

**Office building**

Praha 1, Nové Město, Havlíčkova

Rented

Service price	135 CZK monthly per m ²
Total building area	2 297 m ²
Tenant consumption	—
Parking	200 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	14880

Premium Offices by Náměstí Republiky with Historic Charm.

Havlíčková Plaza is an attractive mixed-use building featuring class-A office and retail space in a lucrative location in Prague's city center, just steps from Náměstí Republiky. This office complex resulted from meticulously renovating a 19th century building and creating newly added sections. It is complete with a representative reception, two elevators, 24/7 security and underground parking places. Havlíčkova Plaza is located in the center of Prague's business life, in a neighborhood featuring a wide range of services, including shopping malls, luxurious hotels, a metro station, tram-stops, and two railway stations.

Location:

Conveniently situated in the very heart of Prague's business and administrative life, the Havlíčkova Plaza building is just steps from Náměstí Republiky, multiple shopping malls, banks, and an array of first-class hotels. The immediate surroundings of the building offer a wide range of services, including a multifarious spectrum of cafes, restaurants, and conference venues. Another benefit worth mentioning is the building's excellent accessibility by public transport, train, and car. The building is just steps from a metro station, tram stops, two railway stations, and offers a direct connection to the north-south transport corridor of Prague. The adjacent area to Havlíčkova Plaza is currently undergoing a dynamic transformation into a modern, architecturally innovative business center, thus creating significant potential.

Features and services:

- Modern reception area
- 24-hour security service
- Magnetic card access
- CCTV
- 2 elevators
- Flexible office layout
- Openable windows
- Mechanical ventilation/air exchange
- Suspended ceilings with integrated lighting
- Raised floors
- Underground parking
- Optimization of the building's heating, cooling, and ventilation systems

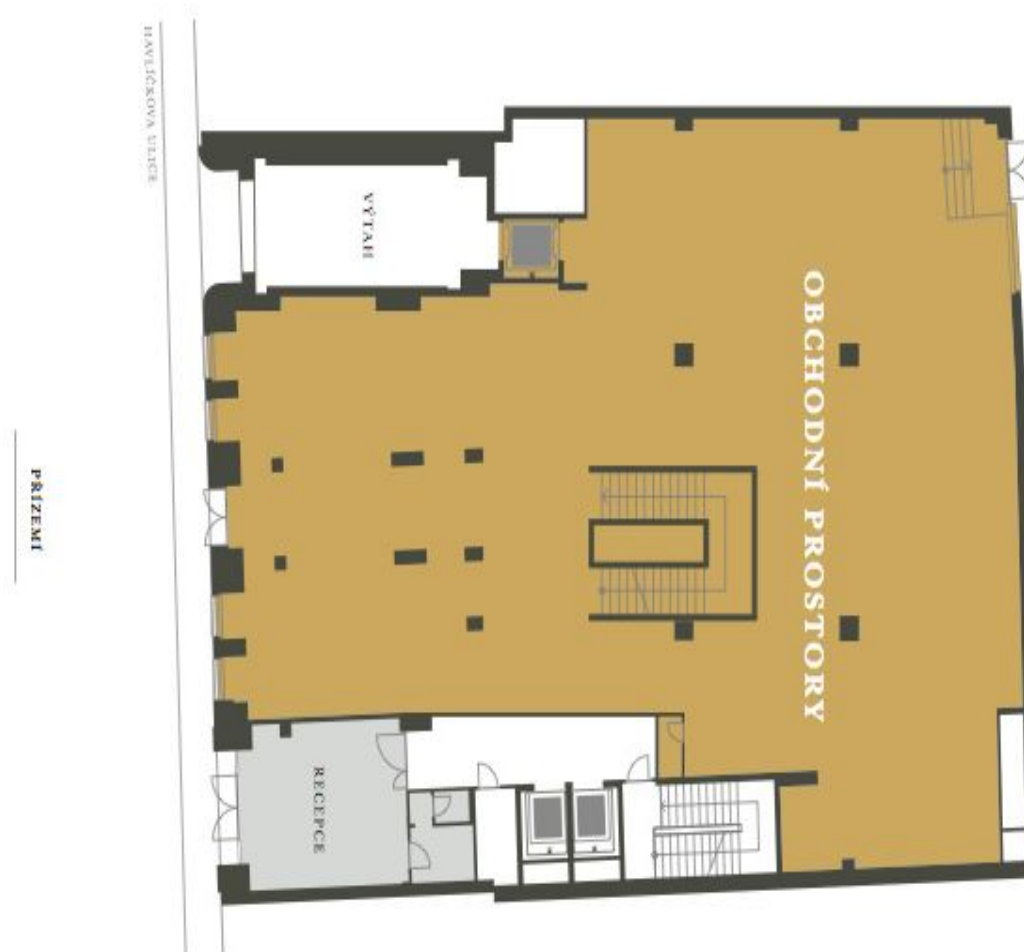
Rental and service charges listed without VAT. Lessee pays no commission.



