

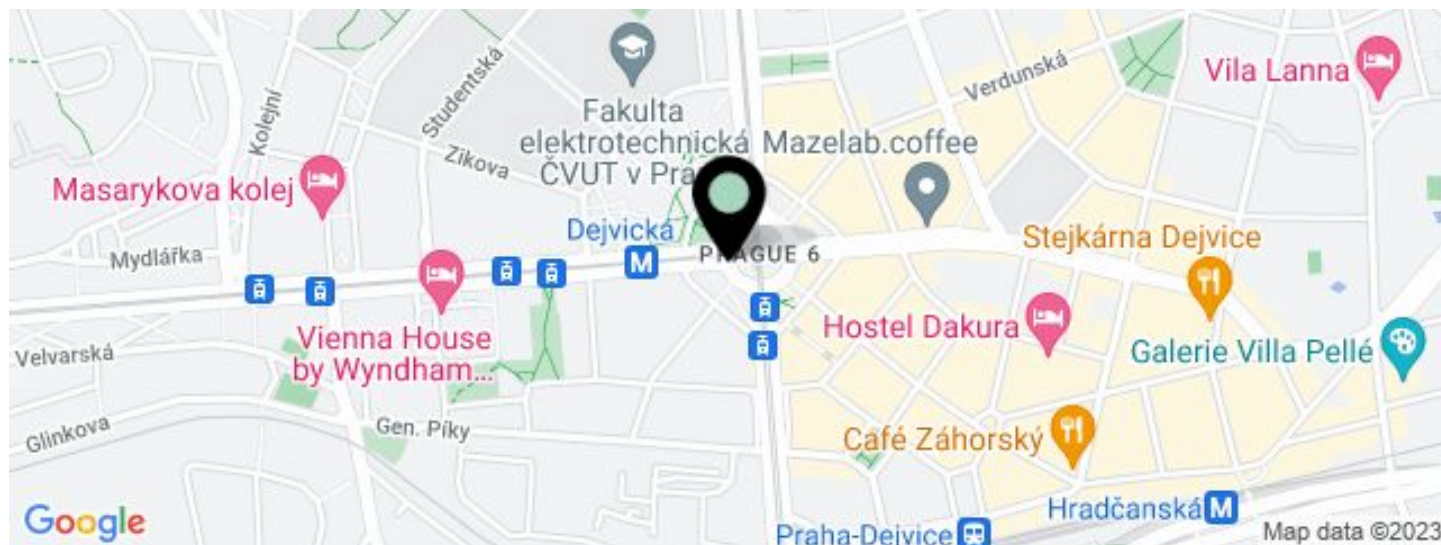


## Office building

1977 m<sup>2</sup>, Praha 6, Dejvice, Evropská

€ 18.50 / m<sup>2</sup> | CZK 468 / m<sup>2</sup>



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	283 - 1977 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	EUR 145 / pp / month	€ 18.50 / m <sup>2</sup>

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Service price	130 CZK monthly per m <sup>2</sup>
Total building area	20 886 m <sup>2</sup>
Tenant consumption	—
Parking	145 EUR
Parking service charges	—
Parking ratio	1:100
Certification	—
PENB	G
Reference number	14966

The modern office building offers up to 16,200 sq. m of leasable Class A office and retail space. The architects of the project are from the renowned Prague studio DaM Architects, who designed the building to satisfy all future tenants' requirements and international standards.

**Location:**

The building is located in a prestigious residential and business location near the city centre and the airport, directly above the Dejvická metro station (line A). The Prague Ring Road and the D5 motorway towards Pilsen and Germany are in close proximity.

**Features and Services:**

- 7 personal lifts (3 enable freight transport)
- Openable windows
- Central ventilation and air conditioning of all areas of the building
- Separate controlling of air conditioning
- Individually controlled external blinds
- Raised floor
- Data, telephone, TV and SAT connections
- An intelligent building management system
- A diesel generator in case of power outages
- Central reception and security service 24/7
- Possible access to the office floors via ACS
- Electronic fire alarm system
- Sprinklers in all areas
- CCTV monitoring the building and its surroundings
- 225 parking spaces
- A bicycle storage room with showers and lockers
- Storage areas in the underground floors

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



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