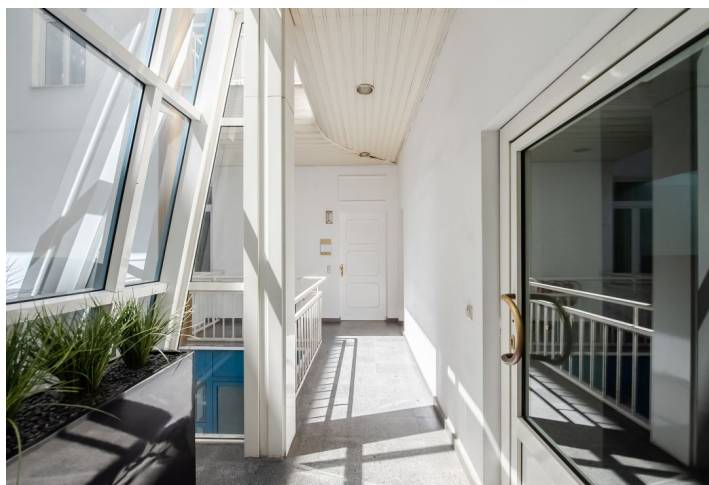


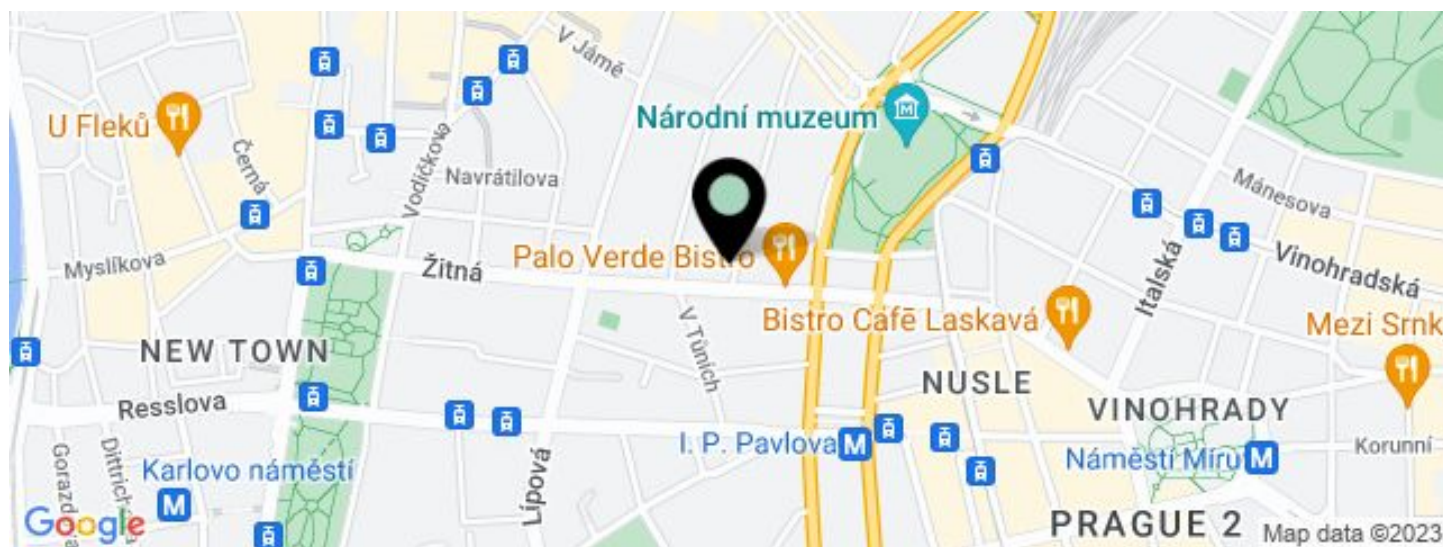


Office building

€ 8.34 - 12.71 / m² | CZK 210 - 320 / m²

842 m², Prague 1, Nové Město, Krakovská



**Office building****€ 8.34 - 12.71 / m² | CZK 210 - 320 / m²**842 m², Prague 1, Nové Město, Krakovská

| UNIT | AVAILABLE AREA | SERVICES | PARKING | MONTHLY RENT |
|-------------------------|--------------------|--------------------------------------|-----------------------------------|--------------------------|
| Office space, 4th floor | 129 m ² | 99 CZK monthly per m ² | CZK 3 900 - 4 500 / pp / month | € 12.31 / m ² |
| Office space, 4th floor | 152 m ² | 99 CZK monthly per m ² | CZK 3 900 - 4 500 / pp / month | € 12.31 / m ² |
| Office space, 2nd floor | 174 m ² | 99 CZK monthly per m ² | CZK 3 900 - 4 500 / pp / month | € 12.71 / m ² |
| Office space, 1st floor | 103 m ² | 99 CZK monthly per m ² | CZK 3 900 - 4 500 / pp / month | € 8.34 / m ² |
