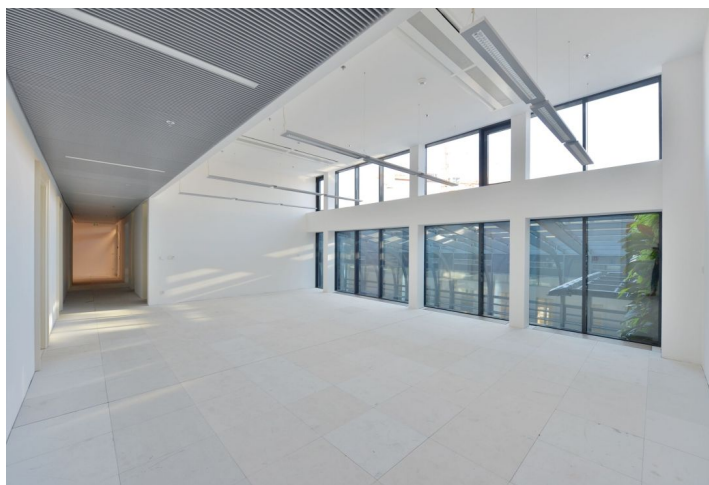


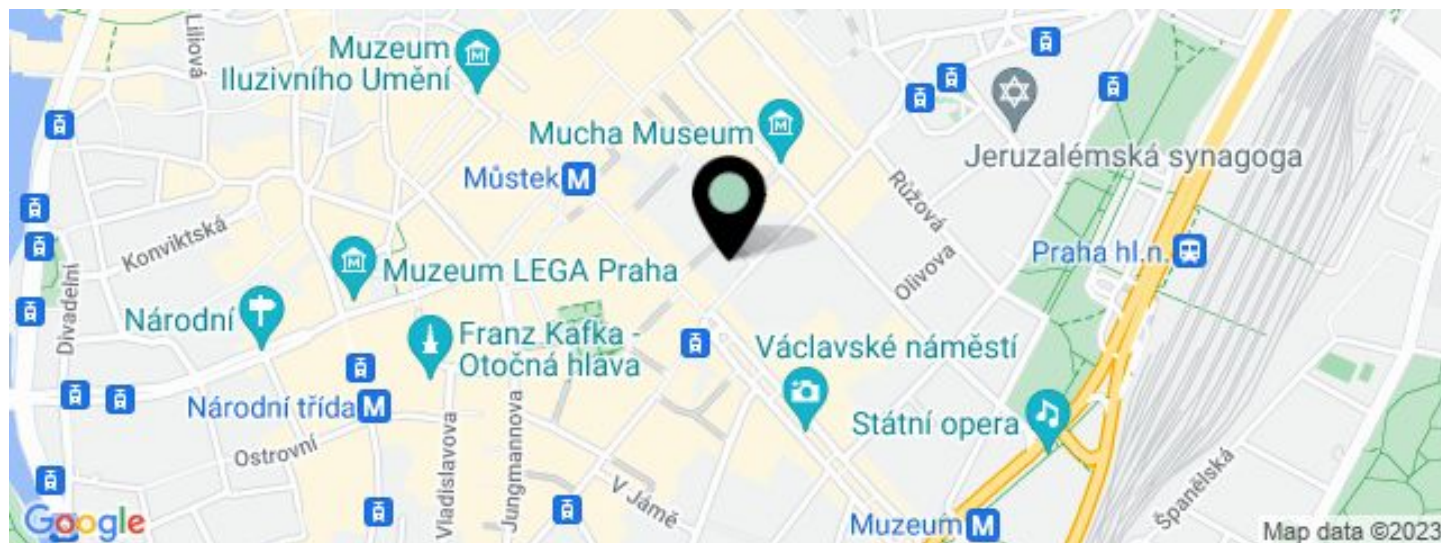


Office building

€ 16.00 - 17.50 / m² | CZK 404 - 442 / m²

727 m², Prague 1, Nové Město, Jindřišská



**Office building****€ 16.00 - 17.50 / m² | CZK 404 - 442 / m²**727 m², Prague 1, Nové Město, Jindřišská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
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 space, 1st floor	253 m ²	180 CZK monthly per m ²	EUR 211 / ps / month	€ 16 / m ²

