



## Office building

550 m<sup>2</sup>, Prague 3, Žižkov, Hartigova

€ 12.00 - 16.50 / m<sup>2</sup> | CZK 304 - 417 / m<sup>2</sup>



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Service price	100 CZK monthly per m <sup>2</sup>
Total building area	7 800 m <sup>2</sup>
Tenant consumption	Separately metered services supplied directly to the tenant
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	101452

**Office building in Prague 3 offers office space for lease. The building has a card access system, smoke detectors, air conditioning, openable windows and a representative reception. Possibility to use conference rooms. Parking is available in the underground garage, where 55 parking spaces are available.**

**Location:**

The building is easily accessible by public transportation or by car. Tram stops are directly in front of the building, bus stops are located nearby. The closest metro station, Želivského (A line), is within 10 minutes by tram. Easy access to highways D10, D11.

**Features and Services:**

- Parking in garages
- Terraces, balconies
- Reception
- Security 24/7
- Conference rooms
- Raised floors
- Lowered ceilings
- Ceiling height 3 m
- Openable windows
- Air conditioning
- Air ventilation
- Smoke detectors
- Electrical fire signalling
- Camera system
- Card access

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



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