

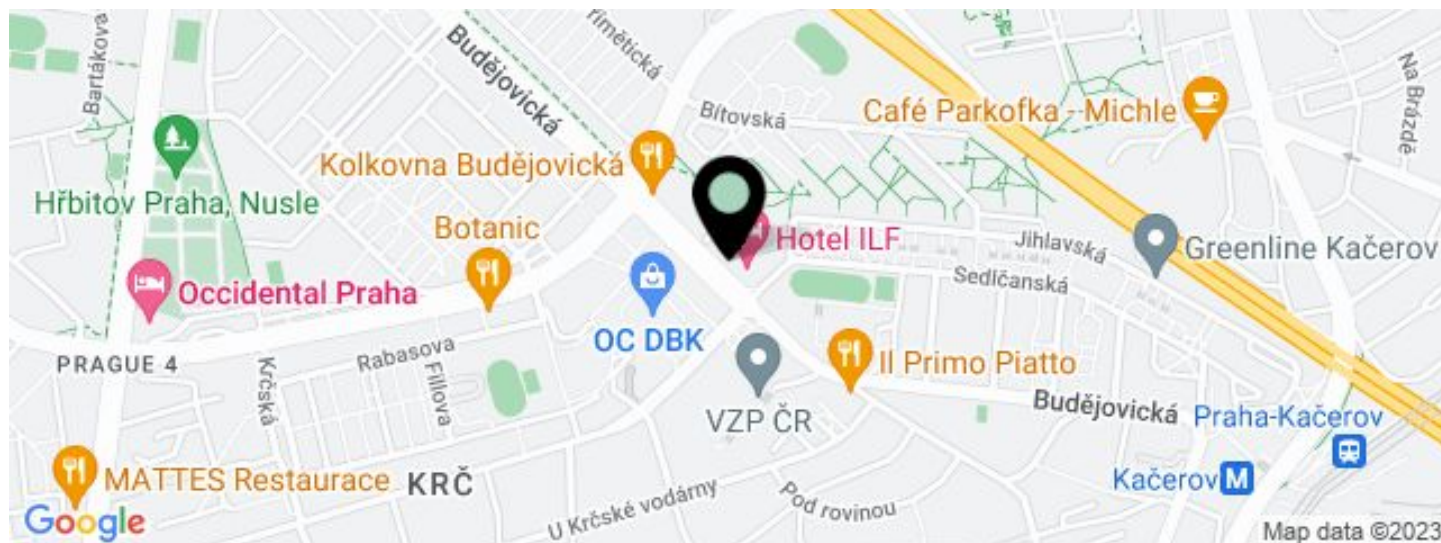


Office building

2 581 m², Prague 4, Michle, Budějovická

€ 13.50 / m² | CZK 339 / m²



**Office building****€ 13.50 / m² | CZK 339 / m²**2 581 m², Prague 4, Michle, Budějovická

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building D, Office space, 1st floor	868 m ²	130 CZK monthly per m ²	EUR 95 / ps / month	€ 13.50 / m ²
Building C, Office space, 3rd floor	242 m ²	130 CZK monthly per m ²	EUR 95 / ps / month	€ 13.50 / m ²
Building C, Office space, 1st floor	467 m ²	130 CZK monthly per m ²	EUR 95 / ps / month	€ 13.50 / m ²
Building B, Office space, 5th floor	1 004 m ²	130 CZK monthly per m ²	EUR 95 / ps / month	€ 13.50 / m ²

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Service price	130 CZK monthly per m ²
Total building area	23 269 m ²
Tenant consumption	—
Parking	95 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	14722

Complex of administrative buildings providing more than 23,000 sq. m of office space for lease on five floors. The building is located in the administrative and business area of Prague 4 and consists of two wings, between which is a green atrium of 1,000 sq. m suitable for relaxation.

Location:

Great accessibility by car and public transport - within walking distance of metro station Pankrác (line C) a Budějovická (line C), right on exit of the North-South Highway. In close proximity is one of the newest shopping centers - Arcade Pankrac and other services such as restaurants, hotels, conference centers, banks, post office, school and sports.

