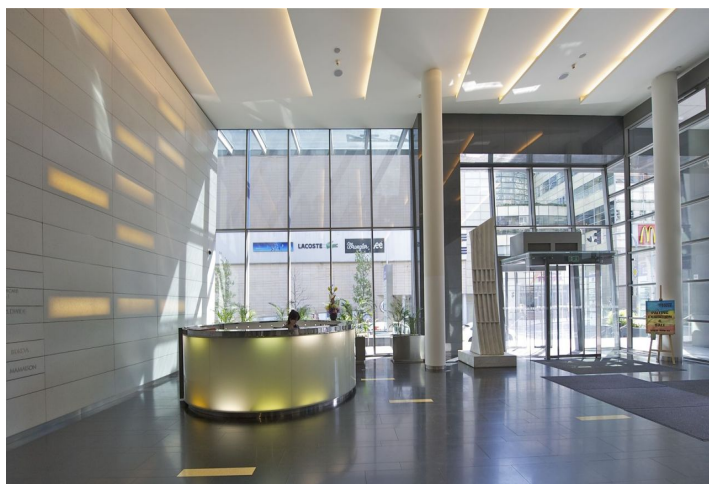




# Office building

Prague 3, Žižkov, Přemyslovská

Rented





## Office building

Prague 3, Žižkov, Přemyslovská

Rented

Service price	220 CZK monthly per m <sup>2</sup>
Total building area	22 000 m <sup>2</sup>
Tenant consumption	—
Parking	140 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	14542

**Multifunctional project offering office and retail spaces for lease in a popular location in Prague 3 on the border of Vinohrady and Zizkov. The building features one of the largest open atriums in Prague, which floods the offices in plenty of natural light and offers pleasant views. It also serves as a quiet relaxation area for employees and visitors.**

### Location:

Excellent transport accessibility – in the immediate vicinity of tram stops, buses, and the Flora metro station (line A). Close to the famous Palac Flora shopping center and Vinohradská Street. Widely developed infrastructure including banks, insurance companies, hotels, fitness centers, theaters, and cinemas - all within a 5-15 minute walk.

### Features and Services:

Multifunctional floor plan layout, min. 3 meter ceiling height, air conditioning system with fresh air circulation as well as temperature and humidity regulation. Individual air conditioning control for the separate units. Elevated floors, enabling cable and network connections and easy access under every desk. Six elevators, wheelchair access, ISDN phone lines, 24-hour security, and a reception. Fire alarm and sprinkler system throughout the whole building. Commercial space with direct access to the main street. Storage units underground.

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



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Rented

5. patro / 5th floor







## Office building

Prague 3, Žižkov, Přemyslovská

Rented



1. patro / 1st floor