



## Office building

586 m<sup>2</sup>, Prague 4, Michle, Želetavská

Rented





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Service price	146 CZK monthly per m <sup>2</sup>
Total building area	27 990 m <sup>2</sup>
Tenant consumption	—
Parking	125 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	14478

The administrative building offers for lease high quality office and retail space with the use of top technologies with BREEAM certification. With its specific cross-shaped wings, the building provides an interior environment with an abundance of natural light and panoramic views. The building boasts a roof terrace, cafeteria and a shopping arcade with a variety of shops and services. Typical floor space 1 750 m<sup>2</sup>.

### Location:

The building is situated within the BB Centrum in Prague 4 with very easy accessibility by car and also by public transport – from the Budějovická metro station and bus stops. Baar Park is located in the immediate vicinity, with a large water fountain, mature trees, benches, a free Wi-Fi zone and a pétanque court.

### Facilities and Services:

- Elevated floors with carpeting
- Integrated lighting
- Air-conditioning
- Magnetic card access system
- 940 parking spaces
- Roof terrace

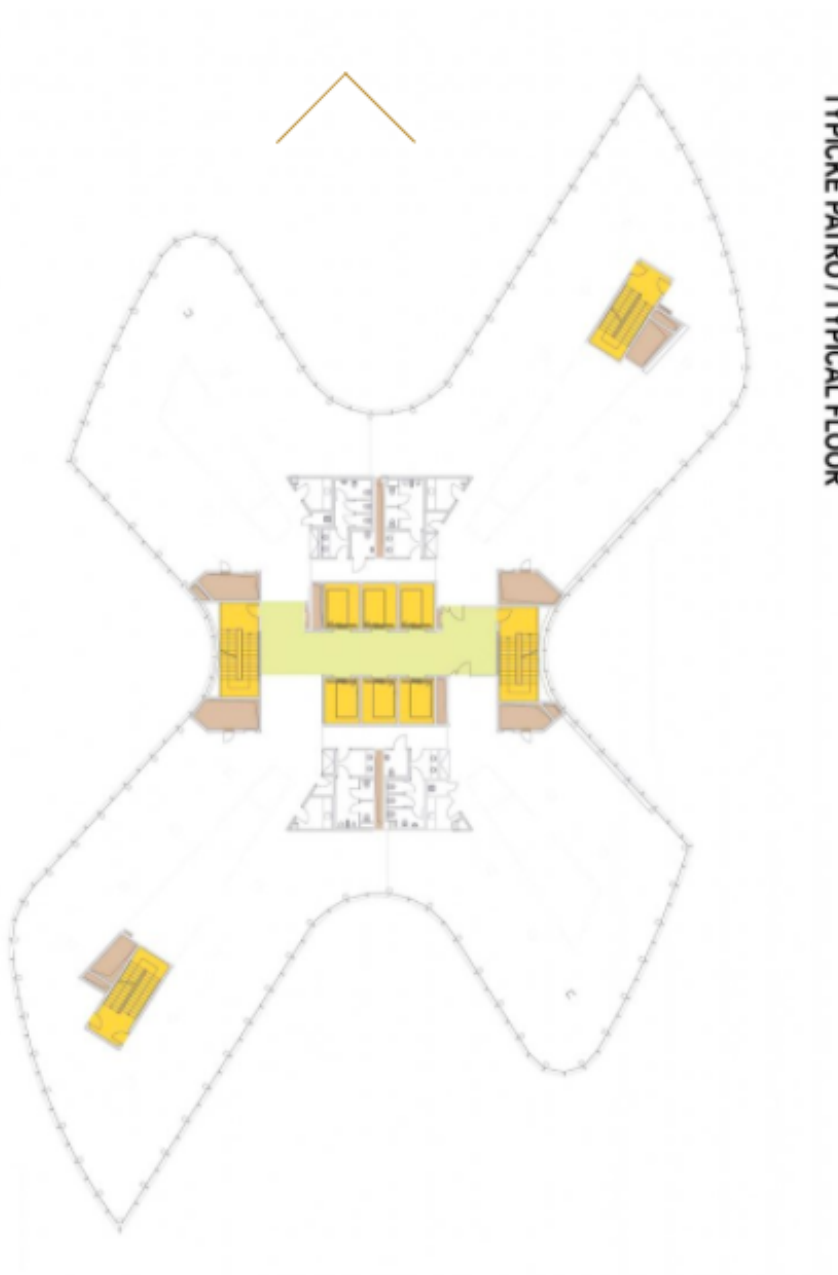
Rental and service charges listed without VAT. Lessee pays no commission.



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TYPICKE PATRO / TYPICAL FLOOR