| Office space, 1st floor | 132 m ² | 99 CZK monthly per m ² | CZK 3 900 - 4 500 / pp / month | € 11.52 / m ² |
| Office space, 1st floor | 152 m ² | 99 CZK monthly per m ² | CZK 3 900 - 4 500 / pp / month | € 11.72 / m ² |

**Office building**842 m², Prague 1, Nové Město, Krakovská**€ 8.34 - 12.71 / m² | CZK 210 - 320 / m²**

| | |
|-------------------------|-----------------------------------|
| Service price | 99 CZK monthly per m ² |
| Total building area | 3 684 m ² |
| Tenant consumption | — |
| Parking | 3 900 - 4 500 CZK |
| Parking service charges | — |
| Parking ratio | — |
| Certification | — |
| PENB | E |
| Reference number | 15437 |

Renovated office space for lease in a representative Art Nouveau building near Wenceslas Square. The premises are equipped with sanitary facilities, newly painted, have air conditioning and also have newly laid floors. The location of the windows in a quiet courtyard provides a peaceful working environment.

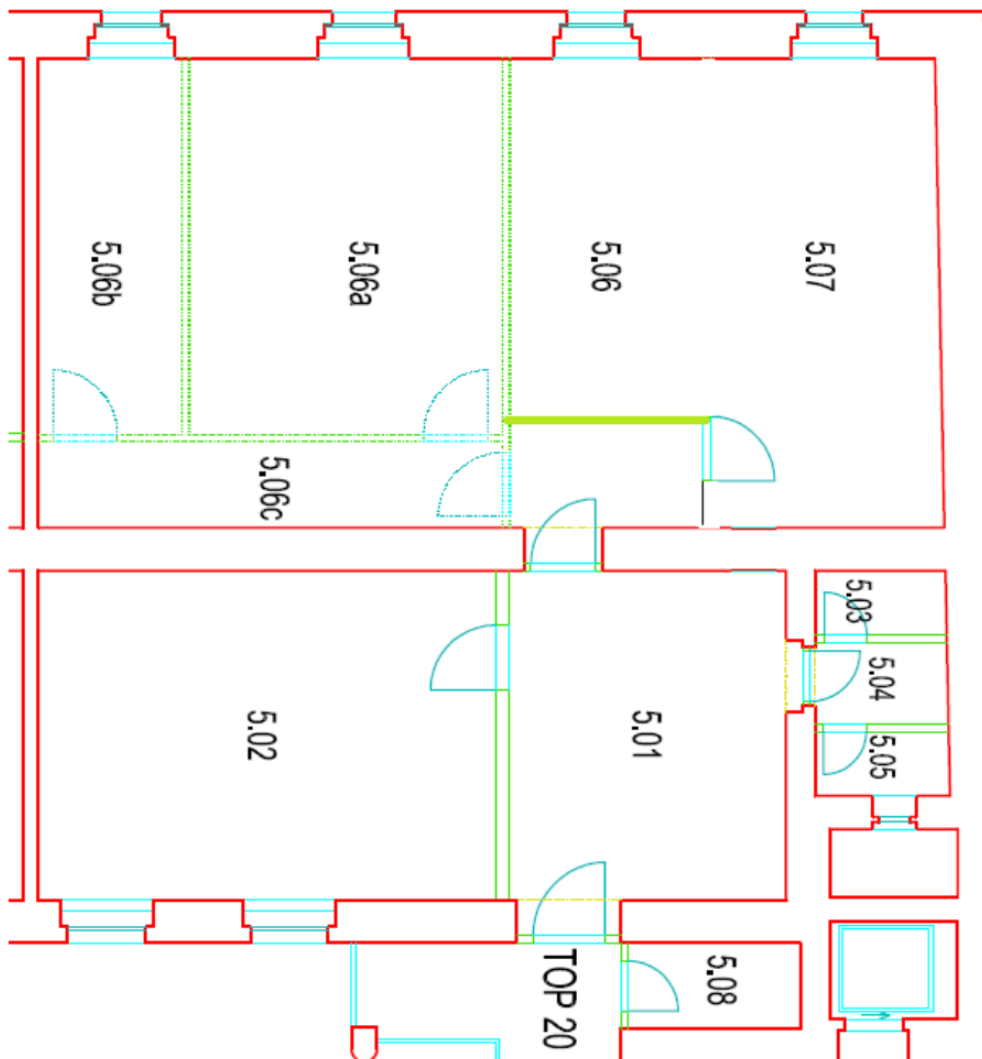
Location:

