

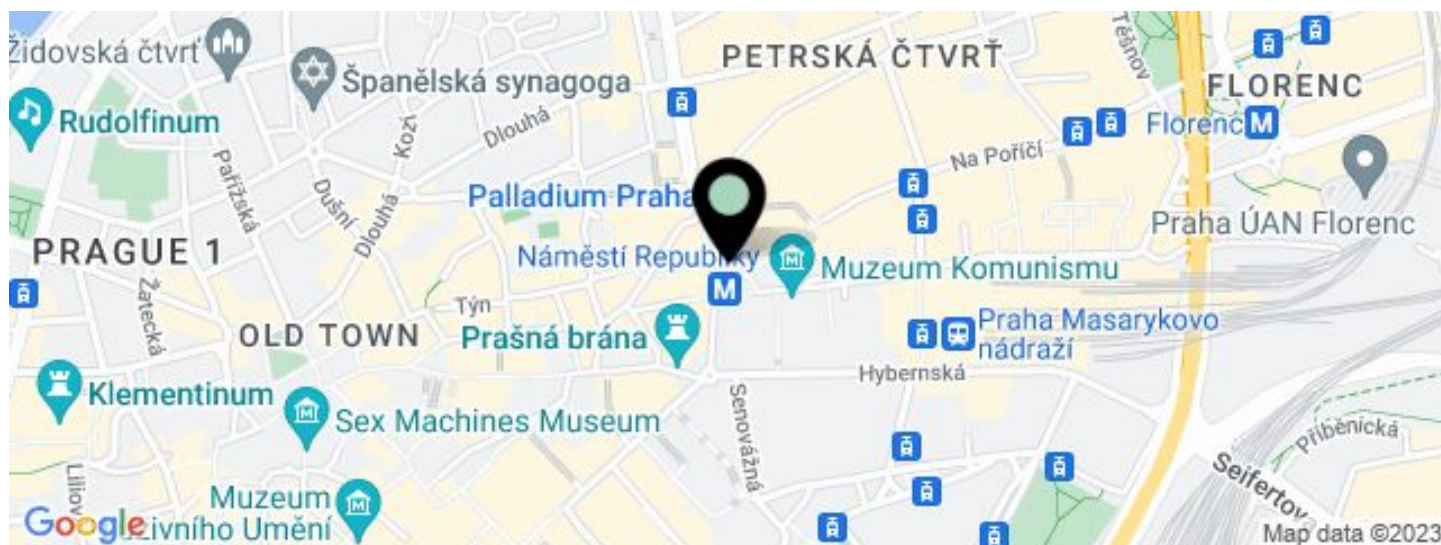


# Office building

€ 23.00 / m<sup>2</sup> | CZK 577 / m<sup>2</sup>

4 750 m<sup>2</sup>, Prague 1, Nové Město, náměstí Republiky



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd floor	653 m <sup>2</sup>	168 CZK monthly per m <sup>2</sup>	Yes	€ 23 / m <sup>2</sup>
Office space, 3rd floor	1 722 m <sup>2</sup>	168 CZK monthly per m <sup>2</sup>	Yes	€ 23 / m <sup>2</sup>
Office space, 3rd floor	2 375 m <sup>2</sup>	168 CZK monthly per m <sup>2</sup>	Yes	€ 23 / m <sup>2</sup>

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Service price	168 CZK monthly per m <sup>2</sup>
Total building area	19 500 m <sup>2</sup>
Tenant consumption	—
Parking	200 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	14183

**Modern office space for lease in an excellent location on náměstí Republiky with direct access to a shopping centre with 180 shops and more than 20 restaurants and cafes. The five-storey building has won many prestigious awards - CEE Building of the Year 2007, Best of Realty 2007. The typical floor has 8 300 sq. m.**

**Location:**

Great transport availability by public transport. Right in front of the building is located a tram stop Náměstí Republiky and metro station Náměstí Republiky (line B).

