



**Office space**

Prague 10, Strašnice, Vinohradská

**Rented**

<b>Service price</b>	120 CZK monthly per m <sup>2</sup>
<b>Available area</b>	534 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 135 / pp / month
<b>PENB</b>	G
<b>Reference number</b>	103615

This brand new project, which will be located on the border of Vinohrady, Strašnice, and Žižkov, will offer up to 95,000 sq. m. of office space for lease, responding to the current situation and latest trends. The advantage of the project is its location, which, although standing on vibrant Vinohradská Street, retains its tranquility amidst urban greenery. The spaces will have both quality lighting and acoustics, as well as proper air circulation. An ideal place for those looking for a healthy working environment.

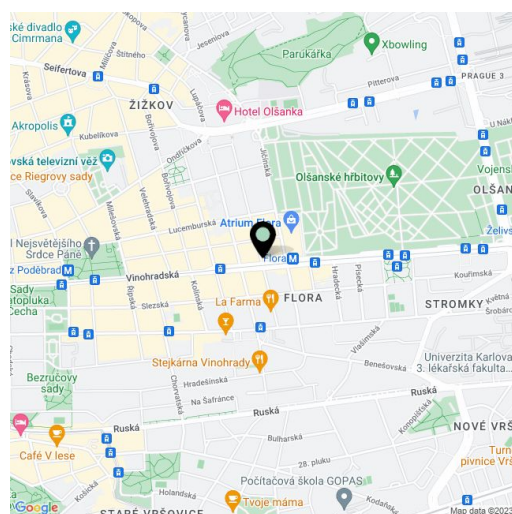
**Location:**

Great accessibility by public transport. The building is located right next to the Vinohradské hřbitovy tram stop and the Želivského metro station (line A) is a 2-minute walk away. The city center can be reached by metro in 10 minutes. Easy connection to the D1, D4, D8, and D11 highways.

**Features and Services:**

- Contactless entry via mobile phone
- 24/7 reception
- Charging station for electric vehicles
- Fitting rooms and showers
- Bike storage
- Shared meeting room
- Active cooling beams
- Smart window blind control
- Openable windows
- Professional recording studio
- 5G network coverage
- Parking spaces
- App
- Service Community Manager for tenants
- LEED Platinum certification

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







3.NP

3.NP	Plocha
Office #01	386,0 m <sup>2</sup>
Office #02	402,1 m <sup>2</sup>
Office #03	363,9 m <sup>2</sup>
Office #04	430,9 m <sup>2</sup>
	<b>1582,9 m<sup>2</sup></b>
WC #01	23,1 m <sup>2</sup>
WC #02	23,4 m <sup>2</sup>
WC #03	22,9 m <sup>2</sup>
WC #04	22,9 m <sup>2</sup>
	<b>92,4 m<sup>2</sup></b>
WC TP	8,5 m <sup>2</sup>
Lobby	35,3 m <sup>2</sup>
	<b>43,8 m<sup>2</sup></b>
Terasa #01	59,9 m <sup>2</sup>
Terasa #02	73,4 m <sup>2</sup>
Terasa #03	301,1 m <sup>2</sup>

- VZT pro kuchynku
- ZTI pro kuchynku
- Příprava pro chlázení serverů

