

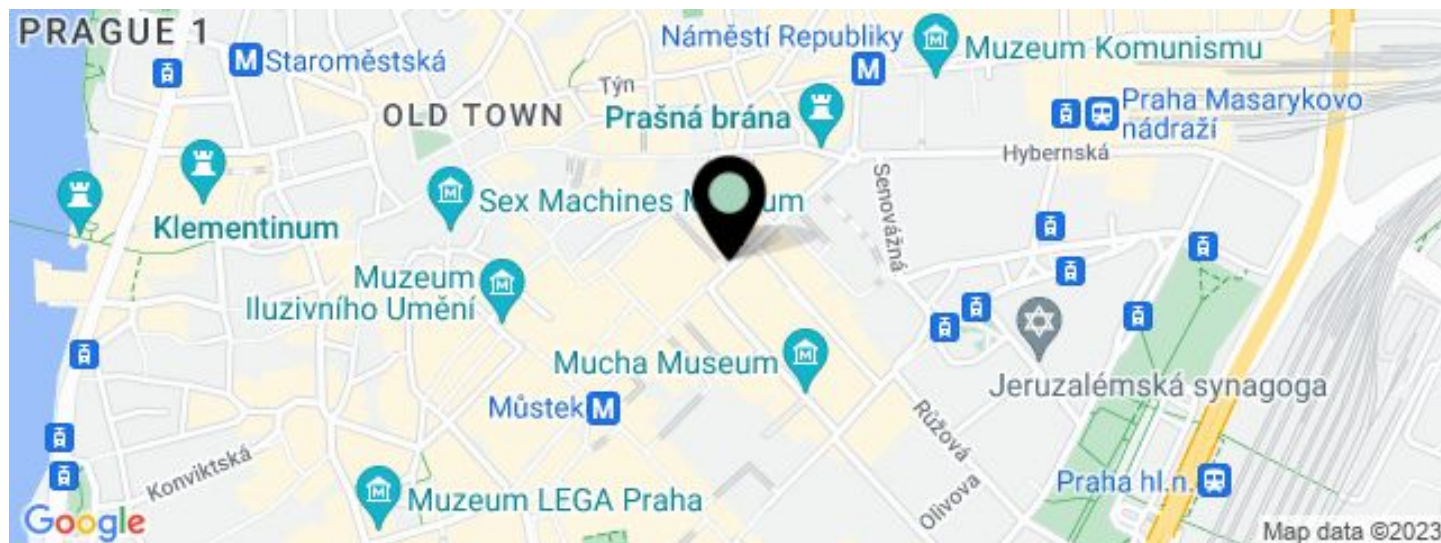


# Office building

€ 19.50 - 23.50 / m<sup>2</sup> | CZK 489 - 589 / m<sup>2</sup>

1 347 m<sup>2</sup>, Prague 1, Nové Město, Na Příkopě



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| UNIT                    | AVAILABLE AREA     | SERVICES                              | PARKING              | MONTHLY RENT             |
|-------------------------|--------------------|---------------------------------------|----------------------|--------------------------|
| Office space, 4th floor | 532 m <sup>2</sup> | 170 CZK<br>monthly per m <sup>2</sup> | EUR 350 / ps / month | € 23.50 / m <sup>2</sup> |
| Office space, 2nd floor | 222 m <sup>2</sup> | 170 CZK<br>monthly per m <sup>2</sup> | EUR 350 / ps / month | € 19.50 / m <sup>2</sup> |
| Office space, 1st floor | 405 m <sup>2</sup> | 170 CZK<br>monthly per m <sup>2</sup> | EUR 350 / ps / month | € 23 / m <sup>2</sup>    |

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|                         |                                    |
|-------------------------|------------------------------------|
| Service price           | 170 CZK monthly per m <sup>2</sup> |
| Total building area     | 11 000 m <sup>2</sup>              |
| Tenant consumption      | —                                  |
| Parking                 | 350 EUR                            |
| Parking service charges | —                                  |
| Parking ratio           | —                                  |
| Certification           | —                                  |
| PENB                    | G                                  |
| Reference number        | 15335                              |

**This exclusive project offers for lease the highest quality of modern, flexible office space in the city center. It also comprises an element of retail and leisure space including restaurants, cinema and luxury apartments. At the center of the development is a peaceful landscaped courtyard that provides a unique campus environment. 7 floors, typical floor space 900 m<sup>2</sup>.**