**Features and Services:**

Two entrance lobbies with reception services  
 Barrier-free access  
 Highly experienced on-site facility management  
 Security 24/7  
 Freight elevators  
 Underground parking  
 Charging of e-cars  
 Car wash  
 Bicycle parking  
 Showers for the tenants  
 Roof terraces  
 View on Old Town and Letná Park  
 Technical standards  
 Tailored space to tenants' needs  
 Lots of natural lighting  
 Fully glazed facade  
 Suspended ceilings with a clear heights of 3 m  
 LED lights  
 Raised floors  
 High-quality carpet in squares  
 Four-pipe air conditioning system  
 Openable windows  
 Individually adjustable temperature  
 Ceiling fan-coils for cooling and heating  
 Automatic external blinds  
 Optical cable connection point  
 Smoke detectors and sprinklers  
 Modern access security control system

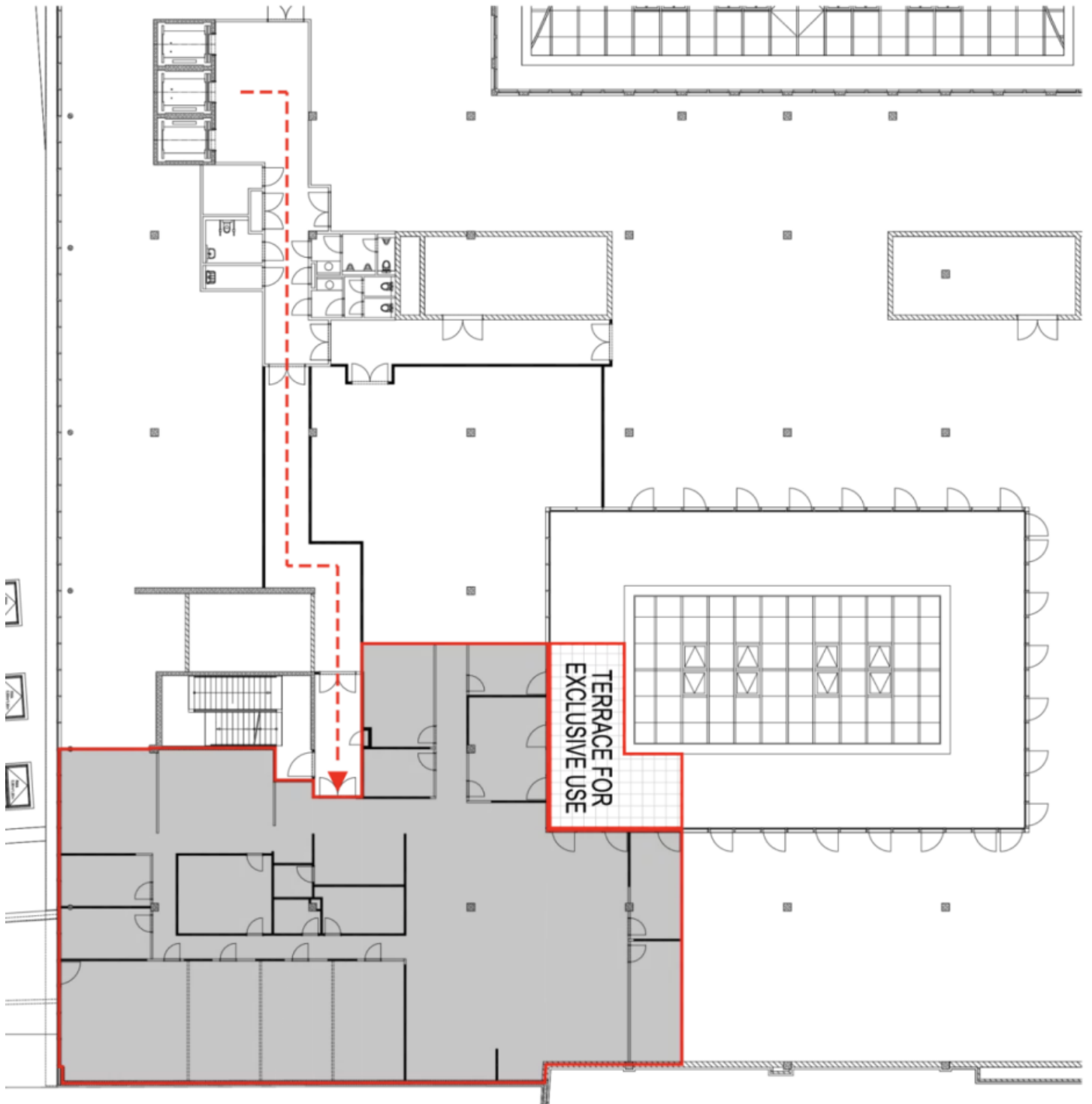
Rental and service charges listed without VAT. Lessee pays no commission.



