



## Office building

Prague 9, Vysočany, Pod pekárnami

Rented





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Service price	85 CZK monthly per m <sup>2</sup>
Total building area	2 000 m <sup>2</sup>
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	D
Reference number	15121

**Offices for lease in a corner office building. The size of a typical floor is about 390 m<sup>2</sup> and it is possibility to split it into two separate units.**

The internal layout may be either open plan or individual offices. For secure office access, magnetic cards are used. The majority tenant is allowed to place a large banner on the building. Tenants will have access to the courtyard with a cozy garden. There are 27 parking spaces in the underground garage (two underground floors).

### Location:

The building is located in a residential area in Prague 9 – Vysočany, just a few steps from the tram stop and close to the Fénix department store. The Vysočanská metro station (line B) is a 5-minute walk away. All civic amenities and a quiet forest park featuring the well-known Ema Destinová viewpoint are nearby.

### Facilities and services:

- Air conditioning
- Radiators
- Openable windows
- Modern elevator
- Flexible floor plan
- Reception
- 24/7 security service
- Magnetic card access
- Parking in underground garages

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