

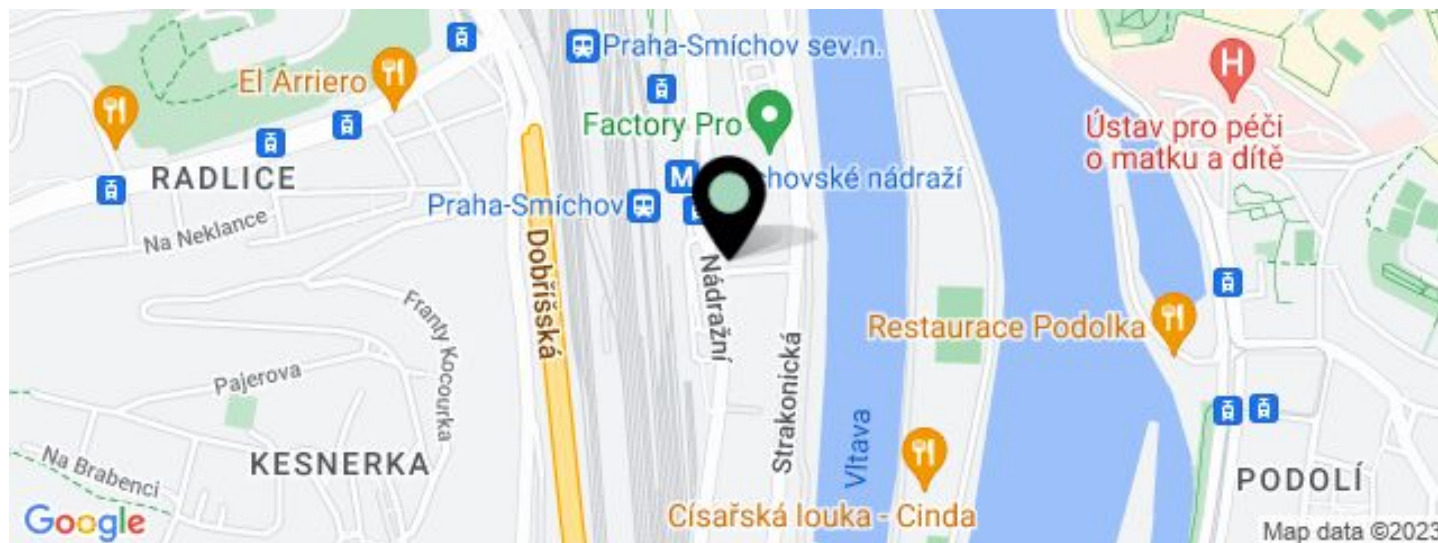


Office building

€ 17.50 - 18.00 / m<sup>2</sup> | CZK 440 - 452 / m<sup>2</sup>

933 m<sup>2</sup>, Prague 5, Smíchov, Moulíkova



**Office building****€ 17.50 - 18.00 / m<sup>2</sup> | CZK 440 - 452 / m<sup>2</sup>**933 m<sup>2</sup>, Prague 5, Smíchov, Moulíkova

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	570 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	EUR 140 / m <sup>2</sup> / month	€ 17.50 / m <sup>2</sup>
Office space, 1st floor	327 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	EUR 140 / pp / month	€ 18 / m <sup>2</sup>

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Service price	130 CZK monthly per m <sup>2</sup>
Total building area	6 516 m <sup>2</sup>
Tenant consumption	—
Parking	140 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15012

**Modern office building offers class A office space for lease. The focus is on an efficient layout using the latest technology, plenty of natural light and the use of natural materials. The dominant feature is a spacious shared green roof terrace on the 5th floor of the building with views of the Vltava River and Vyšehrad. The building also offers a background for cyclists - showers, lockers, racks. Underground parking.**

**Location:**

The building is located in a popular business district of Prague 5 and is easily accessible by car and public transport. Within walking distance from the Smíchovské nádraží metro station (line B), tram, and bus stops. Close to the Smíchovské nádraží railway and bus stations. Good access to the city center and easy connection to the D1 and D5 highways. The international airport is about 20 minutes away by car.