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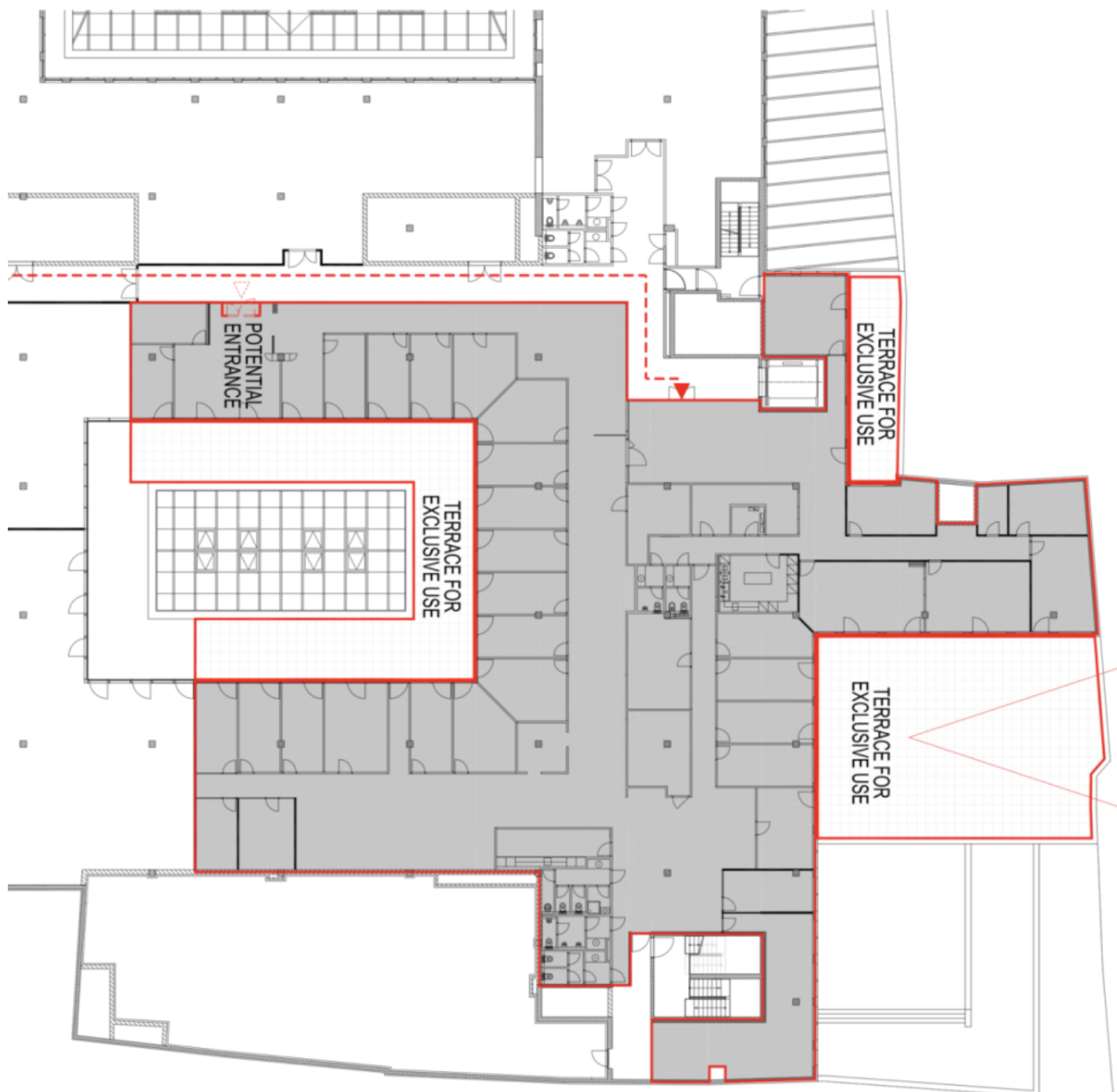




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