

**Office space**

Prague 5, Košíře, Vrchlického

**€ 16.00 / m<sup>2</sup> | CZK 402 / m<sup>2</sup>**

<b>Service price</b>	190 CZK monthly per m <sup>2</sup>
<b>Available area</b>	763 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	Yes
<b>PENB</b>	B
<b>Reference number</b>	105632

Office space for lease on the 1st floor in a modern office building between Plzeňská and Vrchlického streets in the Košíře district. This building has excellent transport accessibility, including fast connections to the centre of Prague and the international airport.

The building has a triangular floor plan with three basements and eight floors, including garages and technical rooms. The ground floor offers a lobby with reception, restaurant and lounges. The façade is of lightweight cladding with triple glazing.

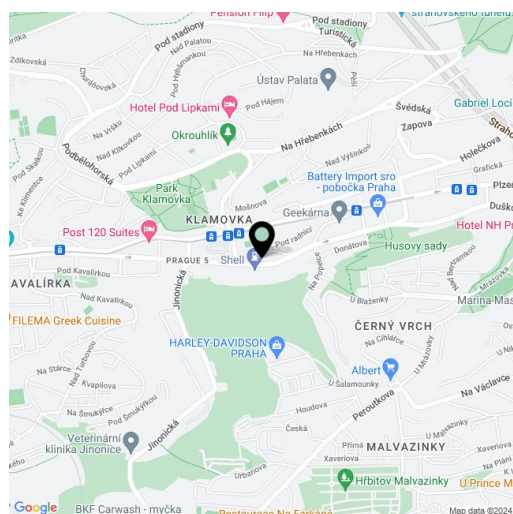
**Location:**

Fast connection to the centre of Prague and the international airport; tram and bus stops in the vicinity. The journey by car to Wenceslas Square takes a maximum of 15 minutes, while the Václav Havel Airport can be reached in 20 minutes.

**Features and Services:**

- Parking
- HVAC engine room
- Cooling
- Boiler room
- Sprinkler room
- Entrance hall with reception
- Restaurant

