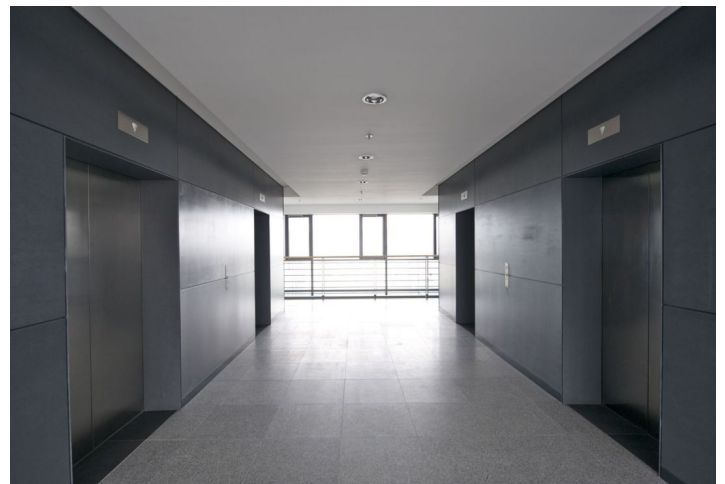


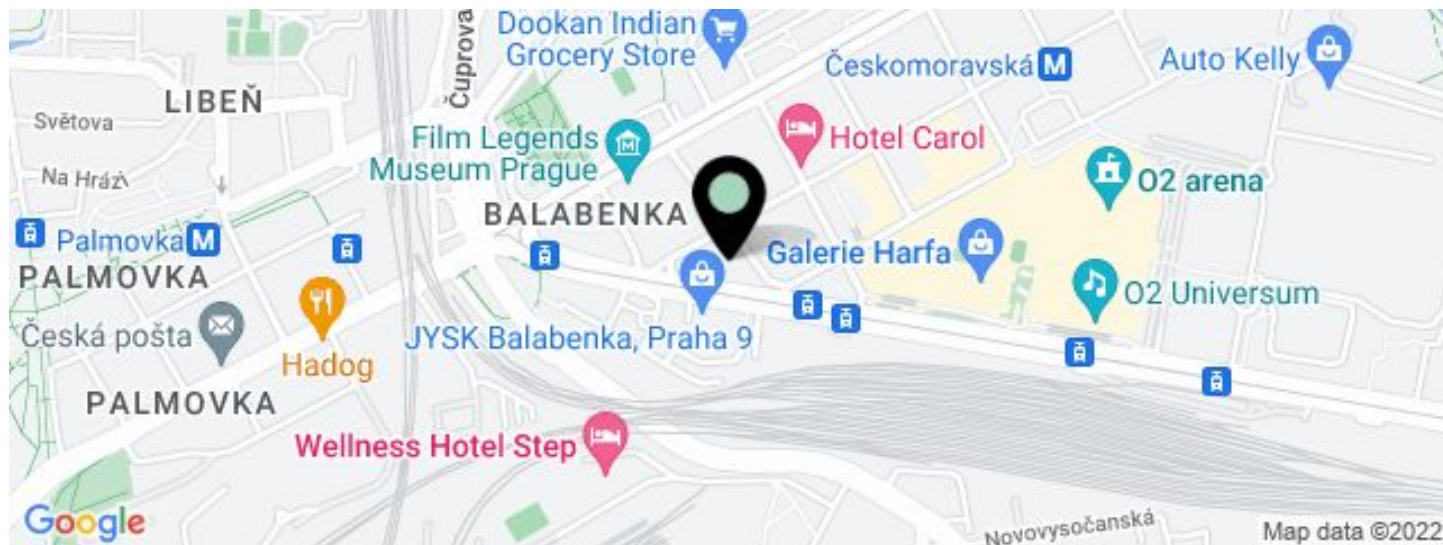


## Office building

1406 m<sup>2</sup>, Prague 9, Libeň, Českomoravská

€ 14.50 / m<sup>2</sup> | CZK 343 / m<sup>2</sup>



**Office building****€ 14.50 / m<sup>2</sup> | CZK 343 / m<sup>2</sup>**1406 m<sup>2</sup>, Prague 9, Libeň, Českomoravská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 11th floor	1022 m <sup>2</sup>	150 CZK monthly per m <sup>2</sup>	EUR 115 / pp / month	15 EUR Per m <sup>2</sup>
Office space, 7th floor	384 m <sup>2</sup>	150 CZK monthly per m <sup>2</sup>	EUR 115 / pp / month	15 EUR Per m <sup>2</sup>



