

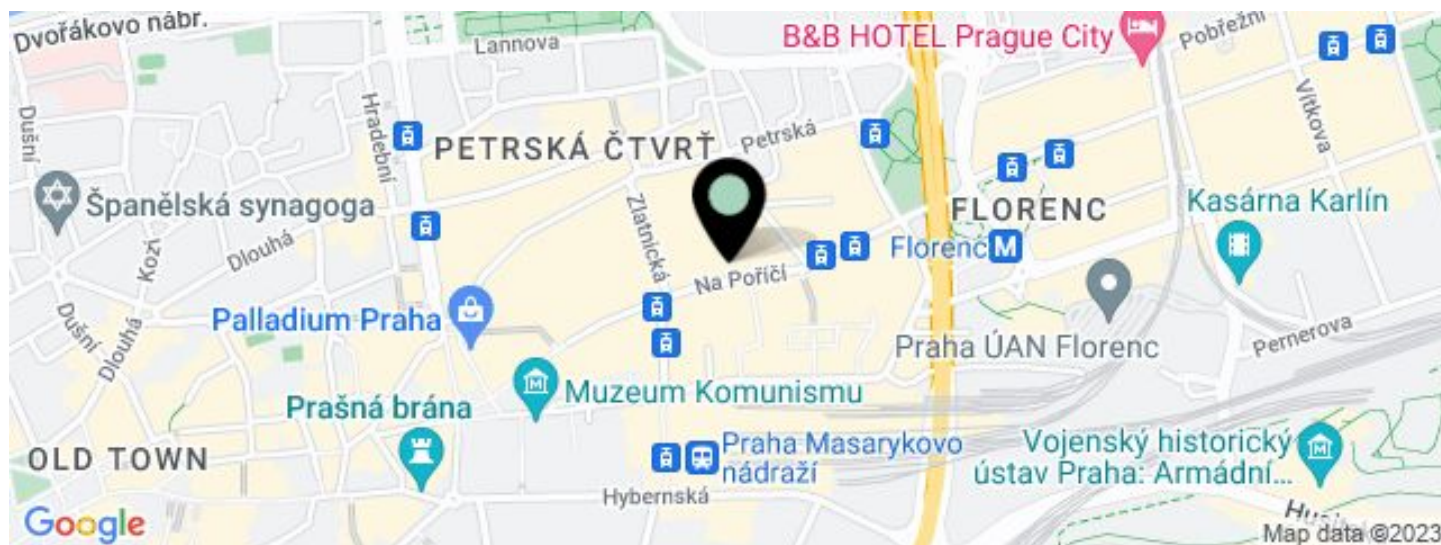


Office building

€ 15.00 - 16.50 / m<sup>2</sup> | CZK 377 - 414 / m<sup>2</sup>

1139 m<sup>2</sup>, Prague 1, Nové Město, Na Poříčí



**Office building****€ 15.00 - 16.50 / m<sup>2</sup> | CZK 377 - 414 / m<sup>2</sup>**1139 m<sup>2</sup>, Prague 1, Nové Město, Na Poříčí

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	717 m <sup>2</sup>	175 CZK monthly per m <sup>2</sup>	EUR 200 / ps / month	€ 15 / m <sup>2</sup>
Office space, 2nd floor	258 m <sup>2</sup>	175 CZK monthly per m <sup>2</sup>	EUR 200 / ps / month	€ 15 / m <sup>2</sup>
Retail space, ground floor	128 m <sup>2</sup>	175 CZK monthly per m <sup>2</sup>	Yes	Ask for price





## Office building

1 139 m<sup>2</sup>, Prague 1, Nové Město, Na Poříčí

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Service price	175 CZK monthly per m <sup>2</sup>
Total building area	24 000 m <sup>2</sup>
Tenant consumption	—
Parking	200 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	15420

**Architecturally valuable complex in the center of Prague consisting of five interconnected buildings with great visibility from Na Poříčí Street. The building was designed by the famous architect Josef Gočár in a Rondocubist style. The basement theatre hall has also been renovated - the Archa Theatre boasts one of the most modern designs of the late 20th century in the Czech Republic.**

### Location:

Perfect accessibility by public transportation and by car and train, well developed infrastructure. There is a tram stop close to the building, while the Florenc metro and central bus station (line B, C), and the Masaryk railway station are in the vicinity.

### Features and Services:

- Reception desk
- Magnetic card access system
- 24-hour security service
- Modern elevators.
- Openable windows
- Raised floor in the offices
- Comfort cooling
- Four-pipe fan coil unit air-conditioning
- Suspended acoustic ceiling with integrated lighting
- New light distribution in the ceilings

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