Features and Services:

Open plan without internal partitions (partitions can be divided according to particular tenant needs)

Ventilation and air-conditioning to regulate temperature

Raised floors with floor boxes (1 box per 10 m² of office space)

3 m ceiling clear height

Suspended ceilings with lighting

24/7 security and reception service

Magnetic card access system

Preparation for the kitchen (water supply and waste)

Openable windows

Exterior window electric

Blinds on the southwest façade of the building

Possibility of placing tenant logos

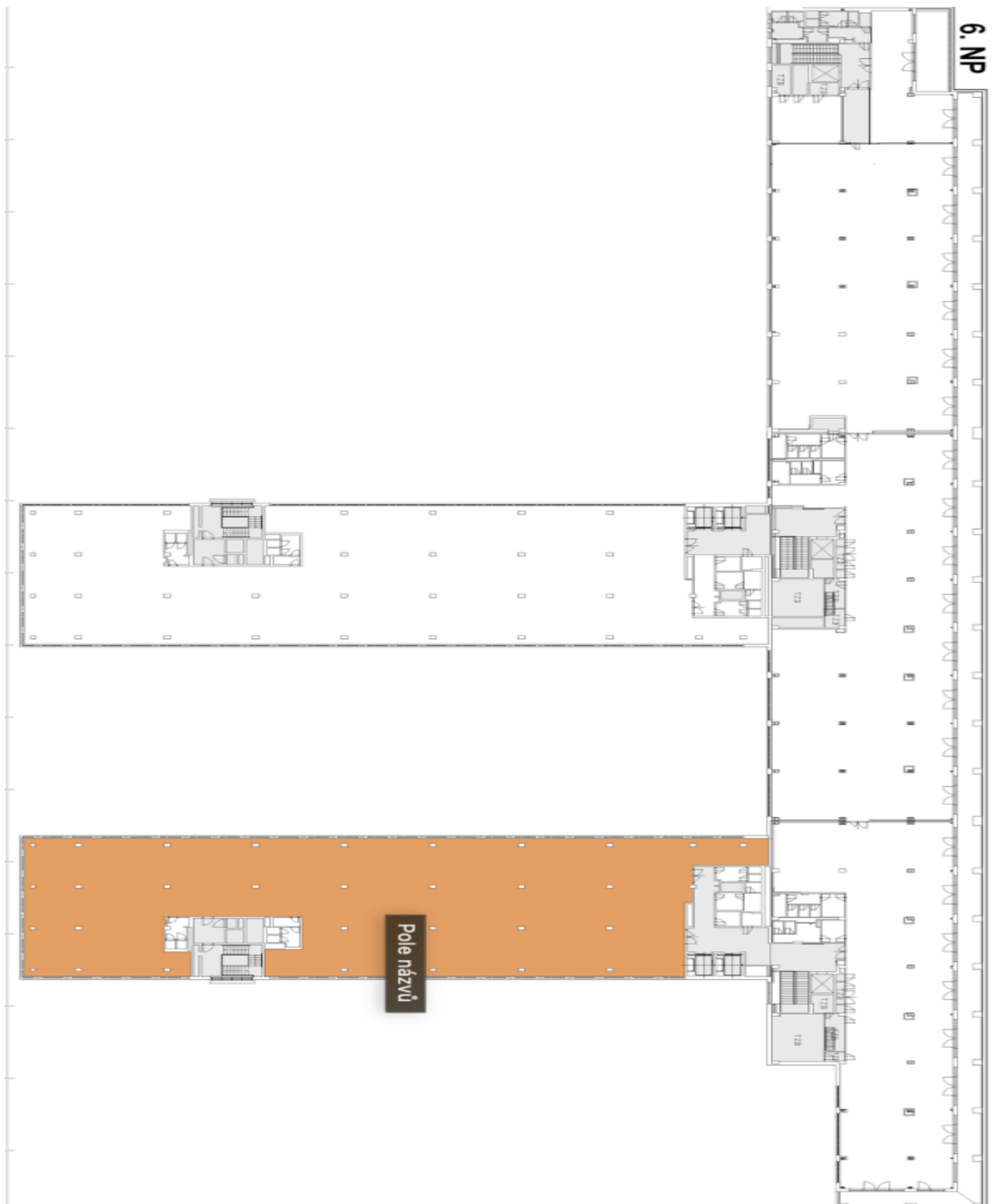
Rental and service charges listed without VAT. Lessee pays no commission.



