

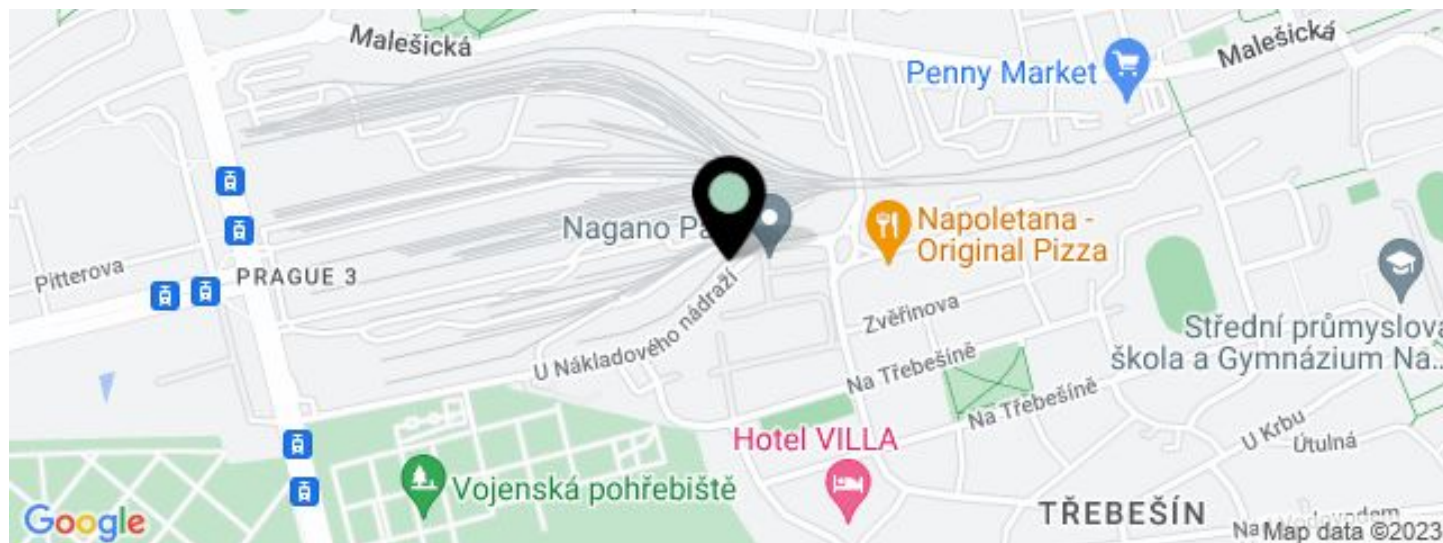


## Office building

€ 10.60 - 11.70 / m<sup>2</sup> | CZK 268 - 295 / m<sup>2</sup>

506 m<sup>2</sup>, Prague 3, Strašnice, U Nákladového nádraží



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
<b>Building IV, Office space, 2nd floor</b>	299 m <sup>2</sup>	100 CZK monthly per m <sup>2</sup>	EUR 75 / ps / month	€ 10.60 - 11.70 / m <sup>2</sup>
<b>Building II, Office space, 1st floor</b>	207 m <sup>2</sup>	100 CZK monthly per m <sup>2</sup>	EUR 75 / ps / month	€ 10.60 - 11.70 / m <sup>2</sup>

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Service price	100 CZK monthly per m <sup>2</sup>
Total building area	18 527 m <sup>2</sup>
Tenant consumption	—
Parking	75 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	D
Reference number	15557

**Business park finished in 2003 consists of four office buildings offers flexible office space for lease in Prague 3 – Strašnice. The building is easily accessible by car and public transport – in vicinity of bus and tram stops. Želivského metro station (line A) is approx. 15-minute walk.**

**Features and Services:**

- Central reception
- Security service 24/7
- Data center
- Intelligent Building Management System
- Facility management
- Meeting room
- High speed elevators
- Flexible office layout
- Air conditioning
- Suspended ceilings
- Storage space
- Bistro, restaurant and fitness center
- Secure car parking

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