## Office building

1 406 m<sup>2</sup>, Prague 9, Libeň, Českomoravská

€ 14.50 / m<sup>2</sup> | CZK 343 / m<sup>2</sup>

Service price	150 CZK monthly per m <sup>2</sup>
Total building area	20 500 m <sup>2</sup>
Tenant consumption	—
Parking	115 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15122

Modern office space for lease on the 10 th floor in a building that excels impressive architecture, efficient use of floor space, enchanting views of Prague, an above-standard number of parking spaces and excellent accessibility by public transport. The premises will be appreciated by employees mainly thanks to all available equipment and other services in the Harfa Gallery, including many restaurants and a fully equipped fitness center. Each workplace offers a panoramic view of either the Old Town and Prague Castle or other parts of the city. The roof garden terrace (accessible from the restaurant and dining area) offers a large children's corner, an ice rink, fitness and other multimedia entertainment. The building has a large underground car park.

### Location:

Very well accessible by all modes of transportation. Metro station Českomoravská (line B) is located next door as well as multiple tram and bus lines, Libeň train station is across the street. Moreover, its location along the 4-lane Českomoravská street and nearby Prague inner ringroad combined with its above standard parking capacity guarantee very good accessibility by car. Harfa Office park is located along Českomoravská street immediately next to Galerie Harfa and O2 Aréna.

### 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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10th floor / 10. patro