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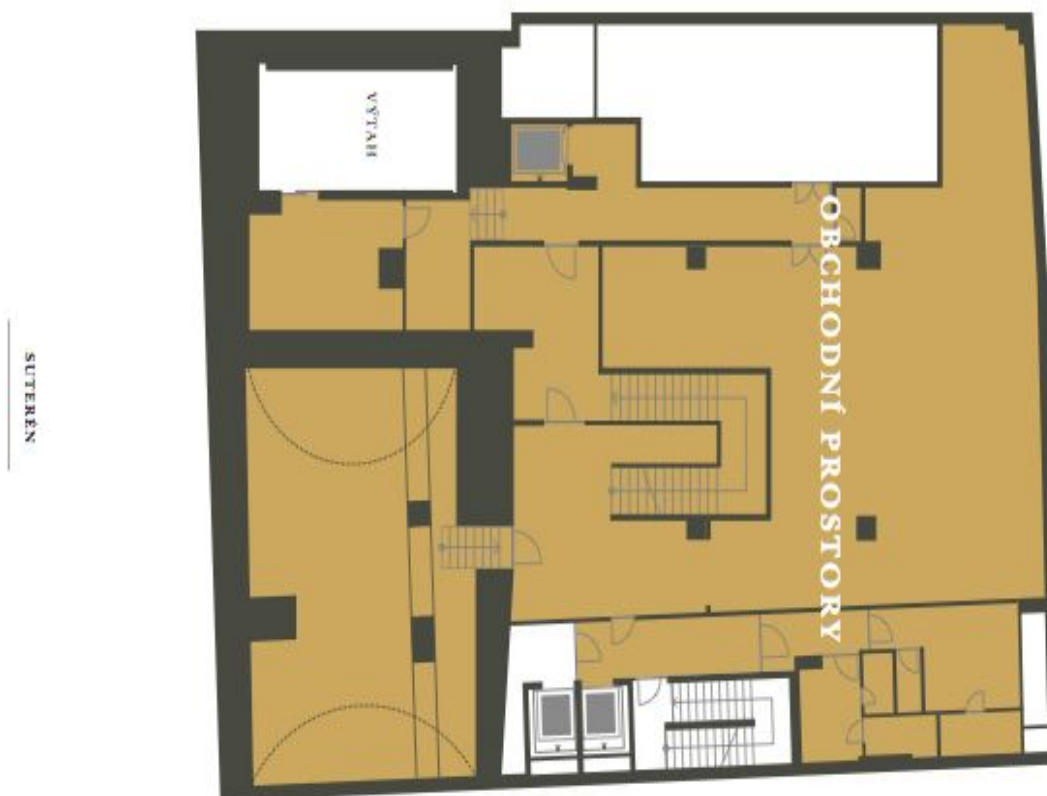




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