**Features and services:**

Cooling - cooling beams and fan coils  
 Ventilation  
 Openable windows  
 Electrically operated exterior blinds  
 Gas heating, radiators  
 EPS  
 Raised floors and floor boxes  
 Mineral ceilings  
 Built-in lighting  
 Smart access to the building  
 24/7 security  
 Facilities for cyclists - showers, lockers, racks  
 Shared green rooftop terrace  
 Smart storage lockers  
 Modern interactive lobby  
 Relaxing green garden in the courtyard  
 Underground parking  
 Electric car charging

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

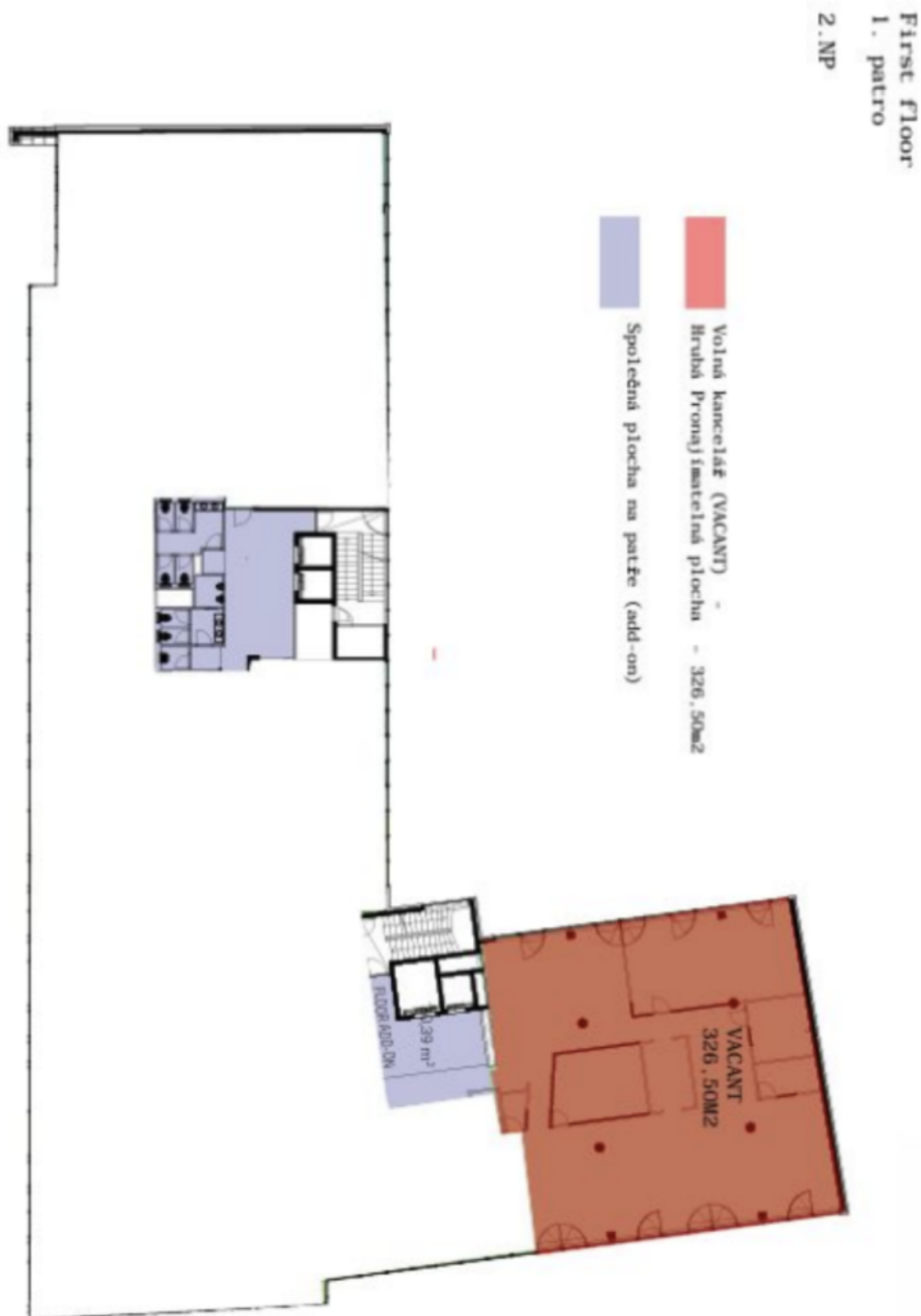




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