

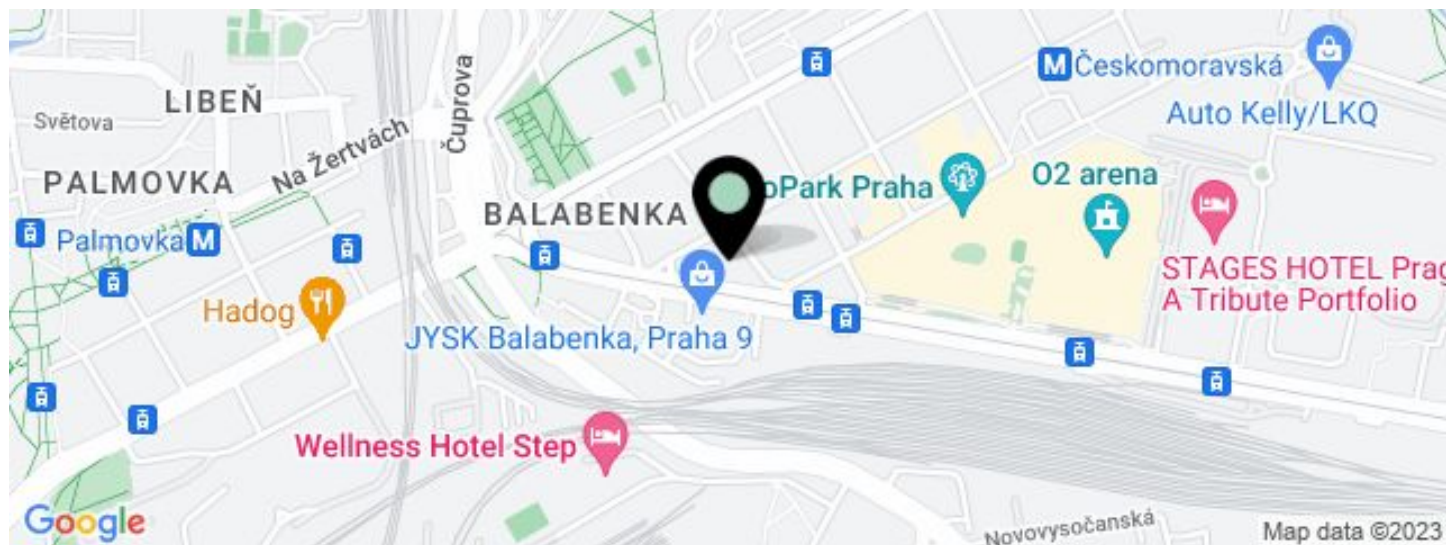


## Office building

1269 m<sup>2</sup>, Praha 9, Libeň, Českomoravská

€ 14.95 / m<sup>2</sup> | CZK 378 / m<sup>2</sup>



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 8th floor	945 m <sup>2</sup>	150 CZK monthly per m <sup>2</sup>	EUR 110 / pp / month	€ 14.95 / m <sup>2</sup>
Office space, 7th floor	324 m <sup>2</sup>	150 CZK monthly per m <sup>2</sup>	EUR 110 / pp / month	€ 14.95 / m <sup>2</sup>



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Service price	150 CZK monthly per m <sup>2</sup>
Total building area	20 500 m <sup>2</sup>
Tenant consumption	—
Parking	110 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15122

**Modern office space for lease in a building with impressive architecture, efficient use of floor space and an above-standard amount of parking spaces. Both the office building and the neighbouring Galerie Harfa have a large underground car park - on the roof of the gallery there is a garden terrace, children's play area, ice rink, fitness and elements for multimedia entertainment.**

### Location:

Very well accessible by all modes of transportation. The metro station Českomoravská (line B) is located next to the building, as well as the stop of several tram and bus lines. The Libeň train station is across the street. The project is connected to the Galerie Harfa next to the O2 Arena.

### Features and Services:

- 330 parking spaces
- Raised floors
- Ceilings
- Air conditioning
- Openable windows
- Security Service
- CCTV
- EPS, sprinklers

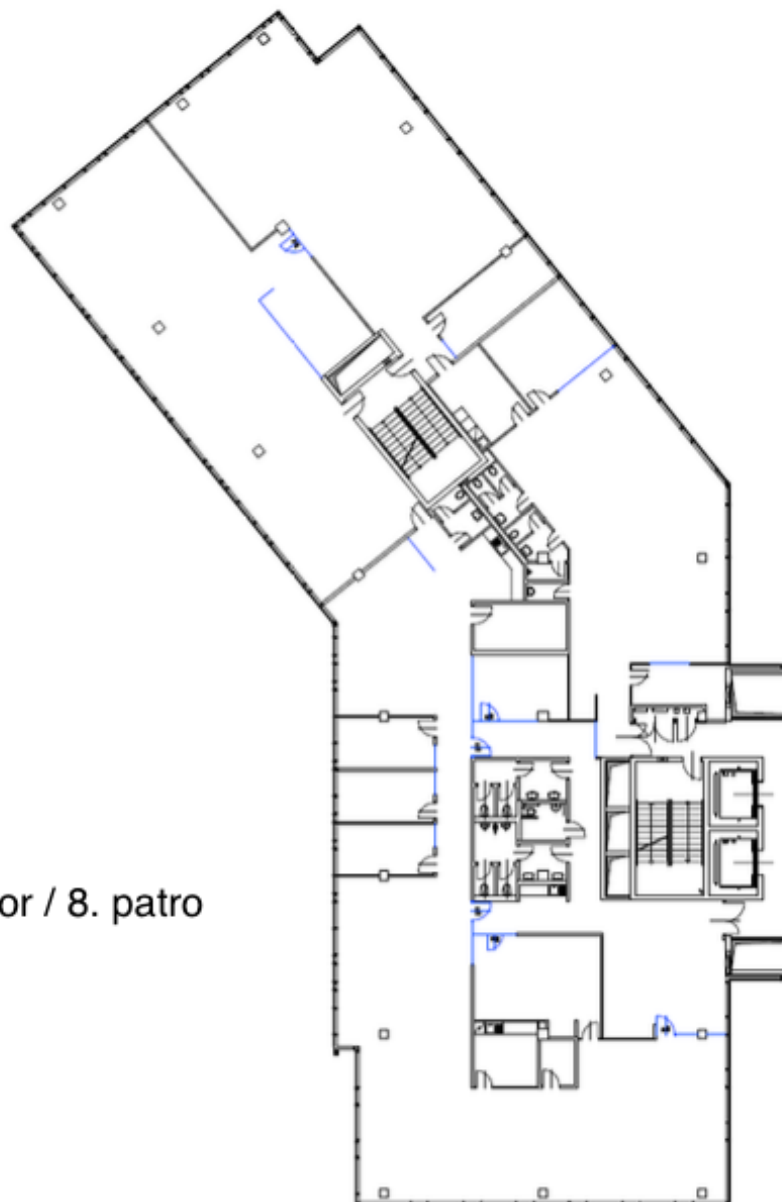
Rent and fees are exclusive of VAT. Lessee pays no commission.



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8th floor / 8. patro