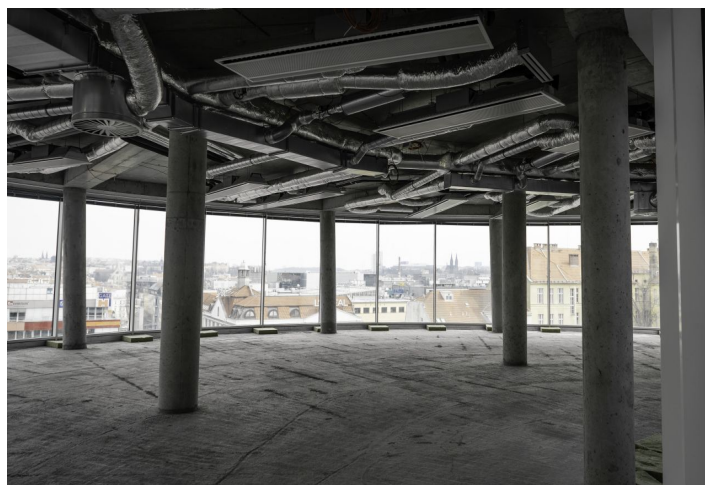
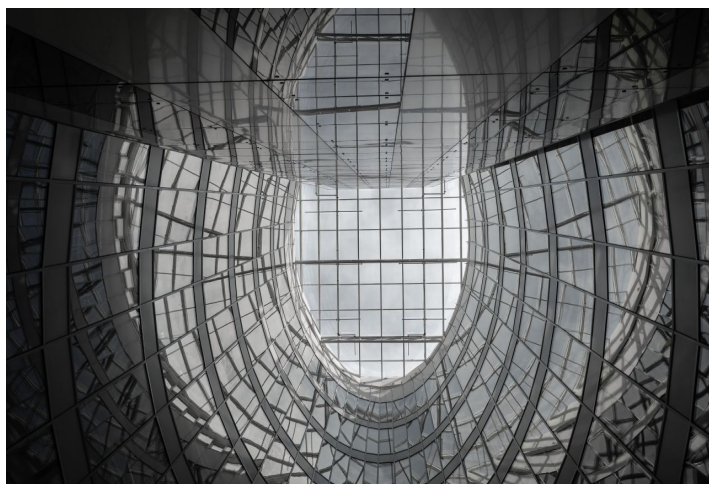