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



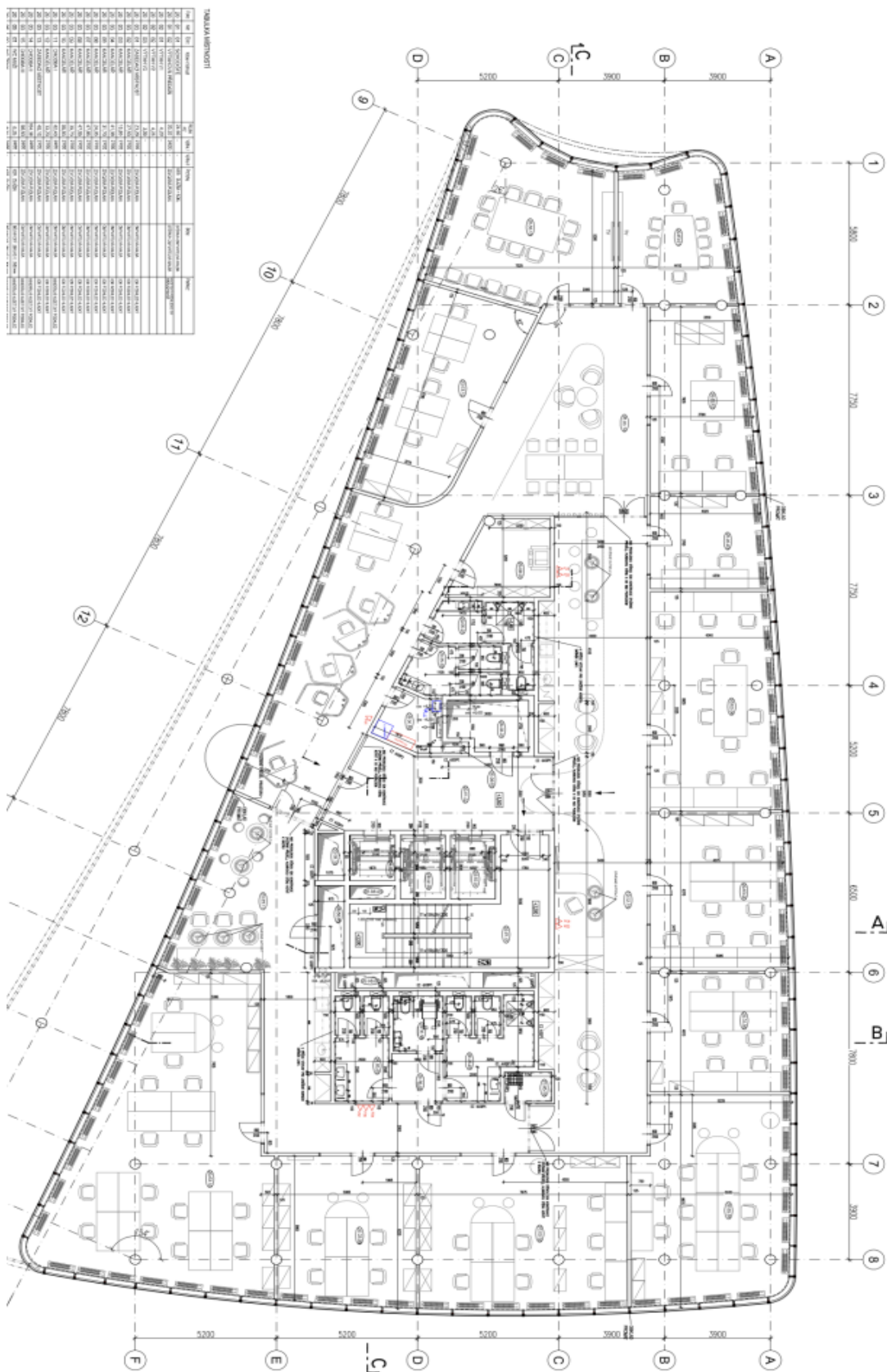


TABLEAU DÉTAILLÉ

NO	DESIGNATION	NO	DESIGNATION	NO	DESIGNATION
01	RECEPTION	01	RECEPTION	01	RECEPTION
02	OFFICE	02	OFFICE	02	OFFICE
03	CONFERENCE ROOM	03	CONFERENCE ROOM	03	CONFERENCE ROOM
04	MEETING ROOM	04	MEETING ROOM	04	MEETING ROOM
05	RESTROOM	05	RESTROOM	05	RESTROOM
06	STAIR	06	STAIR	06	STAIR
07	ELEVATOR	07	ELEVATOR	07	ELEVATOR
08	LOBBY	08	LOBBY	08	LOBBY
09	RECEPTION	09	RECEPTION	09	RECEPTION
10	OFFICE	10	OFFICE	10	OFFICE
11	CONFERENCE ROOM	11	CONFERENCE ROOM	11	CONFERENCE ROOM
12	MEETING ROOM	12	MEETING ROOM	12	MEETING ROOM
13	RESTROOM	13	RESTROOM	13	RESTROOM
14	STAIR	14	STAIR	14	STAIR
15	ELEVATOR	15	ELEVATOR	15	ELEVATOR
16	LOBBY	16	LOBBY	16	LOBBY
17	RECEPTION	17	RECEPTION	17	RECEPTION
18	OFFICE	18	OFFICE	18	OFFICE
19	CONFERENCE ROOM	19	CONFERENCE ROOM	19	CONFERENCE ROOM
20	MEETING ROOM	20	MEETING ROOM	20	MEETING ROOM
21	RESTROOM	21	RESTROOM	21	RESTROOM
22	STAIR	22	STAIR	22	STAIR
23	ELEVATOR	23	ELEVATOR	23	ELEVATOR
24	LOBBY	24	LOBBY	24	LOBBY
25	RECEPTION	25	RECEPTION	25	RECEPTION
26	OFFICE	26	OFFICE	26	OFFICE
27	CONFERENCE ROOM	27	CONFERENCE ROOM	27	CONFERENCE ROOM
28	MEETING ROOM	28	MEETING ROOM	28	MEETING ROOM
29	RESTROOM	29	RESTROOM	29	RESTROOM
30	STAIR	30	STAIR	30	STAIR
31	ELEVATOR	31	ELEVATOR	31	ELEVATOR
32	LOBBY	32	LOBBY	32	LOBBY
33	RECEPTION	33	RECEPTION	33	RECEPTION
34	OFFICE	34	OFFICE	34	OFFICE
35	CONFERENCE ROOM	35	CONFERENCE ROOM	35	CONFERENCE ROOM
36	MEETING ROOM	36	MEETING ROOM	36	MEETING ROOM
37	RESTROOM	37	RESTROOM	37	RESTROOM
38	STAIR	38	STAIR	38	STAIR
39	ELEVATOR	39	ELEVATOR	39	ELEVATOR
40	LOBBY	40	LOBBY	40	LOBBY