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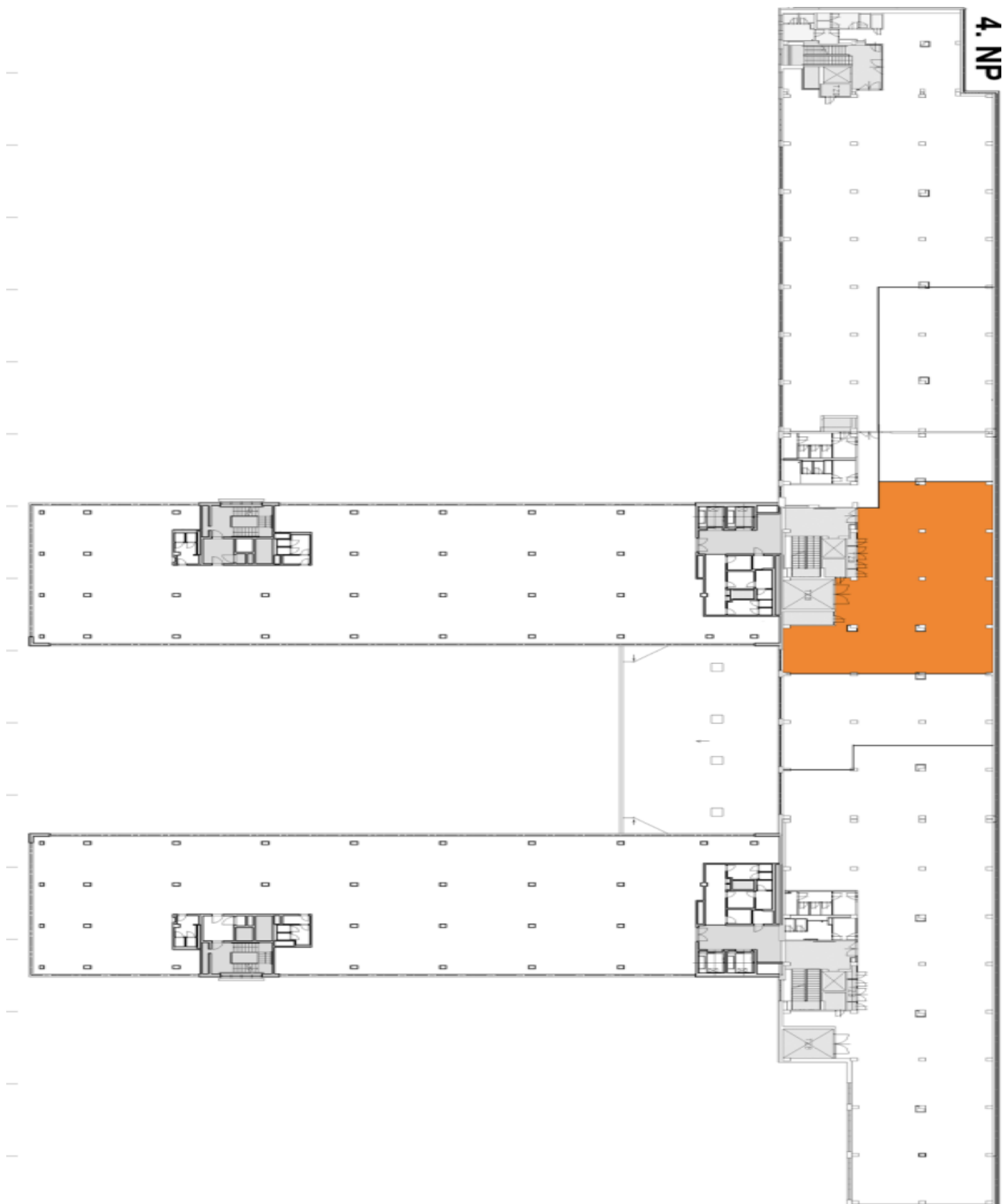