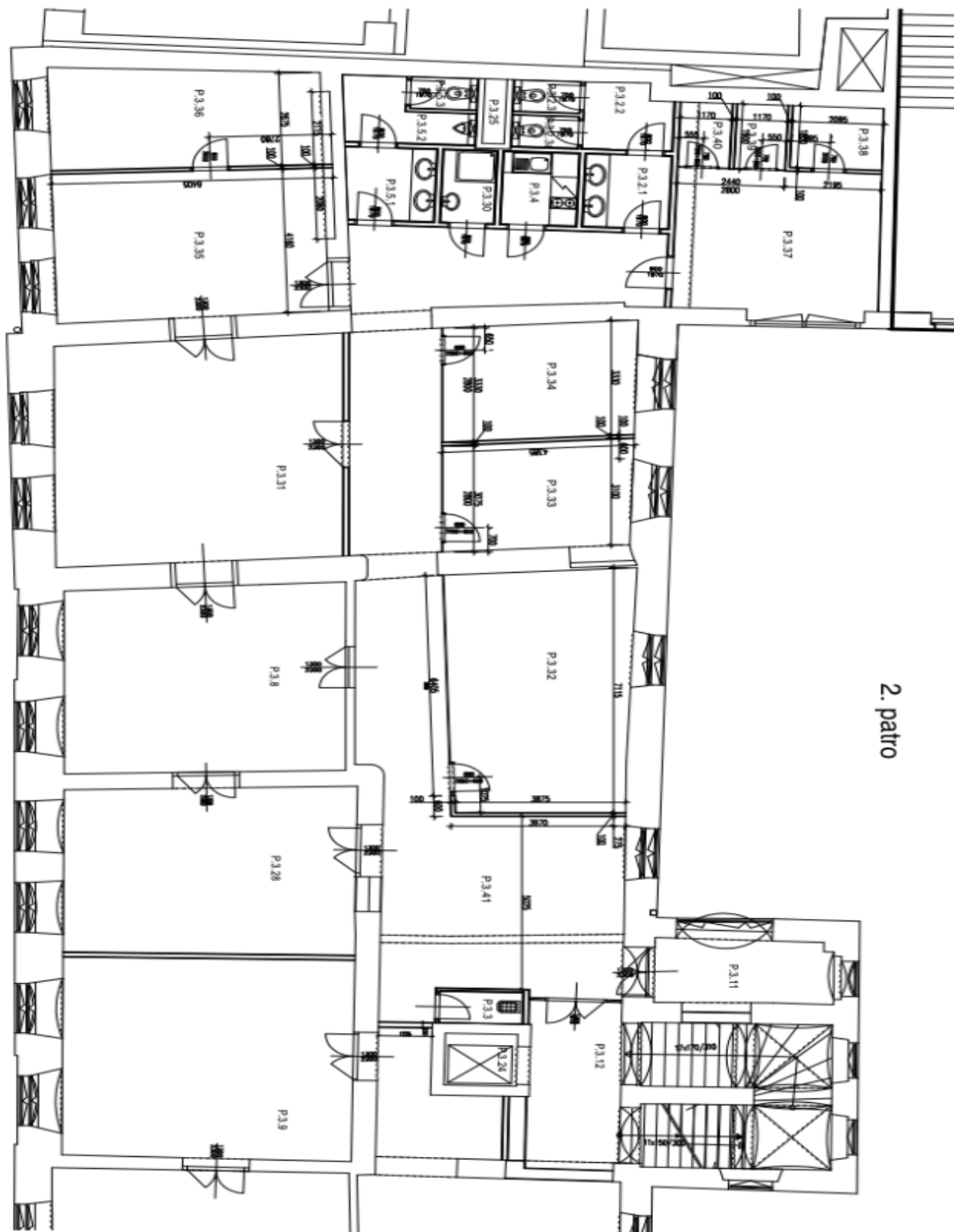
**Location:**

The building is located on Na Příkopě Street with a passage in the inner courtyard leading to Senovážne Square; a prime office location in the heart of the city center. The property has excellent access by car and by public transport. There is Můstek metro station (line A, B), Naměstí Republiky metro station (line B) and several tram stops located close to the property. Slovansky dům also provides an easy connection to the Magistrála that connects central Prague with the ring road and D1 highway, leading directly to Brno, Bratislava and Vienna. Václav Havel Airport Prague is located approximately 30 minutes away by car. Within the immediate vicinity of the property there is the Czech National Bank and many famous international finance institutions, law companies, shops, restaurants, etc.

**Features and Services:**

- Raised floors
- Carpets
- Suspended ceilings
- Openable windows
- 2-pipe fan-coil system
- Magnetic card entrance system
- Kitchenette
- Elevators
- Optical cables
- On-site property management
- 24 hour security
- Underground parking
- Restaurant

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



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