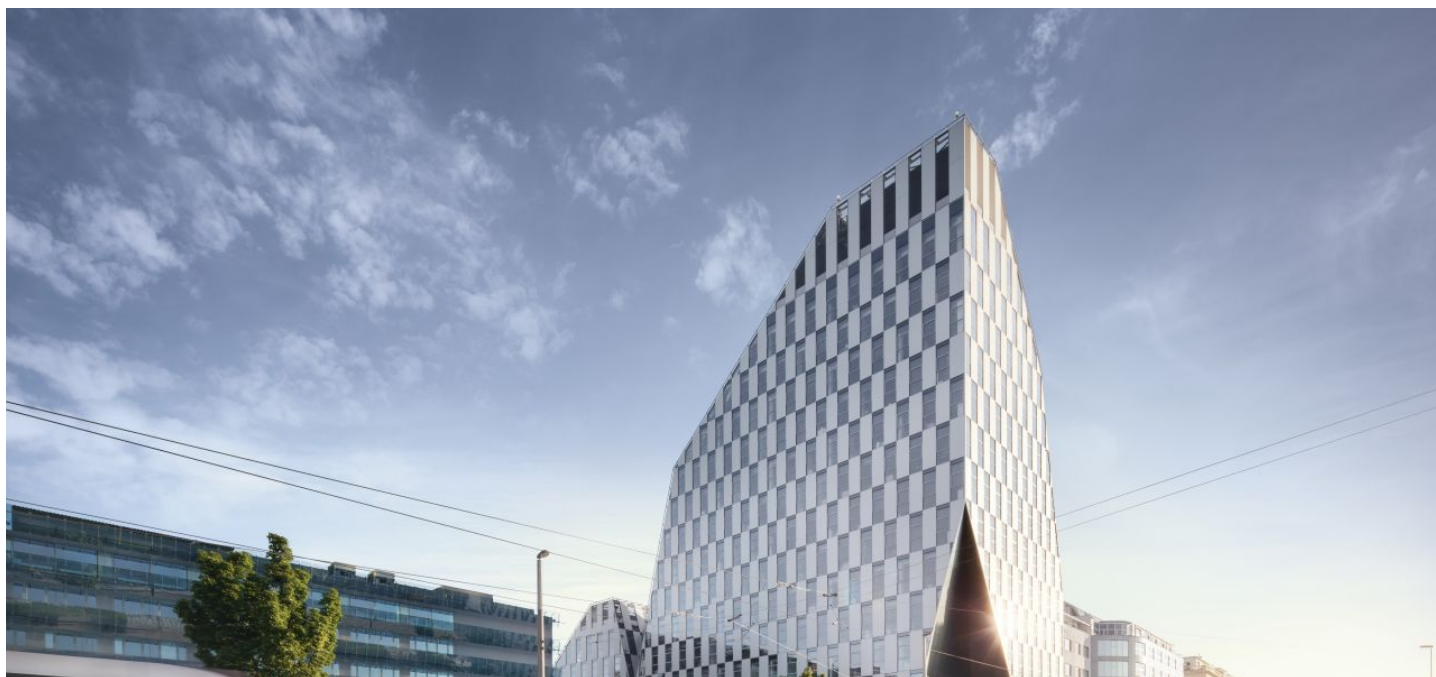




Office building

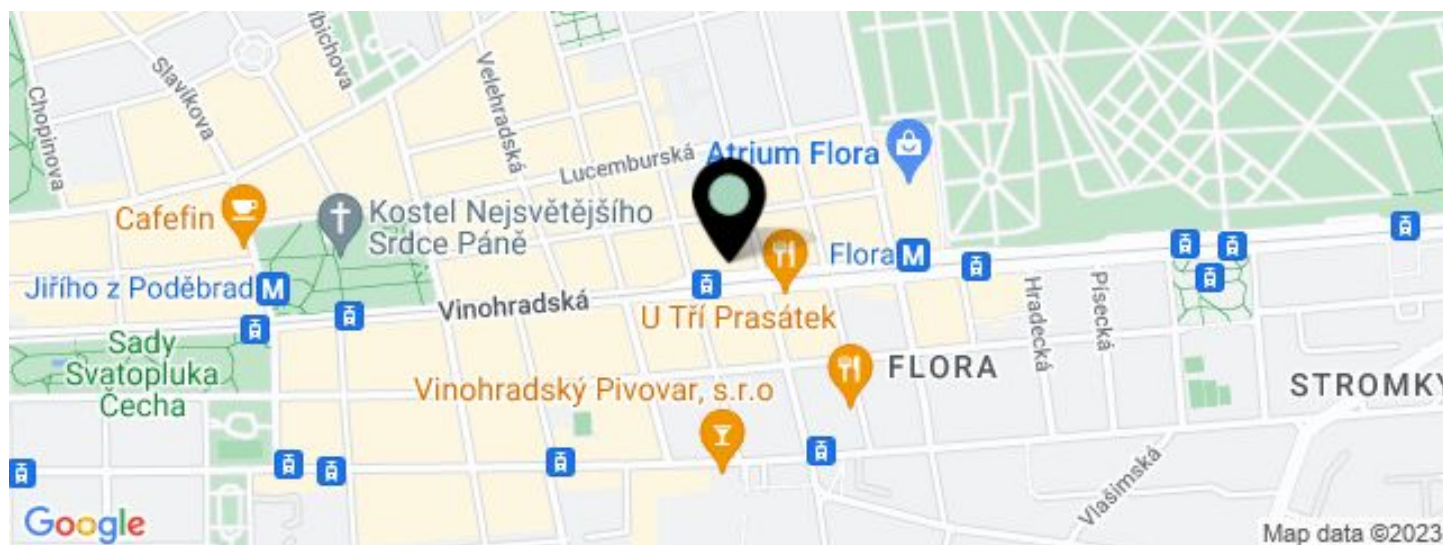
Praha 3, Vinohrady, Vinohradská

€ 15.50 / m² | CZK 393 / m²



**Office building****€ 15.50 / m² | CZK 393 / m²**

Praha 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**

Praha 3, Vinohrady, Vinohradská

€ 15.50 / m² | CZK 393 / 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.