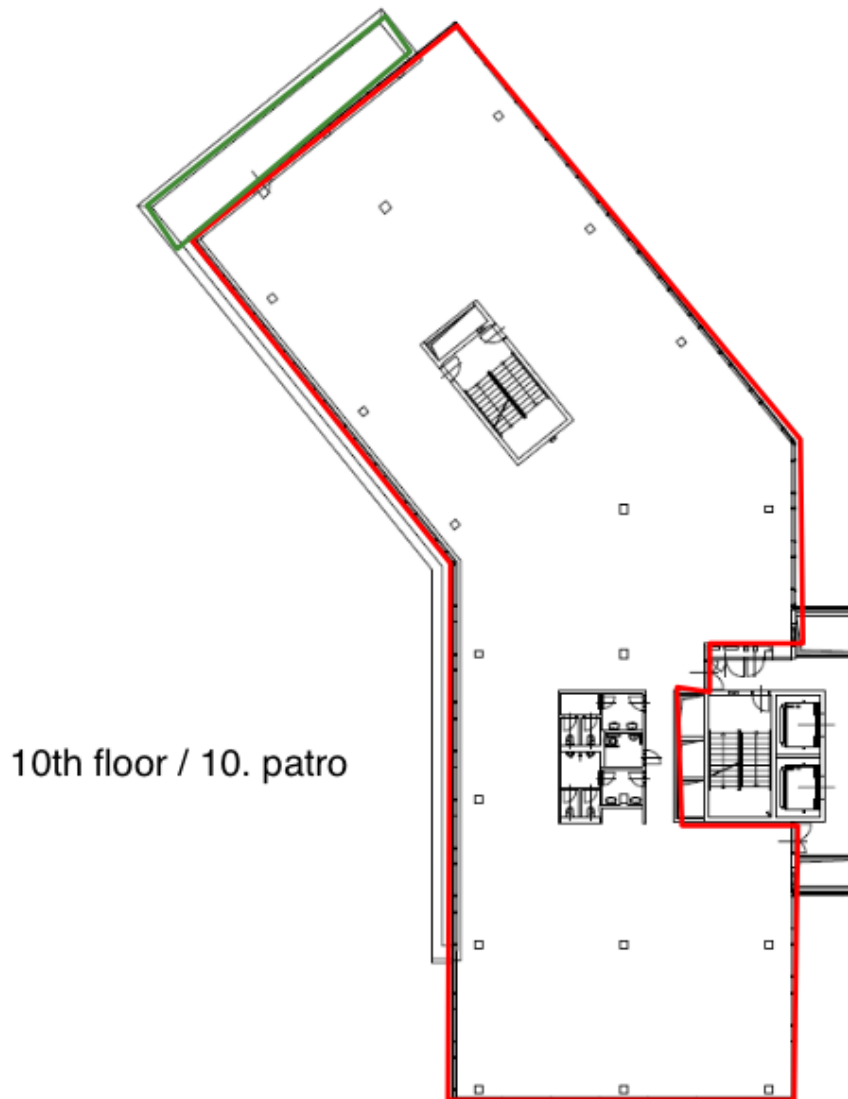




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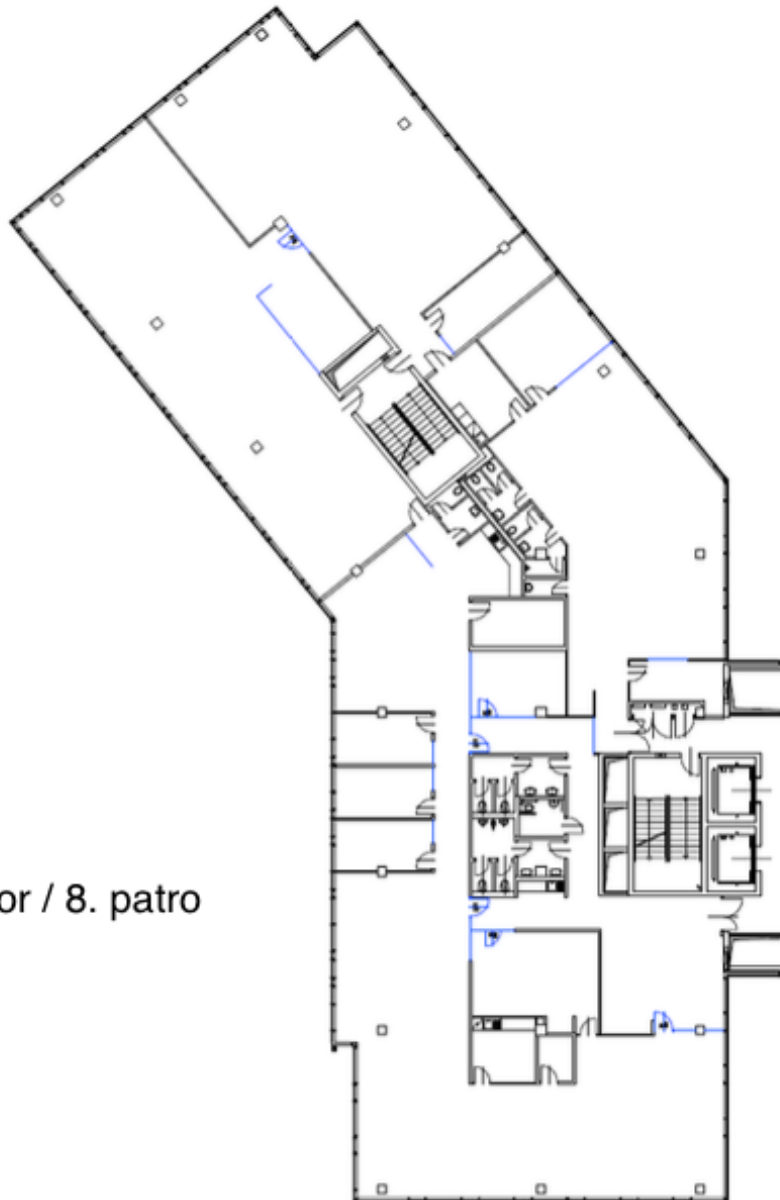


## Office building

1406 m<sup>2</sup>, Prague 9, Libeň, Českomoravská

€ 14.50 / m<sup>2</sup> | CZK 343 / m<sup>2</sup>

8th floor / 8. patro





## Office building

1406 m<sup>2</sup>, Prague 9, Libeň, Českomoravská

€ 14.50 / m<sup>2</sup> | CZK 343 / m<sup>2</sup>

8th floor / 8. patro

