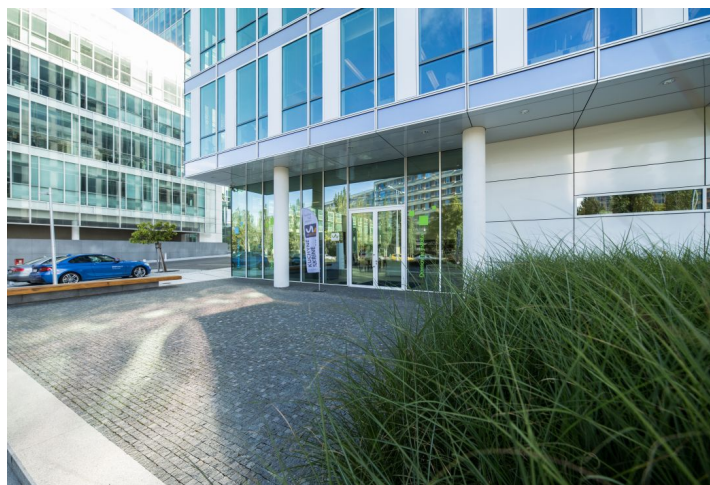


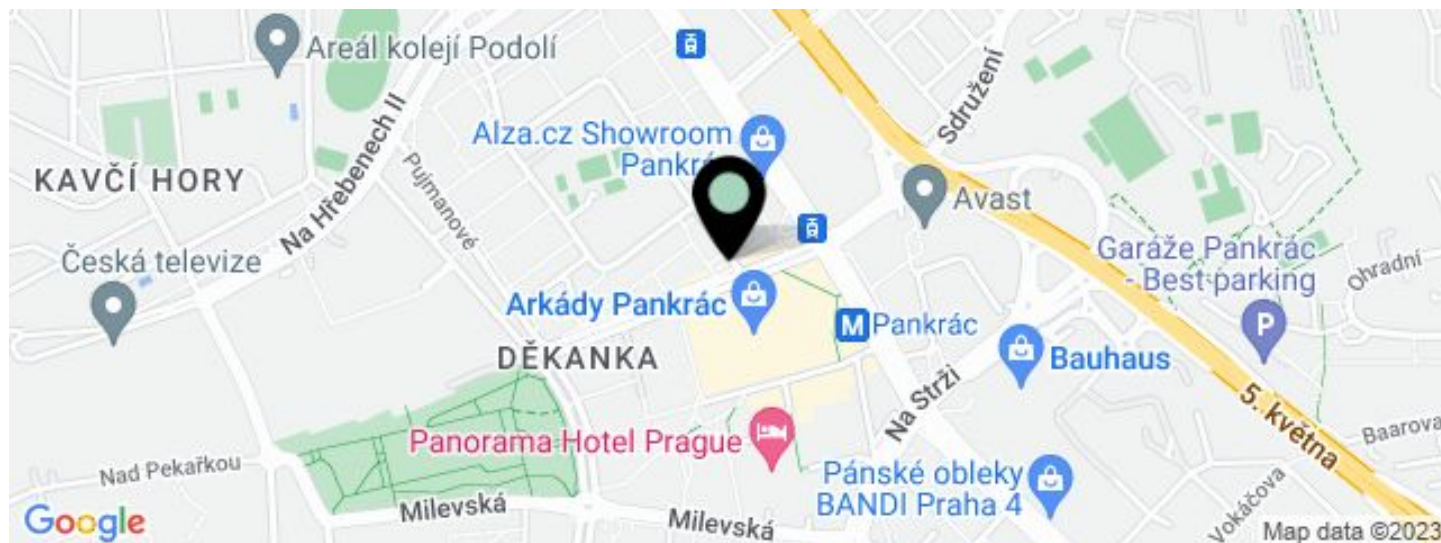


# Office building

275 m<sup>2</sup>, Prague 4, Nusle, Hvězdova

€ 17.00 / m<sup>2</sup> | CZK 427 / m<sup>2</sup>



**Office building****€ 17.00 / m<sup>2</sup> | CZK 427 / m<sup>2</sup>**275 m<sup>2</sup>, Prague 4, Nusle, Hvězdova

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 8th floor	275 m <sup>2</sup>	145 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 17 / m <sup>2</sup>



## Office building

275 m<sup>2</sup>, Prague 4, Nusle, Hvězdova

€ 17.00 / m<sup>2</sup> | CZK 427 / m<sup>2</sup>

Service price	145 CZK monthly per m <sup>2</sup>
Total building area	16 300 m <sup>2</sup>
Tenant consumption	—
Parking	130 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	14815

**Modern office and retail space for lease in an administrative building with a glass roof, a summer terrace, and energy-efficient lighting equipment, designed by the world-renowned American architectural studio Richard Meier & Partners and the CUBOID Architects studio.**

The Design Administration Center offers a range of innovative features to help create a healthy work environment. The building is also one of the most environmentally friendly buildings in the Czech Republic thanks to its LEED Platinum certification.

### Location:

Outstanding accessibility by car and public transportation—in close vicinity of the Pankrác (line C) metro station, bus, and tram stops, close to a city highway with a direct connection to the D1 highway.

### Features and Services:

- Elegant reception
- Raised floors
- Floor boxes
- Energy-efficient lighting system
- Sprinklers
- Individually adjustable temperature
- Cooling beams
- Indoor parking space
- LEED Platinum certification
- Electric car charging station
- Covered glass roof
- Summer terrace

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



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