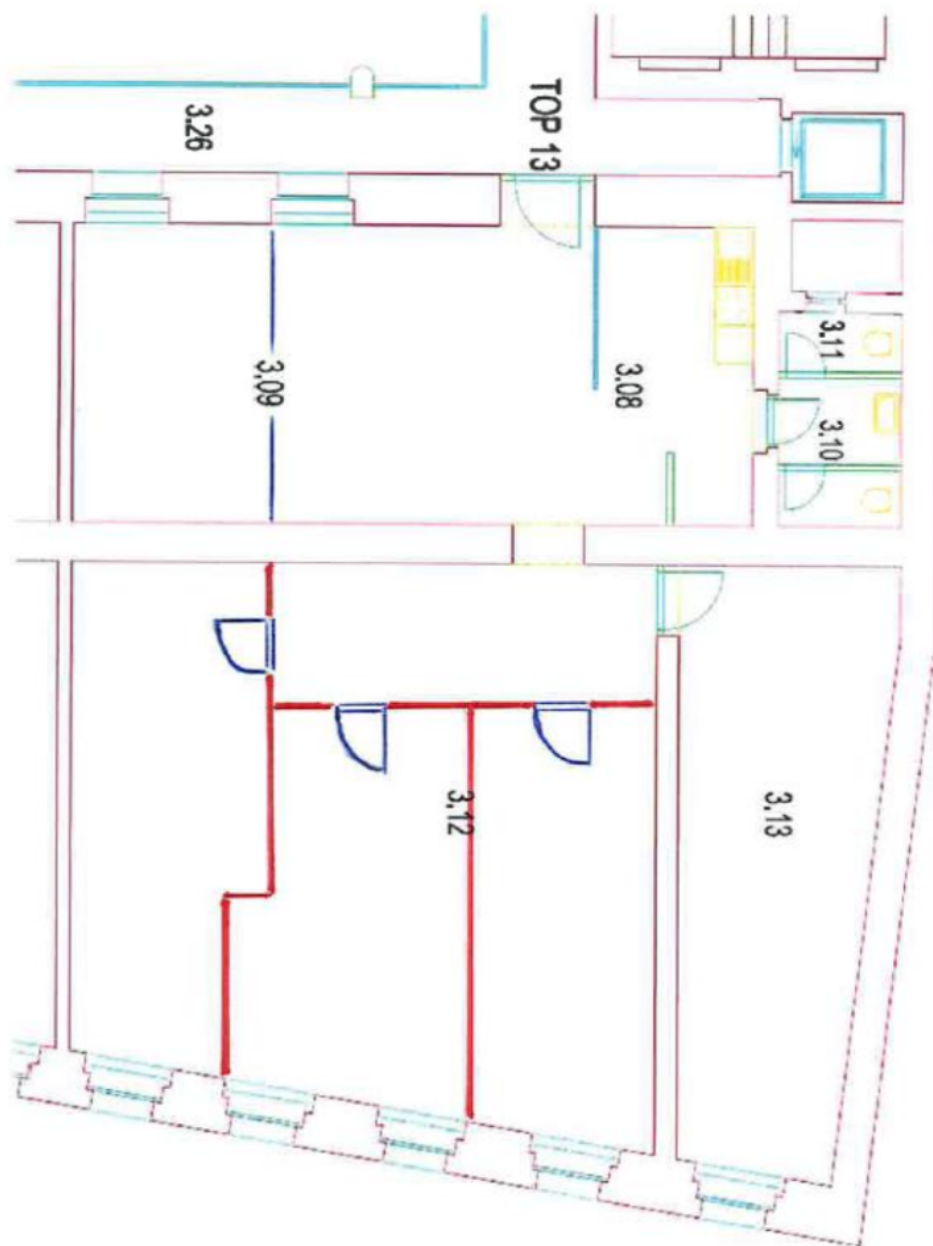
Very good accessibility by car and public transport – within walking distance of metro stations, Museum (lines A, C) and Můstek (lines A, B), moments from a tram stop, close to a city highway with direct connection to the D1 highway. The area offers great cultural opportunities – a large number of restaurants, bars, historic buildings.

