

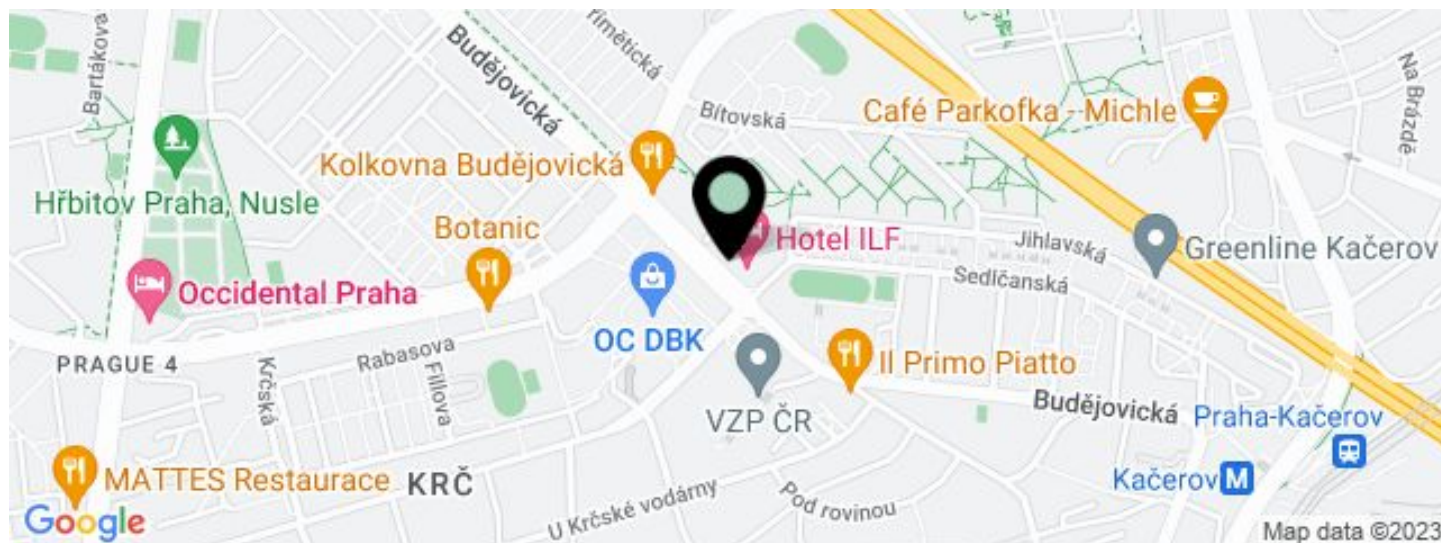


Office building

1992 m², Prague 4, Michle, Budějovická

€ 12.50 / m² | CZK 314 / m²



**Office building****€ 12.50 / m² | CZK 314 / m²**1992 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 | € 12.50 / m ² |
| Building C, Office space, 4th floor | 115 m ² | 130 CZK monthly per m ² | EUR 95 / ps / month | € 12.50 / m ² |
| Building C, Office space, 3rd floor | 242 m ² | 130 CZK monthly per m ² | EUR 95 / ps / month | € 12.50 / m ² |
| Building C, Office space, 1st floor | 467 m ² | 130 CZK monthly per m ² | EUR 95 / ps / month | € 12.50 / m ² |
| Building C, Office space, ground floor | 300 m ² | 130 CZK monthly per m ² | EUR 95 / ps / month | € 12.50 / 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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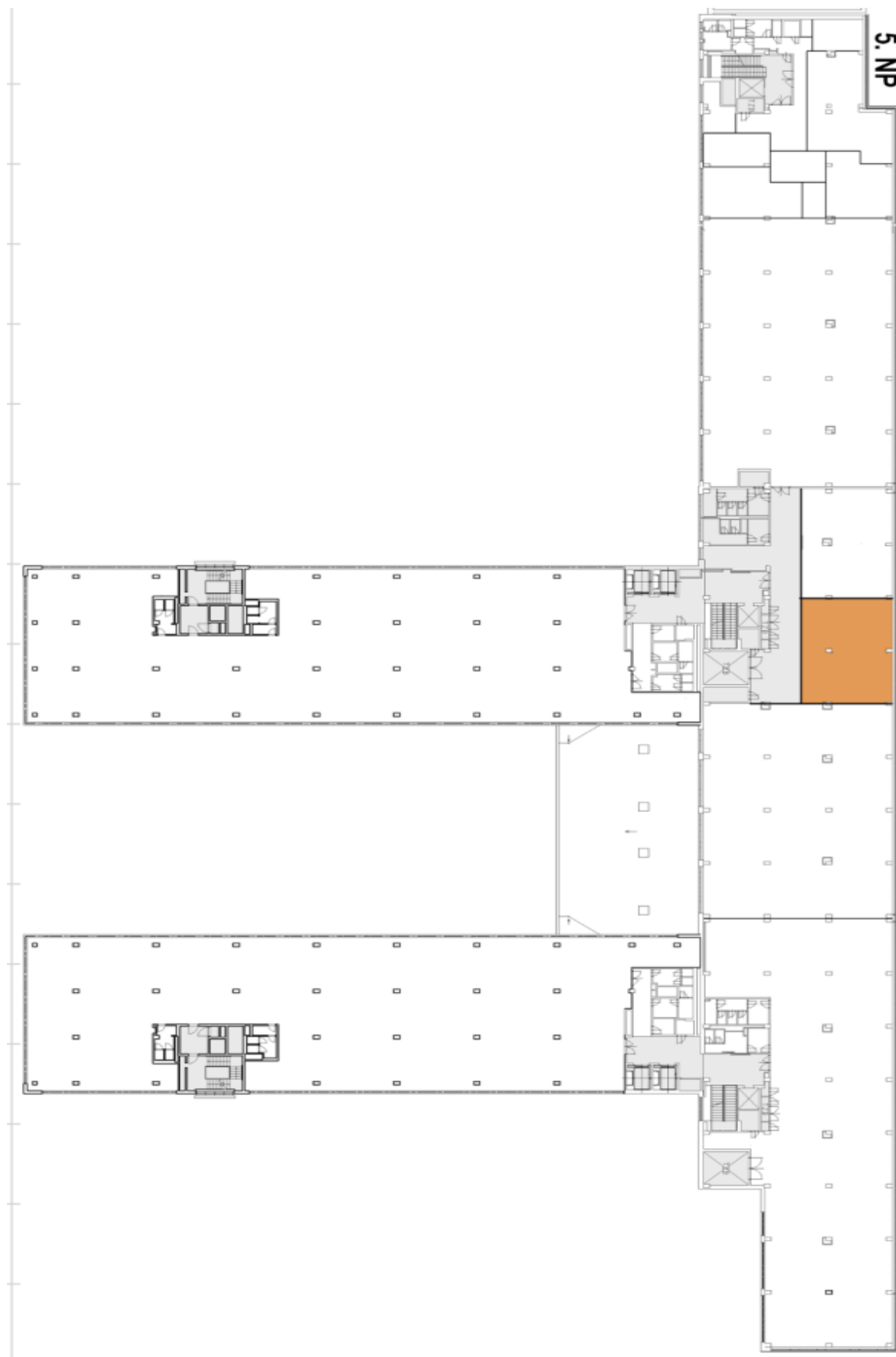




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