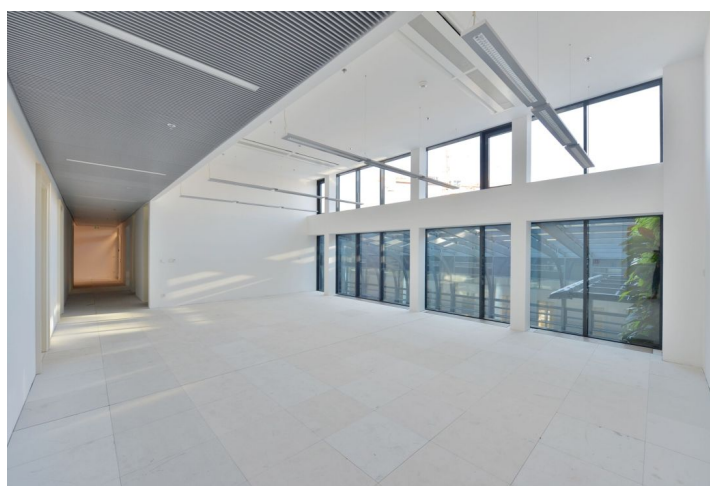


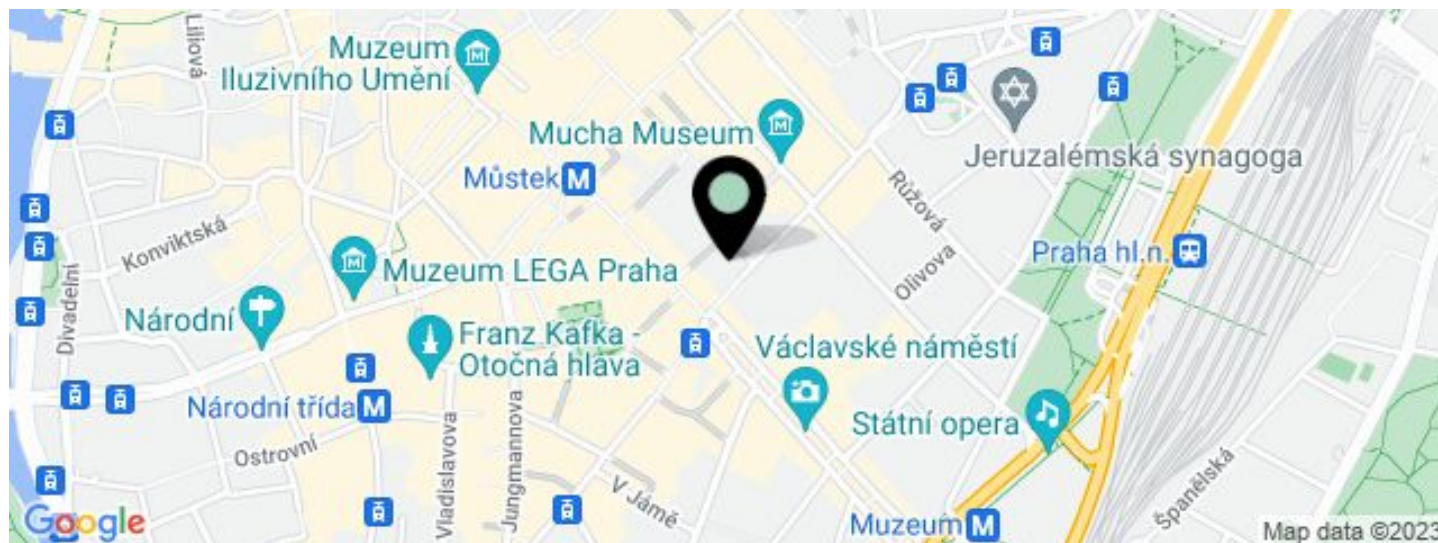


Office building

€ 16.00 - 17.50 / m² | CZK 403 - 441 / m²

1 008 m², Prague 1, Nové Město, Jindřišská



**Office building****€ 16.00 - 17.50 / m² | CZK 403 - 441 / m²**1 008 m², Prague 1, Nové Město, Jindřišská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd + 4th floor	189 - 533 m ²	180 CZK monthly per m ²	EUR 211 / ps / month	€ 16 - 17.50 / m ²
Office space, 3rd floor	231 m ²	180 CZK monthly per m ²	EUR 211 / ps / month	€ 16 / m ²
Office space, 2nd floor	243 m ²	180 CZK monthly per m ²	EUR 211 / ps / month	€ 16 / m ²

**Office building****€ 16.00 - 17.50 / m² | CZK 403 - 441 / m²**1 008 m², Prague 1, Nové Město, Jindřišská

Service price	180 CZK monthly per m ²
Total building area	6 621 m ²
Tenant consumption	—
Parking	211 EUR
Parking service charges	700
Parking ratio	—
Certification	—
PENB	B
Reference number	15230

Office building after a successful reconstruction of a historic building in the city center with 6,830 m² of office and retail space with typical floor plate of 900 m². The entrance atrium with the reception including green wall with living plants and restaurant on the ground floor. The building received LEED GOLD certification.

