

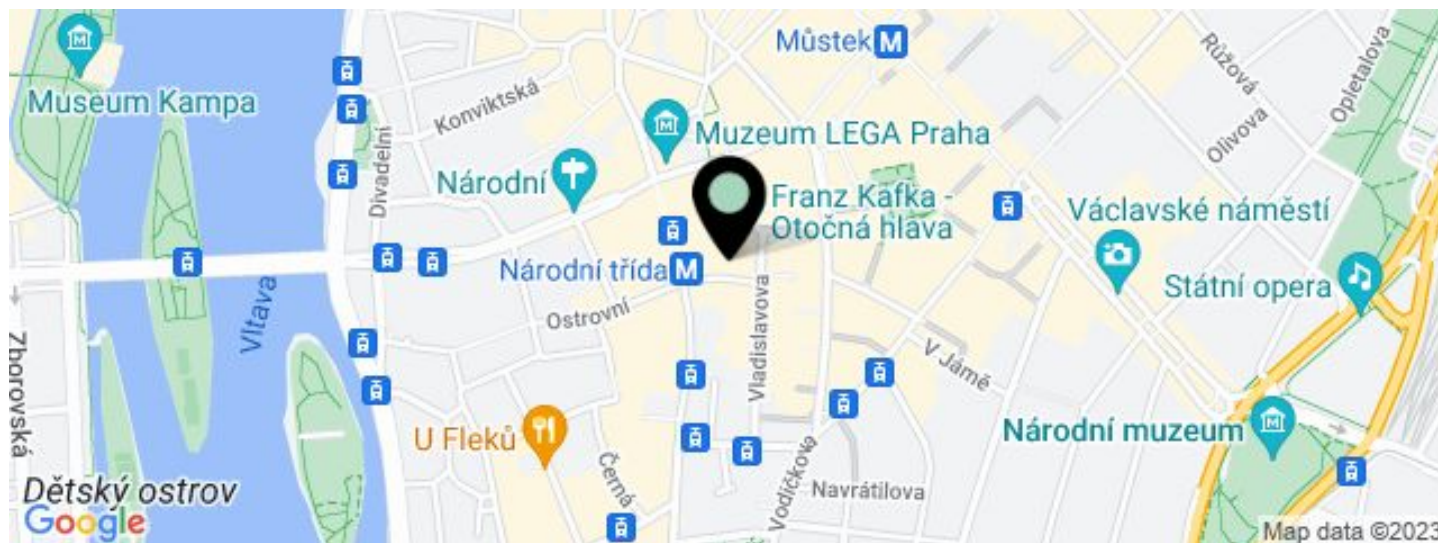


## Office building

2 224 m<sup>2</sup>, Prague 1, Nové Město, Purkyňova

Ask for price



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Sublease, Office space, 7th floor + 2 private terraces	511 m <sup>2</sup>	172 CZK monthly per m <sup>2</sup>	EUR 330 / pp / month	Ask for price
Office space, 5th floor	920 - 1 863 m <sup>2</sup>	172 CZK monthly per m <sup>2</sup>	EUR 330 / ps / month	€ 27.50 / m <sup>2</sup>





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Total building area	16 500 m <sup>2</sup>
Tenant consumption	—
Parking	330 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	14352

**Modern multifunctional complex with high standard office space, commercial premises and apartments in the city center, close to Národní třída near Wenceslas Square, designed by Jakub Cigler Architekti.**

There is also a small park with trees with a high moving statue of the head of the writer Franz Kafka. Office space has a terrace overlooking Prague Castle and is located on the six upper floors of the building. The unique four-leaf clover shape allows daylight to be easily accessed in all areas. The building received the prestigious LEED Silver certification

### Location:

The project is situated in the heart of Prague 1. Excellent access by public transport – right above the metro station Národní třída (line B), tram line hub next to the entrance, two railway stations in close vicinity and easy connection to main roads. Excellent civil amenities – shopping gallery and restaurants in the building, pleasant square with restaurants and places to relax under trees in front of the building.

### Features and Services:

- Separate central office reception
- 24/7 access and security service
- Electronic card access system
- Disabled access
- Four passenger elevators
- Storage available in basement
- Sprinkler system
- Electronic fire and security system
- CCTV in common areas
- Underground garages

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



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