**Office building**727 m², Prague 1, Nové Město, Jindřišská**€ 16.00 - 17.50 / m² | CZK 404 - 442 / m²**

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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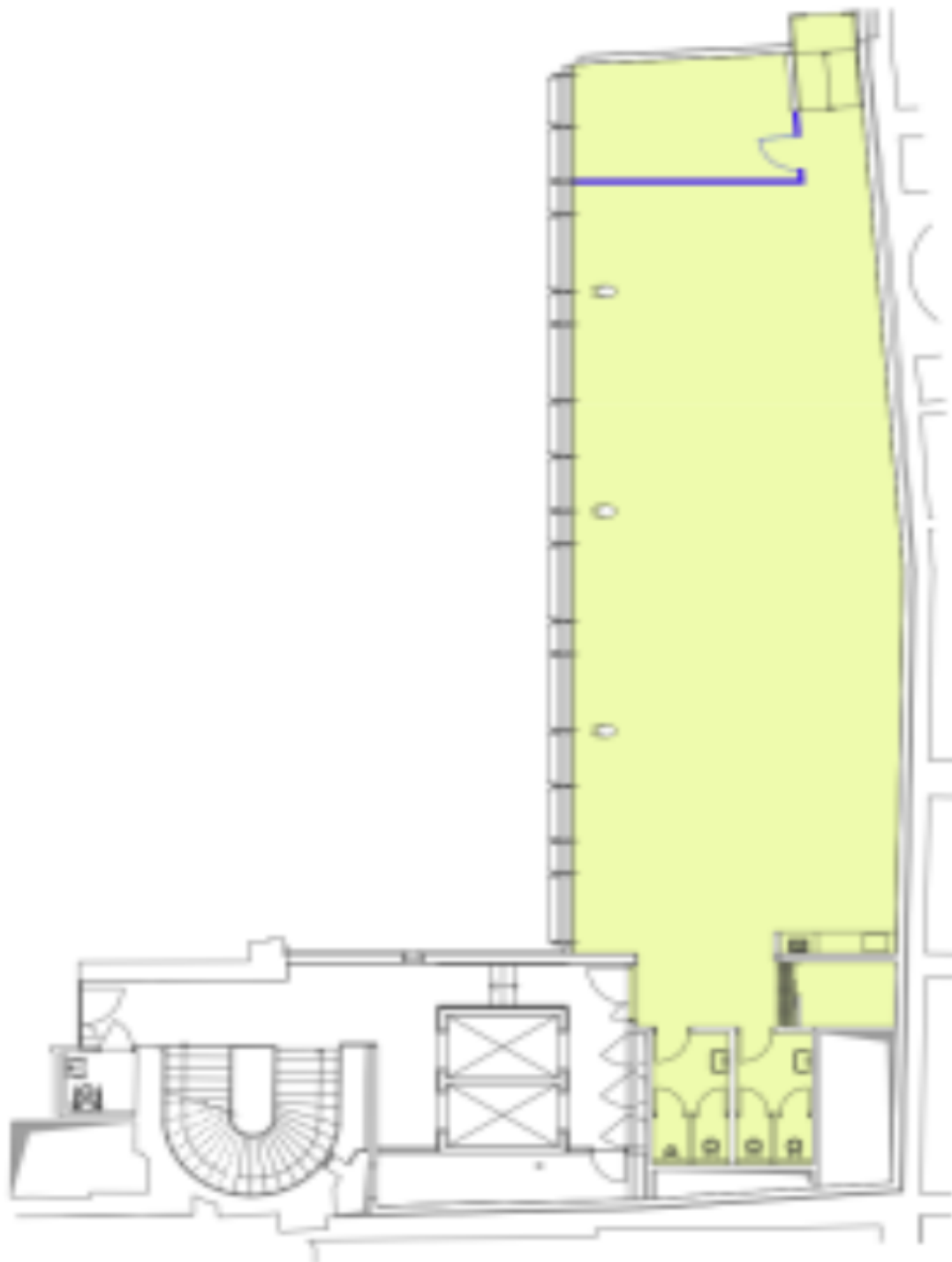




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