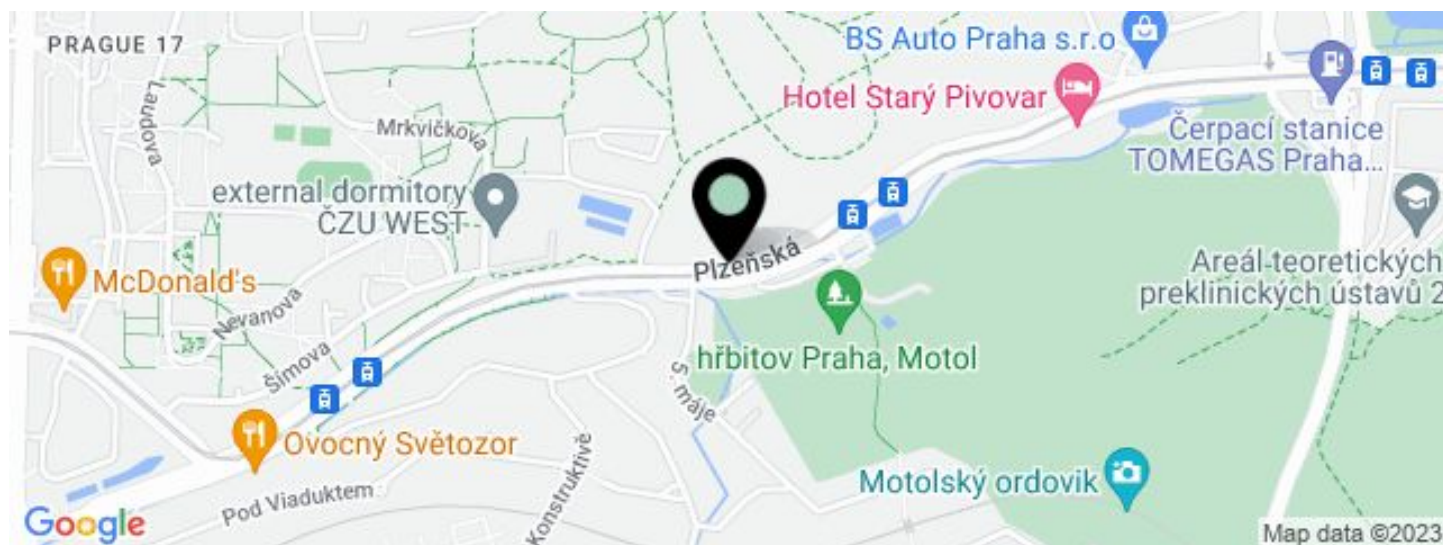


## Office building

2 299 m<sup>2</sup>, Prague 5, Smíchov, Plzeňská

€ 16.50 / m<sup>2</sup> | CZK 416 / m<sup>2</sup>



**Office building****€ 16.50 / m<sup>2</sup> | CZK 416 / m<sup>2</sup>**2 299 m<sup>2</sup>, Prague 5, Smíchov, Plzeňská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 6th floor	387 m <sup>2</sup>	170 CZK monthly per m <sup>2</sup>	EUR 148,5 / ps / month	€ 16.50 / m <sup>2</sup>
Office space, 4th floor	460 m <sup>2</sup>	170 CZK monthly per m <sup>2</sup>	EUR 148,5 / ps / month	€ 16.50 / m <sup>2</sup>
Office space, 3rd floor	960 m <sup>2</sup>	170 CZK monthly per m <sup>2</sup>	EUR 148,5 / ps / month	€ 16.50 / m <sup>2</sup>
Office space, 2nd floor	100 - 492 m <sup>2</sup>	170 CZK monthly per m <sup>2</sup>	EUR 148,5 / ps / month	€ 16.50 / m <sup>2</sup>

**Office building**2 299 m<sup>2</sup>, Prague 5, Smíchov, Plzeňská**€ 16.50 / m<sup>2</sup> | CZK 416 / m<sup>2</sup>**

Service price	170 CZK monthly per m <sup>2</sup>
Total building area	13 159 m <sup>2</sup>
Tenant consumption	—
Parking	149 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	14853

**The eight storey low energy building with 7515 m<sup>2</sup> office premises for lease, with typical floor area of 1000 m<sup>2</sup>. It is a unique building that combines modern architecture with energy-saving technology and has a green roof with automatic irrigation.**

Nearby subway line B Anděl, together with tram and bus hubs, ensure easy access to and from all parts of Prague. Bus station Na Knížecí can be used not only within Prague Integrated Transport, but also allows easy travel to western part of the Czech Republic. Further the station Prague-Smíchov connects the area to the central railway junctions, strengthening GREEN POINT easy transport accessibility

