



**Office space**

Prague 4, Nusle, Štětкова

**€ 15.50 - 17.00 / m<sup>2</sup> | CZK 389 - 427 / m<sup>2</sup>**

<b>Service price</b>	130 CZK monthly per m <sup>2</sup>
<b>Available area</b>	934 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 130 / ps / month
<b>PENB</b>	G
<b>Reference number</b>	14569

This project with office space for lease was created by the reconstruction of an administrative building from 1976 into a modern office building meeting the highest requirements of the current market. The building received the highest LEED Platinum certification in 2012, which only a few buildings in the Czech Republic have gained. The building has a very contemporary character in terms of disposition. The supporting reinforced monolithic concrete structure consists of irregularly spaced prisms with belt windows and a system of roof terraces. All non-bearing structures and MEP installation were removed and replaced by new systems which meet the requirements of modern office buildings today.

**Location:**

The building is located in Prague 4 between the streets of Na Pankráci, Štětкова and Na Bitevní pláni, within walking distance of the Vyšehrad metro station (line C), tram and bus stops. The project offers many advantages of a modern commercial property including its ideal location – close to the city center, boasting lovely views of the Prague panorama including Vyšehrad and Prague Castle. There are many restaurants, hotels, shops and other services nearby.

**Features and Services:**

Possibility of logo placement (visible from the Prague highway)

Terraces with views

Central reception

24/7 access

CCTV

Over 80% of office space has direct daylight

Openable windows

Heating and cooling ceilings

Raised floors

Underground garage and outdoor parking

Showers in underground garage (lockable cabinets, possibility of bicycle storage)

Images might not accurately reflect the current state of the premises.

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

