



Prague 3, Vinohrady, Vinohradská

Service price	150 CZK monthly per m <sup>2</sup>
Available area	1 232 m <sup>2</sup>
Cellar	-
Parking	EUR 100 - 120 / pp / month
PENB	D
Reference number	101739

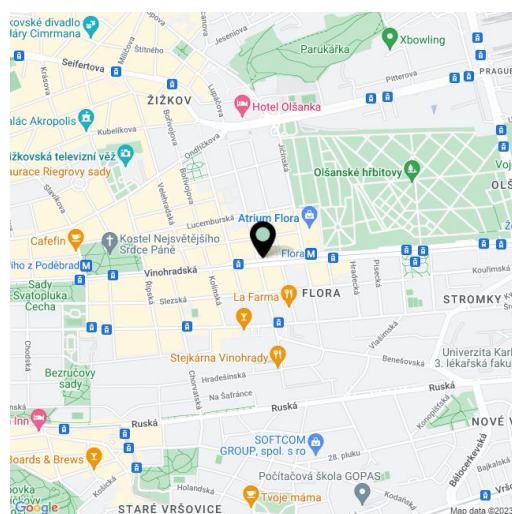
Modern office space for lease on the 4th floor in a building with excellent transport accessibility in the immediate vicinity of the metro station Želivského (line A). Possibility of parking in the underground garage. Typical floor 1160 sq. m, 6 floors. Horizontal parapet strips of reflective glass mirror 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
- 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



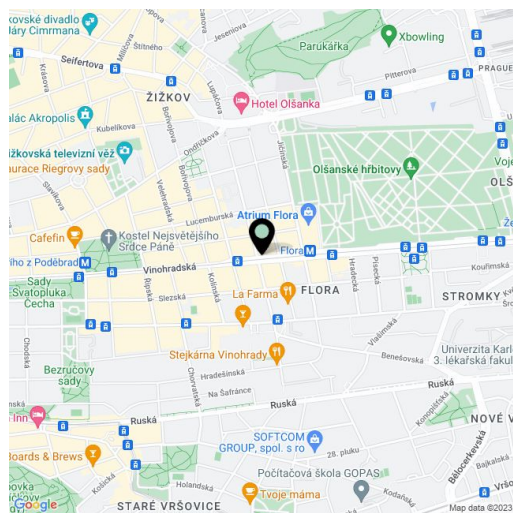
**Office space**

Prague 3, Vinohrady, Vinohradská

**Rented**

<b>Service price</b>	150 CZK monthly per m <sup>2</sup>
<b>Available area</b>	1 232 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 100 - 120 / pp / month
<b>PENB</b>	D
<b>Reference number</b>	101739

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





**Plochy**

Kanceláře	1232 m <sup>2</sup>
Chodby a komunikace	123 m <sup>2</sup>
Sociální zázemí	66 m <sup>2</sup>
IT	18,60 m <sup>2</sup>

