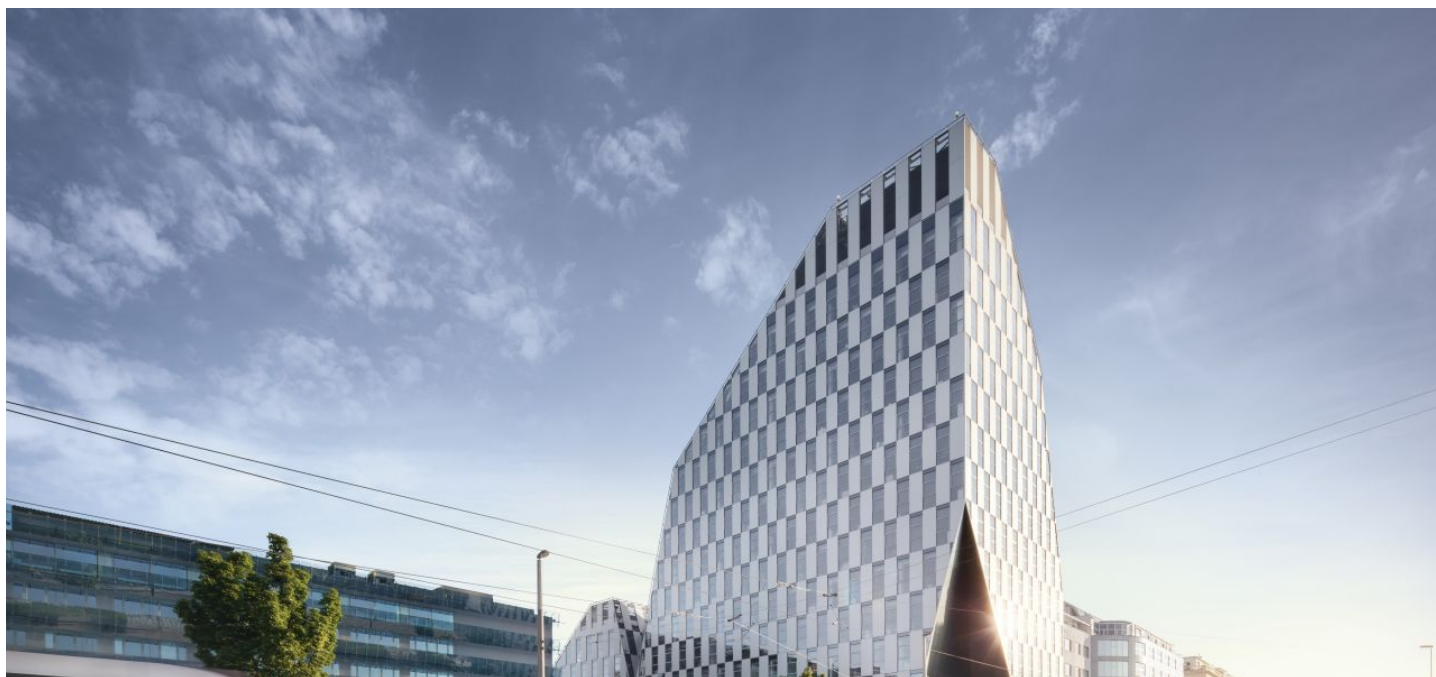




Office building

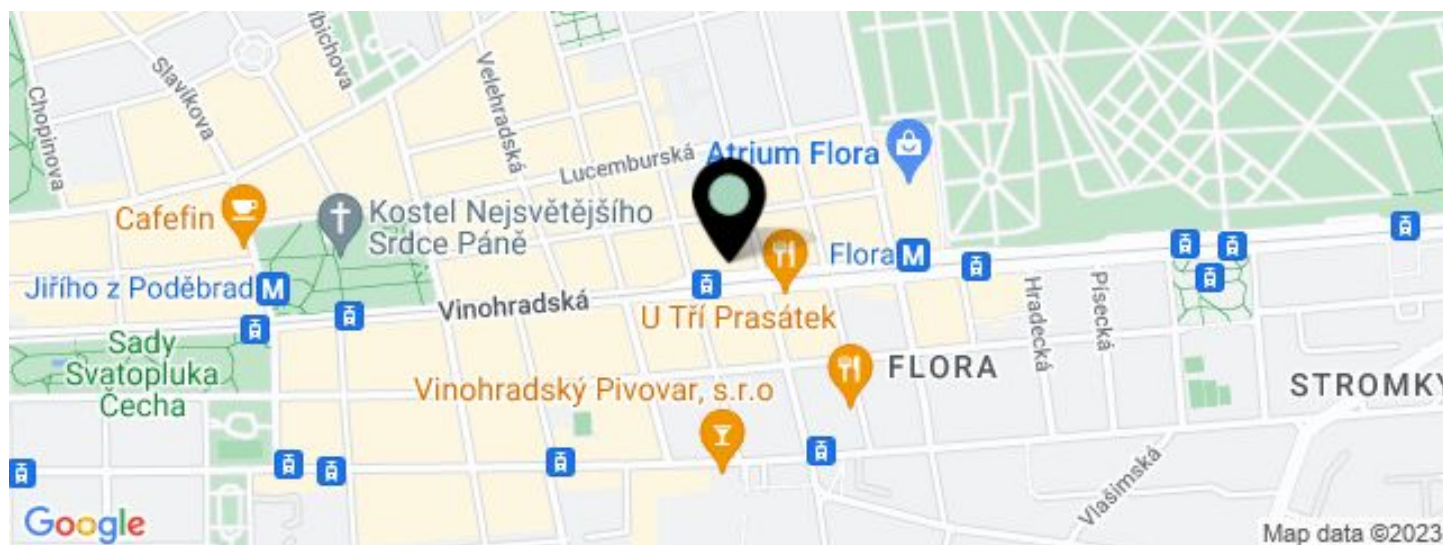
Prague 3, Vinohrady, Vinohradská

€ 15.50 / m² | CZK 389 / m²



**Office building****€ 15.50 / m² | CZK 389 / m²**

Prague 3, Vinohrady, Vinohradská



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Sublease, Office space, 12th floor	446 m ²	120 CZK monthly per m ²	EUR 130 / ps / month	€ 14 / m ²

**Office building**

Prague 3, Vinohrady, Vinohradská

€ 15.50 / m² | CZK 389 / m²

Service price	150 CZK monthly per m ²
Total building area	12 683 m ²
Tenant consumption	—
Parking	145 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	14499

Modern 14-storey A-category office building offers office and retail space for lease with the highest international standards. The building has been designed by Atelier 15 under the direction of Libor Hrdoušek and prominent Czech architect Radek Lampa.

Location:

The new administrative project is located in a lucrative district of Prague – Vinohrady, close to tram stops and the Želivského metro station (line A). Good connection to the Prague Ring Road and the D1 highway.

Features and Services:

Suspended or recessed lighting fixtures
Option for a separate kitchenette in each floor section
Raised floor system with floor boxes for electrical installations
Provision of telephone and internet line connections
Possibility to install TV and satellite outlets
Diesel generator for power outage backup
Central ventilation and air conditioning in all building areas supplemented by an individual system of induction units
4 passenger elevators
Individual temperature control in each created room
Interior blinds
Central reception
24/7 security service
Access control with magnetic card
Smoke detectors in all areas at risk of fire, electronic fire alarm system
Sprinklers
CCTV system

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

