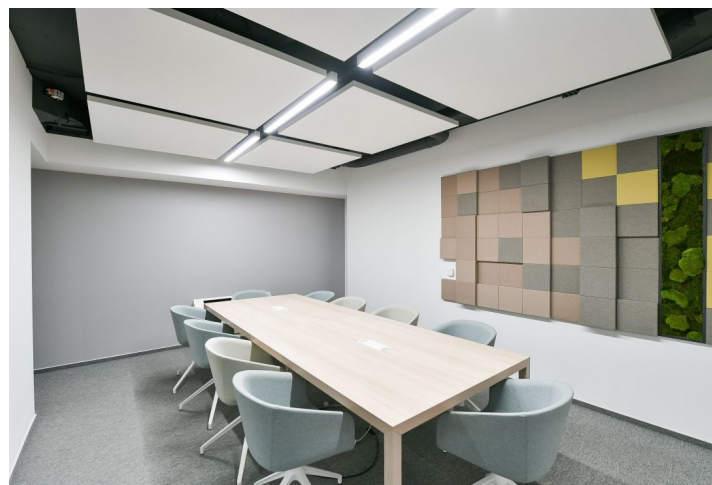


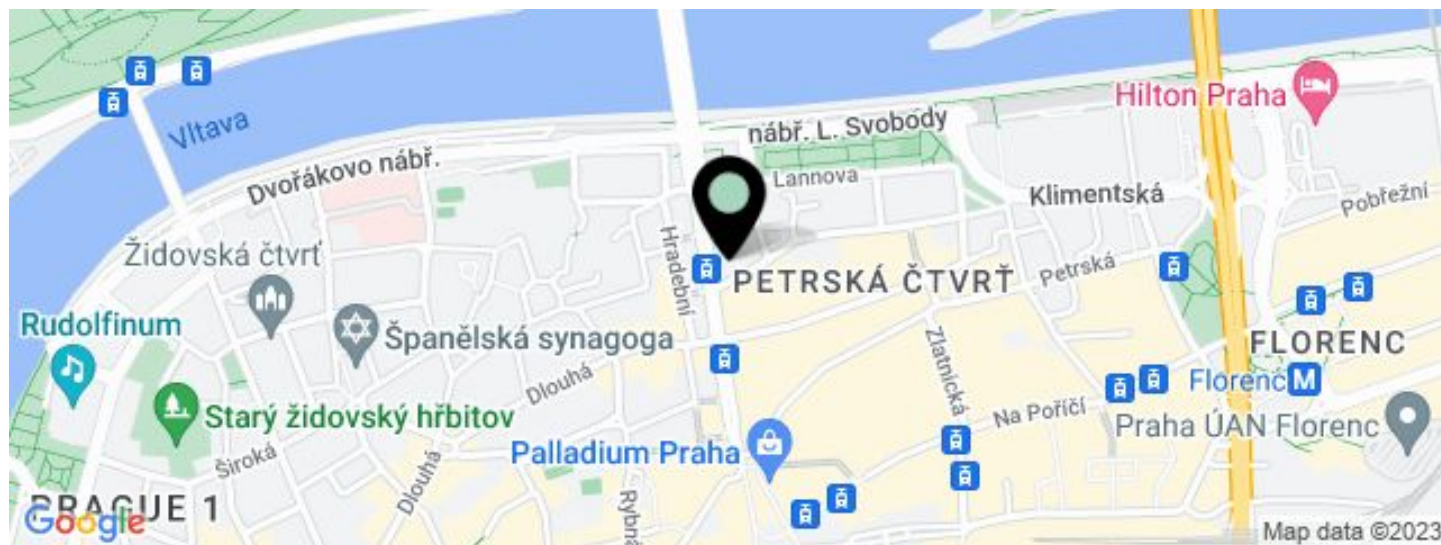


# Office building

€ 17.50 - 23.00 / m<sup>2</sup> | CZK 442 - 581 / m<sup>2</sup>

1 470 m<sup>2</sup>, Prague 1, Nové Město, Klimentská



**Office building****€ 17.50 - 23.00 / m<sup>2</sup> | CZK 442 - 581 / m<sup>2</sup>**1 470 m<sup>2</sup>, Prague 1, Nové Město, Klimentská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	279 m <sup>2</sup>	173 CZK monthly per m <sup>2</sup>	EUR 160 / ps / month	€ 17.50 - 23 / m <sup>2</sup>
Office space, 4th floor	295 m <sup>2</sup>	173 CZK monthly per m <sup>2</sup>	EUR 160 / ps / month	€ 17.50 - 23 / m <sup>2</sup>
Office space, 1st floor	191 - 524 m <sup>2</sup>	173 CZK monthly per m <sup>2</sup>	EUR 160 / ps / month	€ 17.50 - 23 / m <sup>2</sup>
Office space, 1st floor	250 m <sup>2</sup>	173 CZK monthly per m <sup>2</sup>	EUR 160 / ps / month	€ 17.50 - 23 / m <sup>2</sup>
Office space, 1st floor	92 m <sup>2</sup>	173 CZK monthly per m <sup>2</sup>	EUR 160 / ps / month	€ 17.50 - 23 / m <sup>2</sup>

