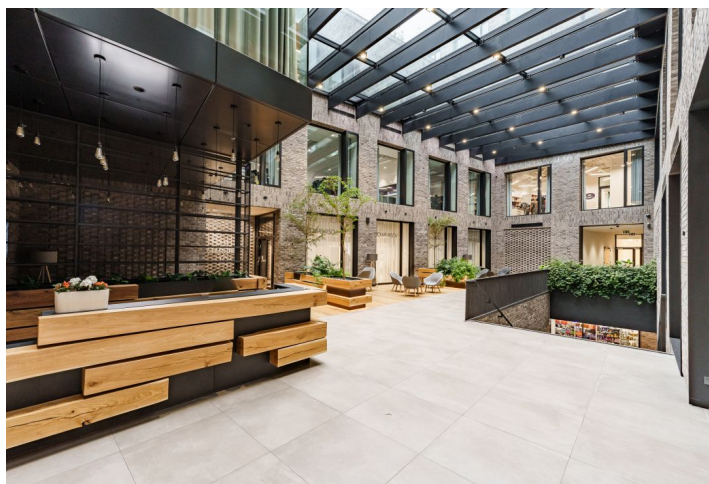




## Office building

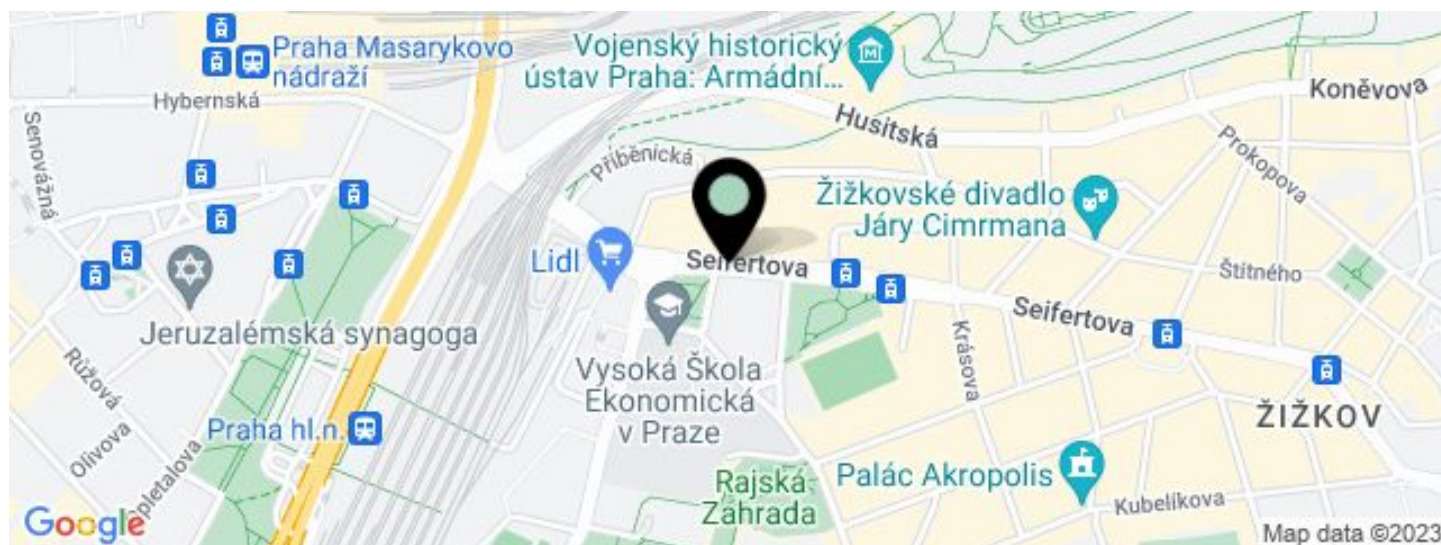
Prague 2, Vinohrady, Italská

€ 23.00 / m<sup>2</sup> | CZK 579 / m<sup>2</sup>



**Office building****€ 23.00 / m<sup>2</sup> | CZK 579 / m<sup>2</sup>**

Prague 2, Vinohrady, Italská



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Retail space, medical facility/hair salon	1154 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	EUR 180 / pp / month	€ 24.50 / m <sup>2</sup>

**Office building**

Prague 2, Vinohrady, Italská

**€ 23.00 / m<sup>2</sup> | CZK 579 / m<sup>2</sup>**

Service price	175 CZK monthly per m <sup>2</sup>
Total building area	11 282 m <sup>2</sup>
Tenant consumption	—
Parking	145 - 145 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15389

**Modern office space for lease in the building with excellent accessibility and views of Prague Castle. The building is located in the vibrant district of Prague 3, opposite the University of Economics, within walking distance of Riegrovy sady park and Wenceslas Square, with a quick connection to the city center.**

**Location:**

Within walking distance, one tram stop, there is the Main Railway Station (metro line C) and Masarykovo nádraží and several tram and bus stops. Florenc Bus Station is about 15 minutes' walk away, the historic center is a few minutes by tram. Easy access to the D10 and D11 motorways. All civic amenities are provided in the vicinity of the building.

**Facilities and Services:**

Representative reception with spacious entrance hall  
 24/7 security, system of entrance cards  
 High speed lifts  
 Ceilings with built-in lighting  
 Double floors  
 Air conditioning  
 Hot water heating  
 Openable windows in each office  
 Sprinkler system  
 Optical fibers from several providers  
 Parking in underground garages

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