Features and Services:

2x lifts
 Parking in the building - 22 parking spaces
 24-hour security service
 Social facilities
 Floor coverings according to standard
 Kitchenette
 Blinds

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



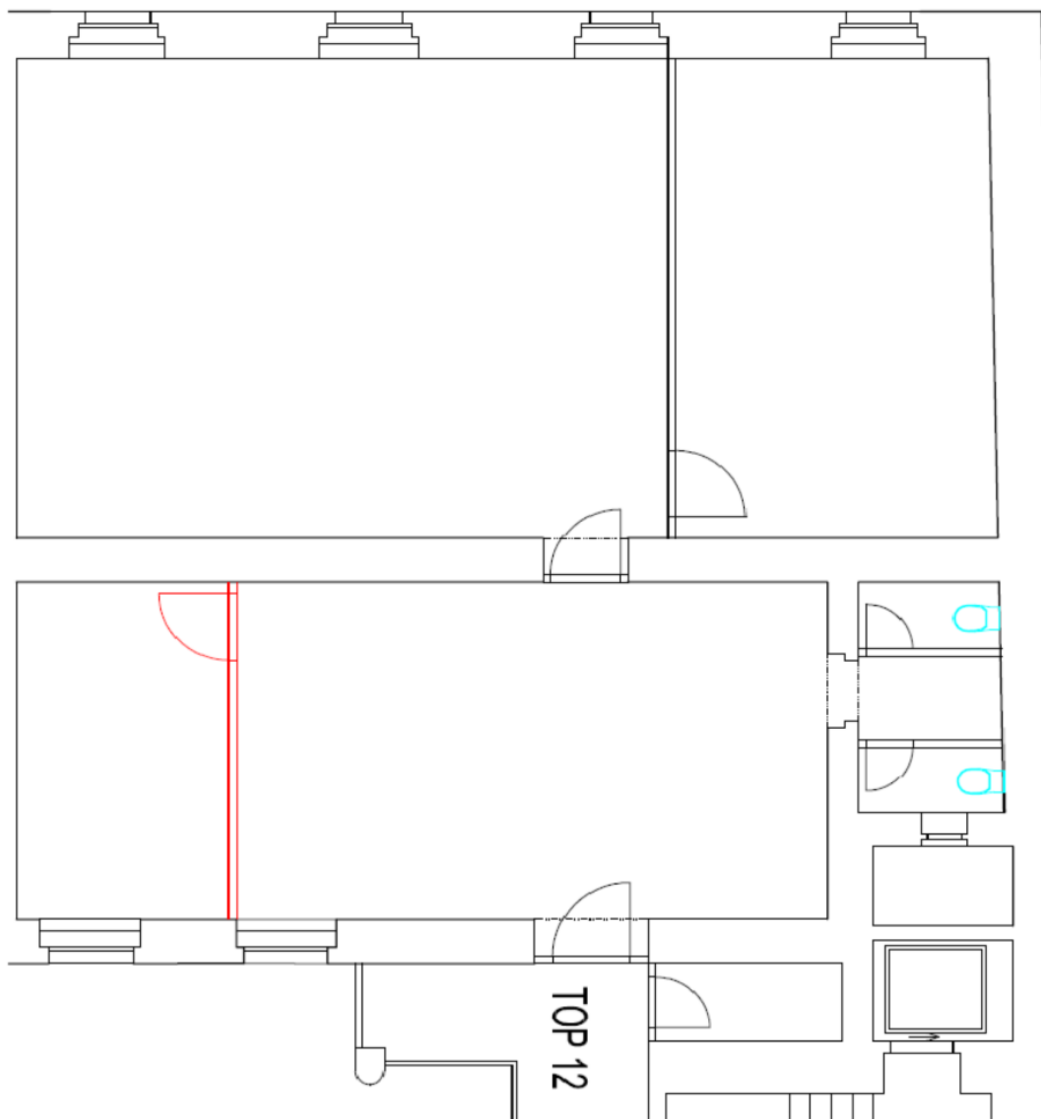




Office building

€ 8.34 - 12.71 / m² | CZK 210 - 320 / m²

842 m², Prague 1, Nové Město, Krakovská

