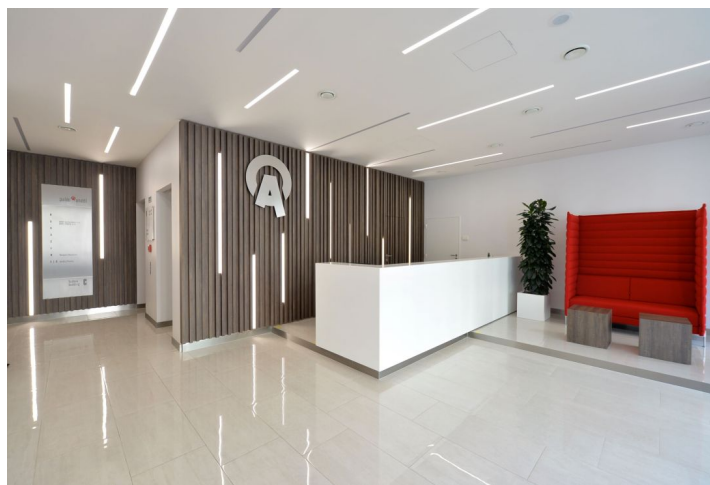
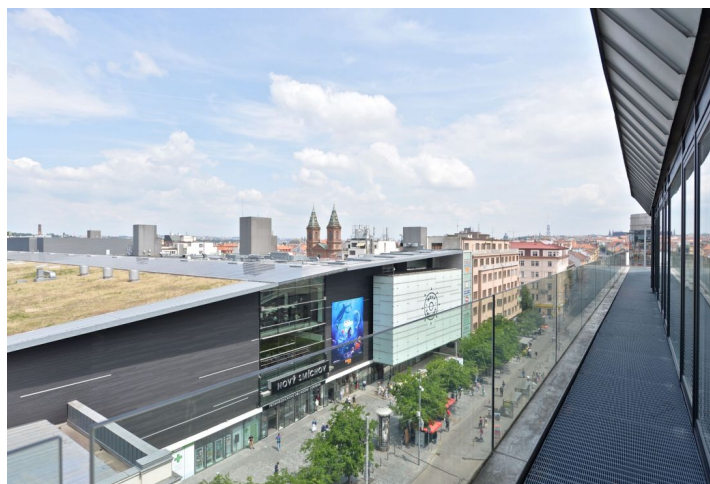




# Office building

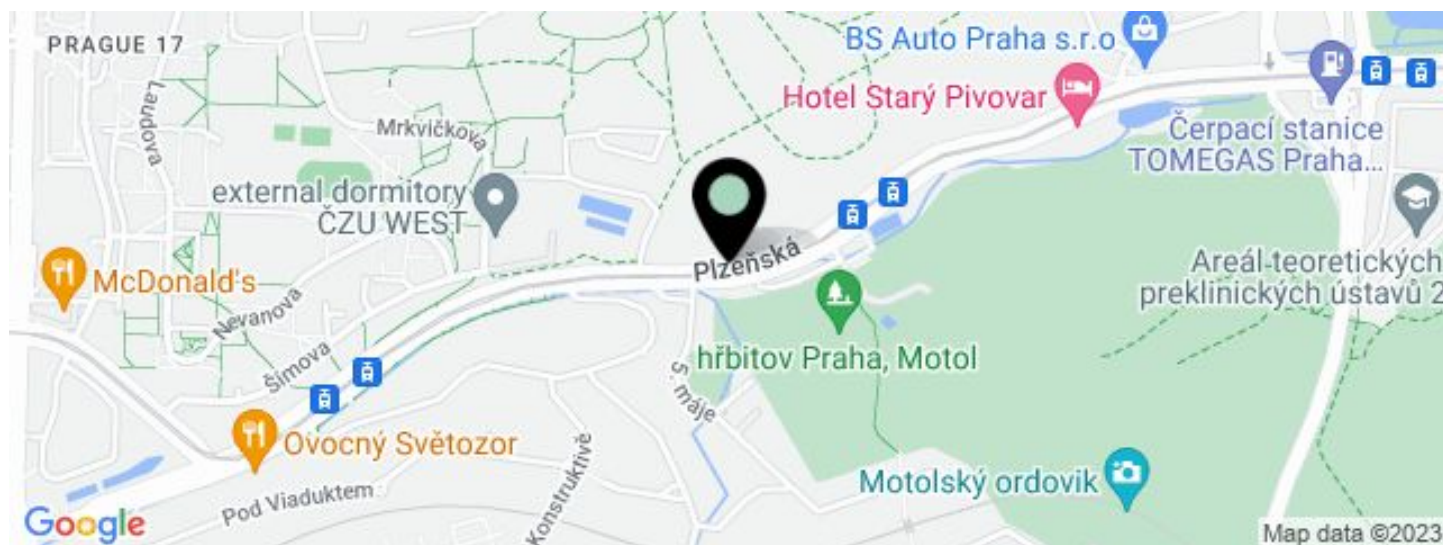
€ 17.00 - 18.00 / m<sup>2</sup> | CZK 430 - 455 / m<sup>2</sup>