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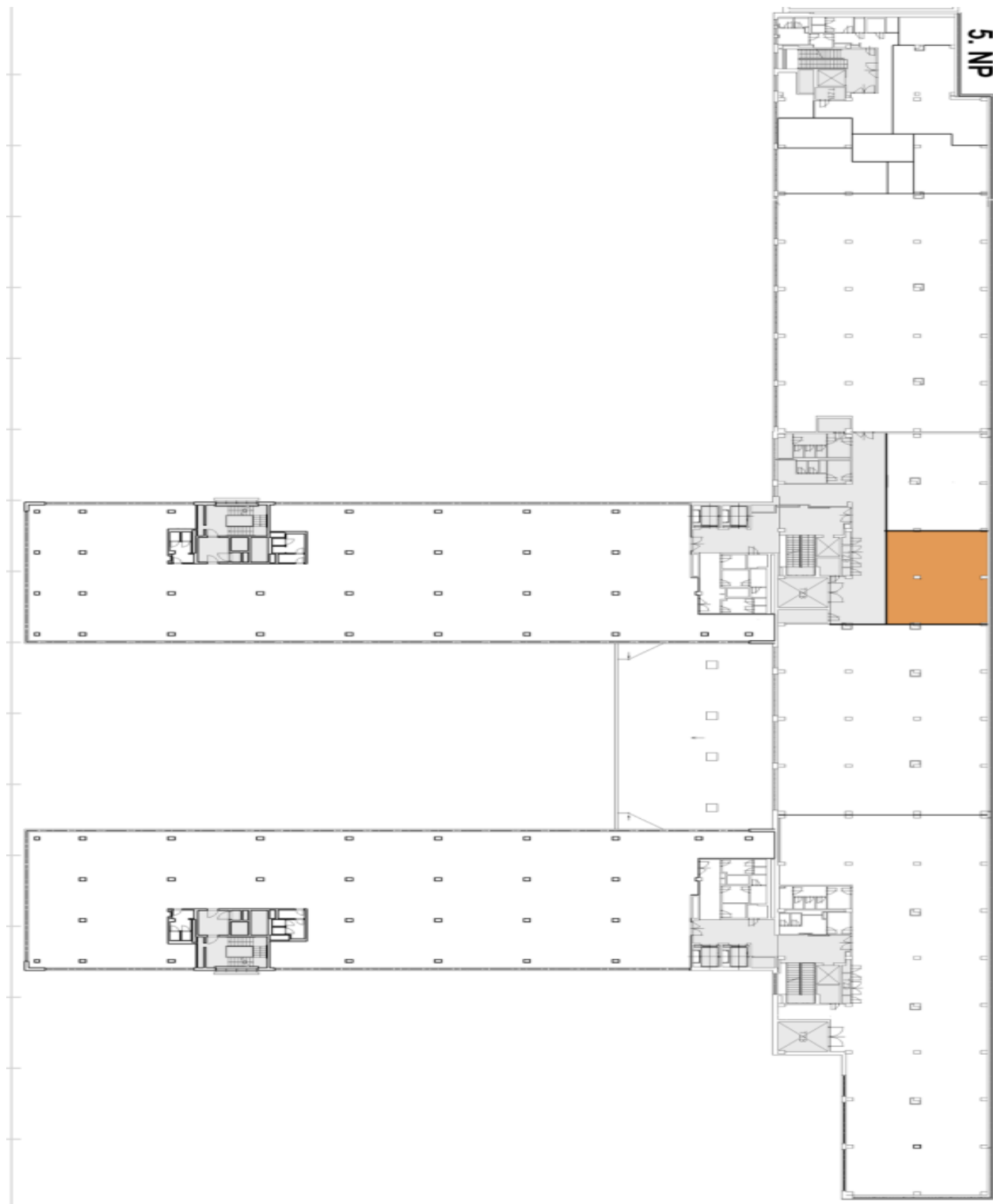




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