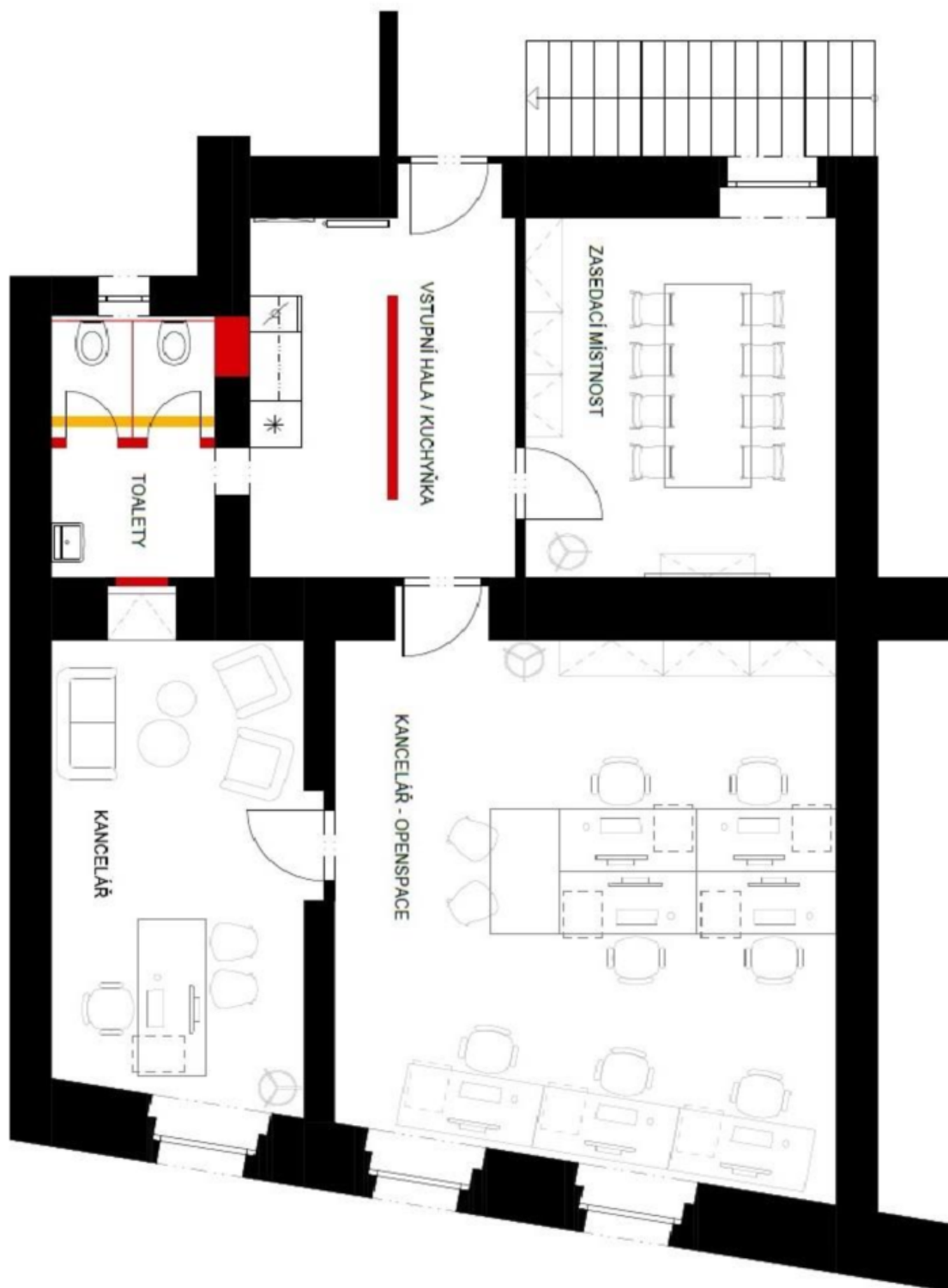


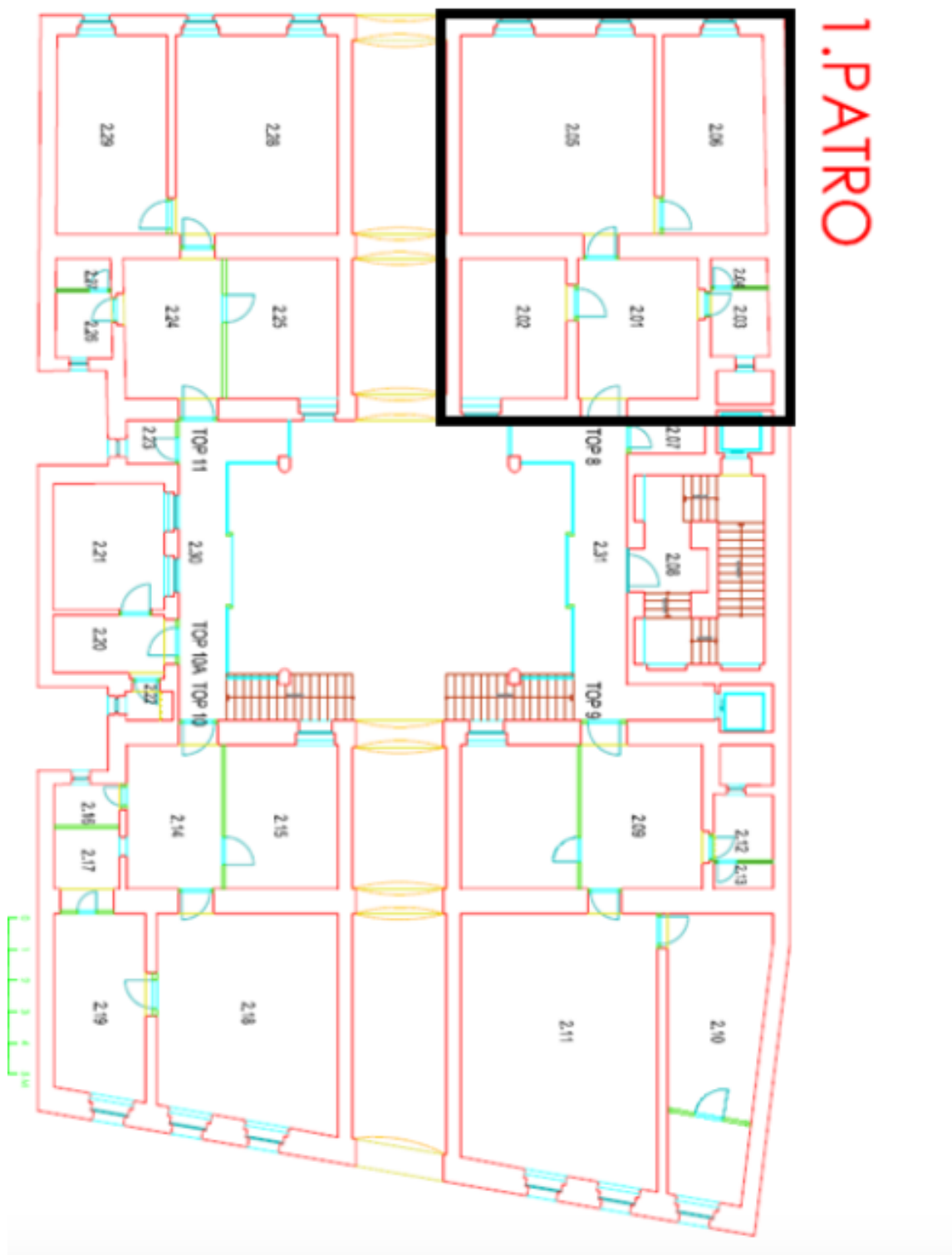


Office building

842 m², Prague 1, Nové Město, Krakovská

€ 8.34 - 12.71 / m² | CZK 210 - 320 / m²





1. PATRO