2 732 m<sup>2</sup>, Prague 5, Smíchov, Plzeňská





## Office building

€ 17.00 - 18.00 / m<sup>2</sup> | CZK 430 - 455 / m<sup>2</sup>2 732 m<sup>2</sup>, Prague 5, Smíchov, Plzeňská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building 2, Office space, 5th floor	379 m <sup>2</sup>	170 CZK monthly per m <sup>2</sup>	EUR 140 / pp / month	€ 17 - 18 / m <sup>2</sup>
Building 2, Office space, 1st floor	374 - 1159 m <sup>2</sup>	170 CZK monthly per m <sup>2</sup>	EUR 140 / pp / month	€ 17 - 18 / m <sup>2</sup>
Building 1, Office space, 6th floor	1135 m <sup>2</sup>	170 CZK monthly per m <sup>2</sup>	EUR 140 / pp / month	€ 17 - 18 / m <sup>2</sup>
Building 1, Office space, 4th floor	469 m <sup>2</sup>	170 CZK monthly per m <sup>2</sup>	EUR 140 / pp / month	€ 17 - 18 / m <sup>2</sup>
Building 1, Office space, 4th floor	375 m <sup>2</sup>	170 CZK monthly per m <sup>2</sup>	EUR 140 / pp / month	€ 17 - 18 / m <sup>2</sup>



## Office building

2 732 m<sup>2</sup>, Prague 5, Smíchov, Plzeňská

€ 17.00 - 18.00 / m<sup>2</sup> | CZK 430 - 455 / m<sup>2</sup>

Service price	170 CZK monthly per m <sup>2</sup>
Total building area	12 000 m <sup>2</sup>
Tenant consumption	—
Parking	140 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15388

**Modern administrative complex which consists of two buildings offers office space for lease and is situated in popular location of Prague 5 - Anděl.**

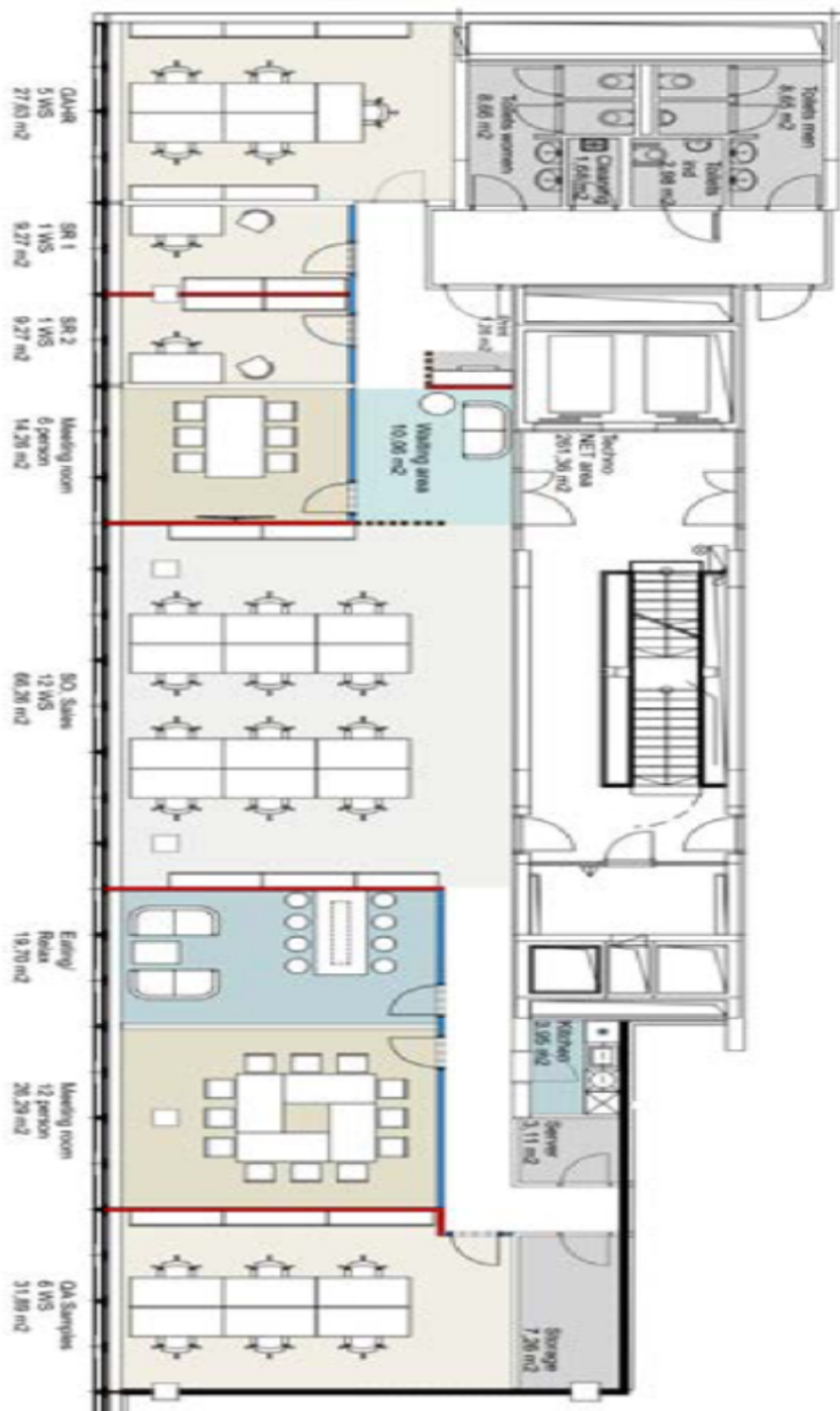
### Location:

The building is located in an attractive area with a range of hotels, entertainment and shopping centers. Conveniently accessible due to the central location with superb connections to public transport. Tram stops and the Anděl metro station (line B) are located just in front of the building. Easy access by car to the Strakonický tunnel and Prague ring road.

### Features and Services:

- Reception desk
- 24-hour security
- Modern elevators
- Open-plan layout or separate offices
- Raised floors
- Carpets
- Interior sunblinds
- Storage
- Underground parking garage

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





# Office building

€ 17.00 - 18.00 / m<sup>2</sup> | CZK 430 - 455 / m<sup>2</sup>

2 732 m<sup>2</sup>, Prague 5, Smíchov, Plzeňská