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Service price	173 CZK monthly per m <sup>2</sup>
Total building area	20 000 m <sup>2</sup>
Tenant consumption	—
Parking	160 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	15317

**High quality office space for rent in a well-established business center from 1995, with 15,000 square meters of offices. The high-quality modern interiors meet today's current technical standards for offices. The building is the first one of its kind in Prague 1 to receive the BREEAM In-Use certification.**

**Location:**

The office building is located in the center of Prague 1 and is very easily accessible by car and public transportation - within walking distance of Florenc (line C) and Náměstí Republiky (line B) metro stations, moments from tram and bus stops and close to the city highway with direct connection to D1 highway.

**Features and Services:**

- 24-hour access 7 days per week
- Property management
- Ground floor lobby with reception
- Partitioned offices
- Toilets and kitchenette available
- Air-conditioning
- Raised floors
- Suspended ceilings
- Restaurant, café, post office, courier service, etc.

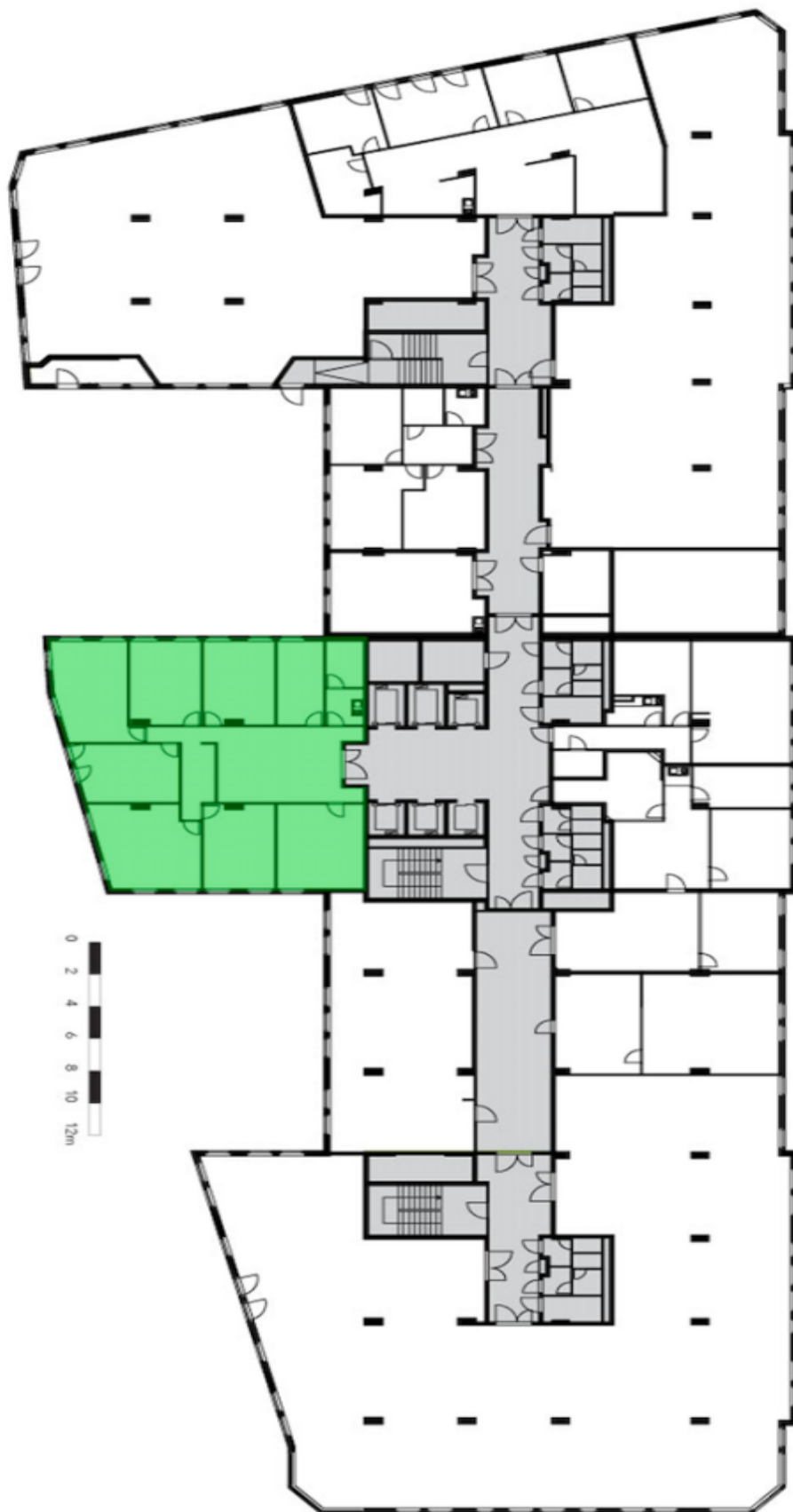
Rental and service charges listed without VAT. Lessee pays no commission.



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