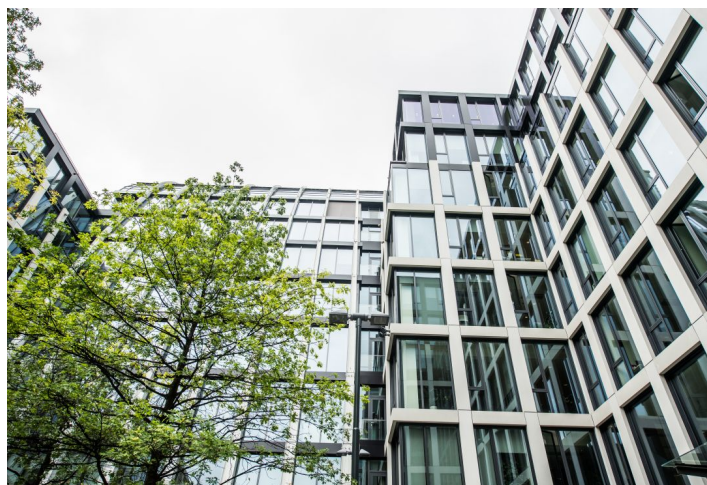
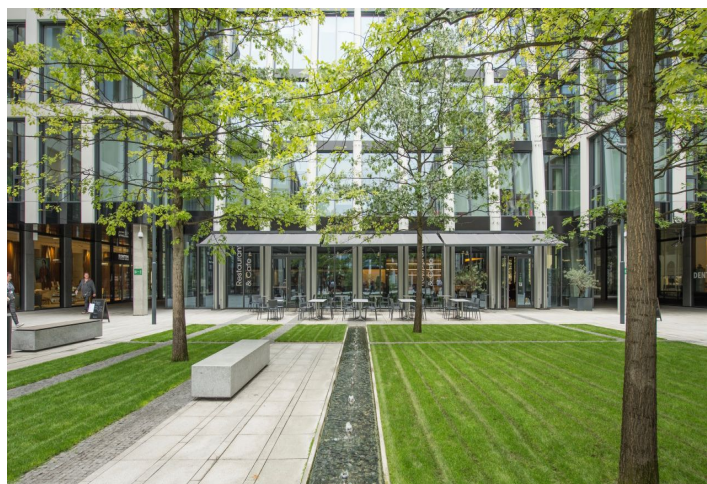




Office building

Prague 1, Nové Město, Na Florenci

Rented





Office building

Prague 1, Nové Město, Na Florenci

Rented

Service price	98 CZK monthly per m ²
Total building area	42 085 m ²
Tenant consumption	—
Parking	150 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15401

This attractive mixed-use office and retail complex with a courtyard, garden, and wide range of services offers Class A offices for lease (9 floors, typical floor space: 8,000 sq. m., 600 indoor parking spaces). The complex is located in the center of Prague and consists of several buildings that are connected together through organically shaped ribbed towers. Within the complex is the Desfour Garden, a public square with greenery.

Location:

Excellent accessibility by public transport. It is located within a two-minute walk from the Náměstí Republiky (line B) and Florenc (line C) metro stations, the Náměstí Republiky/Bílá labuť tram stops, and the Masarykovo Railway Station.

Features and services:

- High-speed elevators
- Central ventilation system, terraces, and storage
- Openable windows
- Outdoor terraces
- Warehouse space
- Ceiling height: 3 m
- Raised floors and lowered ceilings
- Fire protection
- Air-conditioned rooms
- Cooling and heat convectors
- Magnetic card access
- Wheelchair accessible building
- Three separate receptions
- Four separate entrances
- Security cameras
- Electronic security system
- Electronic fire prevention system
- Electricity generators (power source from two independent substations)
- Fiber optic cable from several operators
- Parking in an underground garage

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



