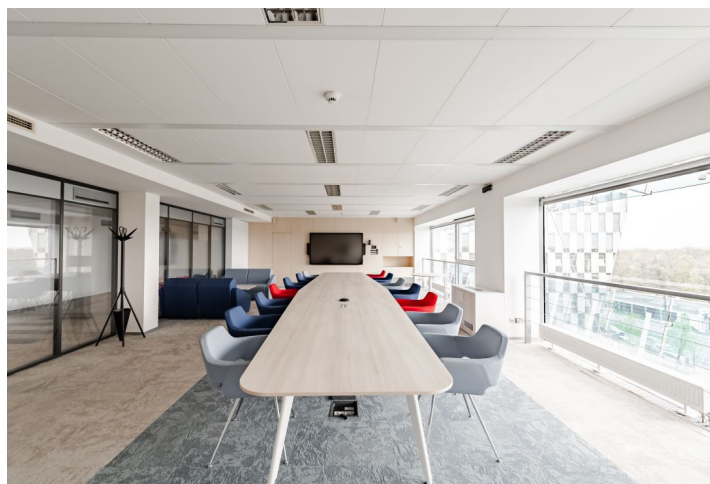




# Office building

€ 12.70 - 15.30 / m<sup>2</sup> | CZK 322 - 388 / m<sup>2</sup>

2 339 m<sup>2</sup>, Praha 3, Vinohrady, Vinohradská



**Office building**2 339 m<sup>2</sup>, Praha 3, Vinohrady, Vinohradská**€ 12.70 - 15.30 / m<sup>2</sup> | CZK 322 - 388 / m<sup>2</sup>**

Service price	200 CZK monthly per m <sup>2</sup>
Total building area	8 405 m <sup>2</sup>
Tenant consumption	—
Parking	100 - 120 EUR
Parking service charges	300
Parking ratio	—
Certification	—
PENB	D
Reference number	100282

**Modern office space for lease in a building with excellent transport accessibility in the immediate vicinity of the metro station Želivského (line A). Possibility of parking in the underground garage. Typical floor 1 200 sq. m, 6 floors. Horizontal parapet strips of reflective glass mirror the movement of the square - a significant element of the building.**

**Location:**

Excellent transport accessibility by car and public transport. All civic amenities in the vicinity including kindergartens, primary and secondary schools, restaurants and shops.

**Features and Services:**

Offices - suspended ceilings clear height 2,7 meters  
 Corridors - suspended ceilings clear height 2,55 m  
 Openable windows  
 3 elevator cores (4 elevators in total - 1st floor, 6th floor)  
 Generous entrance lobby  
 Underground and surface parking  
 South terrace on 6. NP (accessible only to 6th floor tenants)  
 Newly refurbished sanitary facilities - 2 zones on each floor  
 Relaxation zone with fully equipped kitchen on each floor  
 Beautiful views towards the greenery of the Olšany Cemetery  
 Green park zone with benches on a private square in front of the building  
 Air conditioning - system with individual temperature control  
 Heating with hot water fancoils  
 External electrically controlled horizontal blinds (south facade)  
 Possibility to use the existing IT infrastructure in the window and floor troughs  
 Premises equipped with IT cabling to each workstation, according to the current layout  
 Data rooms (server rooms) on each floor equipped with separate cooling  
 State-of-the-art high-capacity telecommunications connections  
 Unlimited connection capacity  
 Unlimited choice of operator  
 Complete readiness for installation of any IT solution  
 Backup diesel generator with capacity for tenants  
 Electronic smoke detectors

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Central fire department security desk

Automatic blinds

Bicycle friendly

Pets friendly

Round-the-clock security service throughout the property

365/7/24 accessibility

Caretaker and maintenance staff present every working day

Common areas controlled by CCTV cameras

Rental and service charges listed without VAT. Lessee pays no commission.



# Office building

2 339 m<sup>2</sup>, Praha 3, Vinohrady, Vinohradská

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