**Features and Services:**

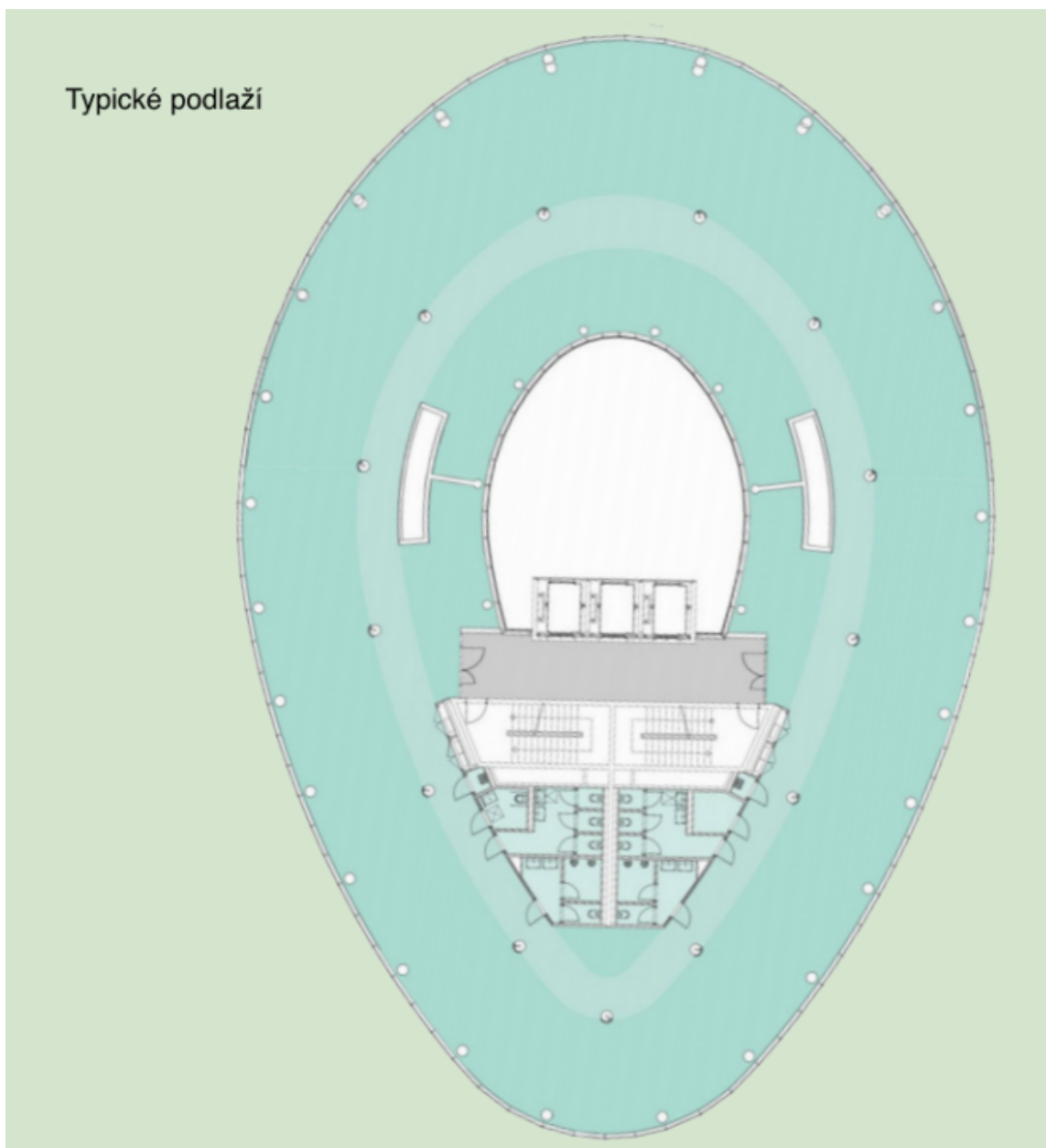
Services provided in GREEN POINT fully meet the highest demands of a modern office building. Along with easy access to the Smíchov center, the standards in its immediate vicinity offer a perfect business environment.

- CCTV, intrusion detection (electronic security system)
- Safety glass
- 24/7 reception ensuring access
- Disabled access
- "Green roof" with automatic irrigation
- 3 panoramic lifts
- Triple-glazed facade
- Open space
- Variable distribution
- Dual floors
- 7 storey atrium
- Kitchenette on each floor
- Rooms for servers
- Bike racks and lockers
- Outdoor lighting
- Induct beams (4-pipe) for low energy ventilation, cooling and heating
- Heat pump system provide efficient cooling and heating
- Humidification of the air
- Fire security system
- Individual cooling of server rooms
- Card system with secured access to all parts of the building
- Camera system

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



Typické podlaží





Návrh prostorového řešení