Location:

The project is located in Prague's city center at the corner of Jindřišská and Politických vězňů streets. This area is considered to be a prime retail and office location. Outstanding accessibility by public transportation, Můstek metro station - lines A, B and trams, as well as by car. Conveniently located in the city center with all amenities within walking distance.

Features and Services:

Double flooring
Cooling beams
Separate light fixtures
Smoke detectors
Electronic fire alarms
Individual climate control with CO2 detection
CCTV monitoring, card controlled access, central reception, 24/7 security service
Bicycle parking with showers, e-car and e-bicycle charging place
Openable windows with contact sensors allowing central monitoring
Stucco ceilings and/or suspended ceilings
Light sensors allowing daylight control
24 parking spaces with additional 20 parking places secured at Na Příkopě 14
Transparent service charges through individual metering of electricity, heating and cooling, fixed service charges

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



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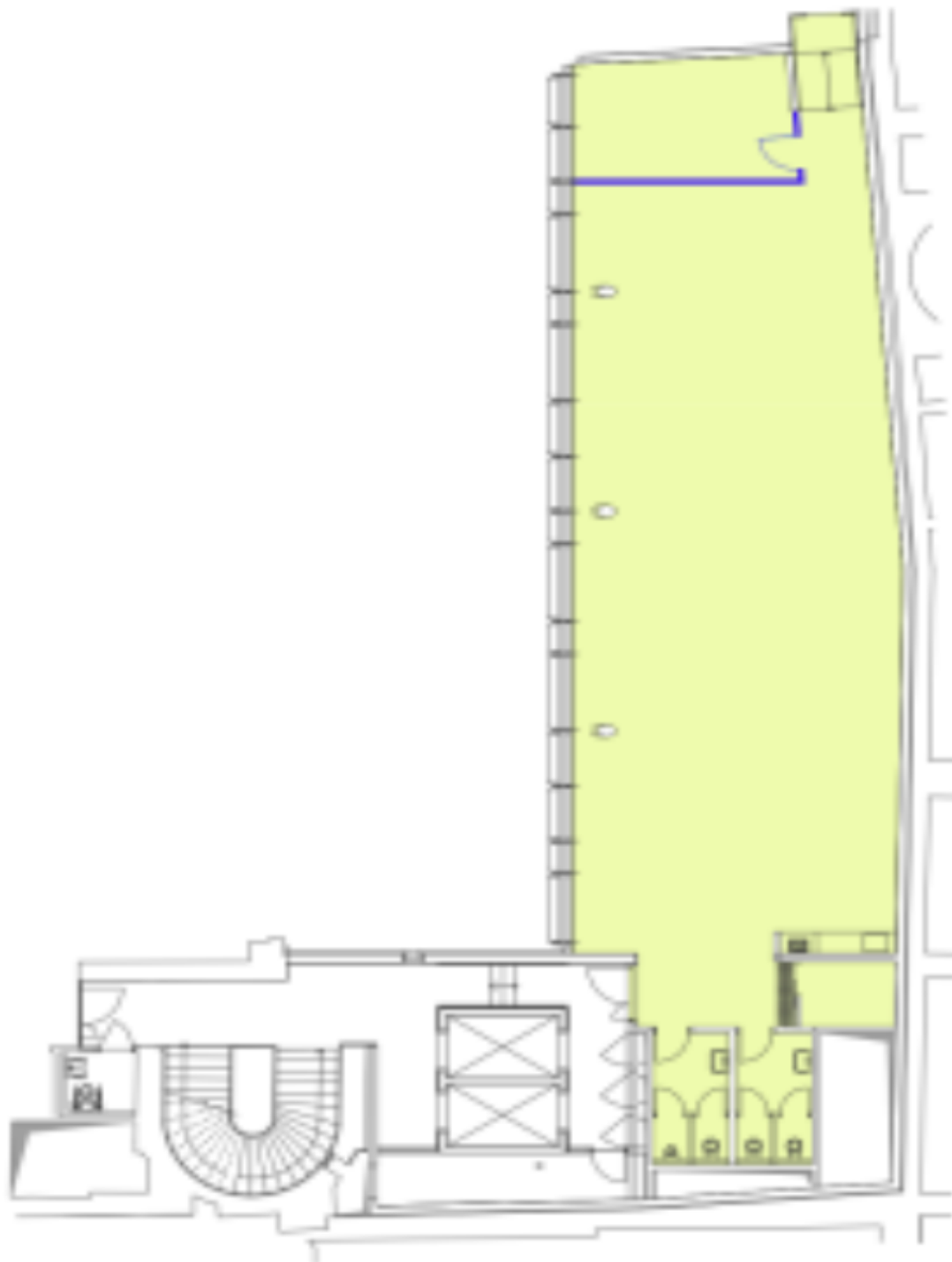




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